Sydney Trains Environmental Management System
Site Environmental Management Plan (SEMP)

Introduction

Sydney Trains is the proponent and determining authority for this activity. This environmental impact assessment is being completed in accordance with Division 5.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and Part 8 of the Environment Planning and Assessment Regulation 2021 (EP&A Reg). This SEMP forms the assessment when paired with the associated Environmental Work Method Statements.

The activity covered by this assessment is routine maintenance or ancillary works associated with the ongoing safe operation and management of the Sydney Trains rail network in accordance with NSW and Federal statutory objectives. As such, and in respect to this assessment, the cumulative impacts of the routine maintenance and ancillary works are negligible and alternatives to undertaking the works have not been assessed.

1 Project / Program details

Project / Program Details		
Project/Program Name	Petersham Terminus Street Building works (Internal)	
Project/Program No	P.0091011.03	
Scope of Works	Heritage maintenance works including; Internal refurbishment works to bring the building to a 'warm shell', as per heritage approvals.	
What is the cost of the scope of works?	☐ Routine maintenance - any value ☑ Capital investment - less than $5 million ☐ Capital investment - more than $5 million	
Location	Petersham – 5.540 km	
Attach applicable Environmental Work Method Statement (EWMS)	EWMS Number	EWMS Title
	EMS-03-EW-0299	Station Refresh
Is any of the proposed work outside of the EWMS' scope?	☑ No: Continue to next question	
	☐ Yes: *Contact your environmental officer to determine how the works' environmental assessment can proceed*	
Does this work have any steps or equipment that are not covered by the EWMS?	☐ No: Continue to next question ☑ Yes: Provide details below Contractor SWMS provided for each element of the Scope of Works.	
Is the work part of a larger job?	☐ No: Continue to *Part 2 Project Timing and Location* ☑ Yes: Provide details of larger job and relationship to these works Scope of Works as approved in S60	

	Contact your local environmental officer. The larger project may have environmental controls that need to be applied to this job. *All relevant conditions and controls need to be added to PART 5. Summary of approvals and control measures*

2 Project timing and location(s)

2.1 Project timing

Activity	Dates & work hours, noting any 'Out of hour' periods (Out of hour = outside of 7am–6pm Monday to Friday or 8am–1pm Saturday)
Works/program commencement: *Including pre-works, site establishment (including access, laydown/stockpiles, site amenities, parking), installation of erosion and sediment controls, etc*	Project Planning – Complete Approvals – Complete Construction – July – November 2025
Site construction and/or periodic maintenance activities *For programs/ recurring maintenance detail recurrence frequency and work hours of activities*	Work hours will be 7am – 6pm weekdays & 8am – 1pm Saturdays
Works/program completion: *Including demobilisation and removal of all site offices, equipment and materials.*	Est. Project Completion – November 2025

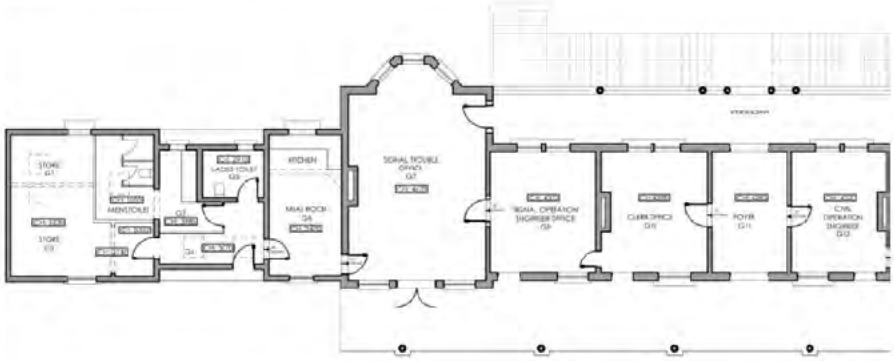
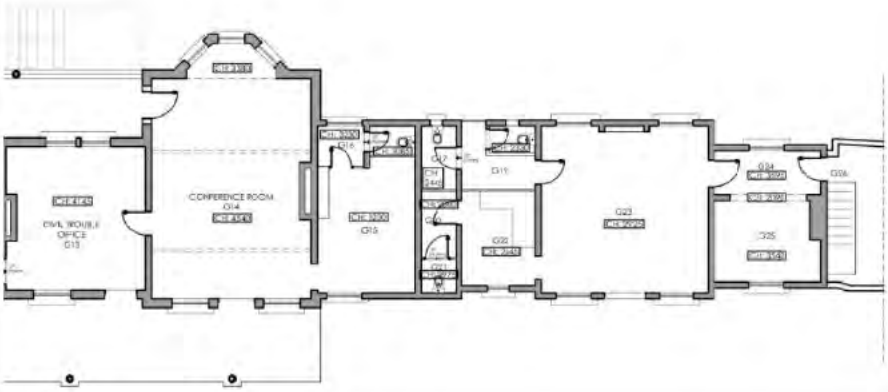
2.2 Existing environment

Where multiple sites are to be covered by this form each location is to be identified separately in the following question set (e.g. Site 1, Site 2, etc)

The descriptions are to be derived from desktop studies such as aerial photos, overlays and databases (e.g. WebGIS ME) and are to be confirmed, modified and expanded by a pre-work site inspection and. Descriptions must include aspects such as acute slope/fall, waterways, drains, vegetation and individual trees, heritage items or curtilage, difficult access, traffic, nearest neighbours etc

Site 1: <Site description>

Local environment includes:
- ☑ In, or near, residential area
- ☐ In, or near, customer areas
- ☐ Tunnel/underground location
- ☐ Easement/off corridor areas
- ☐ Open spaces
- ☐ Sparsely vegetated spaces
- ☐ Thickly vegetated spaces
- ☐ In, or near, waterways or drains
- ☐ Other (specify):

Site 2: <Site description>	
	Image of Terminus Street Building.
Site 3: <Site description>	
	Ceiling View – Country End
Site 4: <Site description>	
	Ceiling View – City End

3 Consultation requirements

3.1 Consultation with adjoining land managers

Do the works require consultation with other land managers[1]?	
Will the works result in substantial impacts on Council related infrastructure and services or locally listed heritage items? (i.e. local heritage items, stormwater, traffic, sewerage, water or impact on public place or footpaths, or works that impact flood prone areas or coastal areas)	☐ No: Continue to next question ☑ Yes: Identify requirements and how they were addressed: S60 Approved
Are the works adjacent to land reserved under the *National Parks & Wildlife Act 1974?*	☑ No: Continue to next question ☐ Yes: Identify requirements and how they were addressed: .....
Consultation required with other stakeholders (e.g. Roads, Crown Land, Private landholder etc.)	☐ No: Continue to next question ☑ Yes: Identify requirements and how they were addressed: Letterbox drop issued 27 Mar 24 to advise of upcoming works
(1) Where consulted, all land managers must have a minimum 21 days to provide comments. Comments received must be considered and appropriate actions identified in *Part 5.1*	

3.2 Community consultation

Could there be community interest in the works?	
☐ No: Community consultation assessment not required	☑ Yes: Complete **EMS-03-FM-0104 *EIA Public Engagement Assessment*** and identify the assessment outcome; ☐ 'Outrage' risk management ☑ Targeted public consultation ☐ Public engagement not required Actions arising from this assessment are to be identified in *Part 5 Summary of approvals and control measures*

4 Environmental assessment

4.1 Working outside the Active Operational Zone (AoZ)

Are any works to be completed outside the AoZ?	
☑ No: Continue to Section *4.2 Vegetation condition*	☐ Yes: *Contact your environmental officer for support.* ***EMS-03-FM-0249 EWMS activities outside AoZ** must be completed by an environmental officer and must be attached to this SEMP.*

Vehicle access across land that is not in the control of Sydney Trains via roads, access ways, easements, or with the consent of the relevant landowner is not considered to form part of the works outside the AOZ

4.2 Vegetation condition

Has all the vegetation within the worksite been maintained[1] within the last 10 years?	
☑ Yes: Continue to Section 4.3	☐ No/Don't know Discuss with your local environmental officer whether the site should be considered as a sensitive site due to some biodiversity aspect. If so, add site to 4.3 Sensitive Sites as directed
Note (1): 'Maintained' means pruned, weeded, mowed or other activity that significantly disturbed the vegetation.	

4.3 Sensitive sites

For works undertaken outside of the AOZ the following section is to include all sites identified by the environmental officer in the activities' **EMS-03-FM-0249 *EWMS activities outside AOZ.***

Will the works be located in, or within 100m of a Sensitive Site? (Ref: Web GIS ME)	
• Aboriginal heritage site or Environmentally Sensitive Site?	☐ Yes ☑ No
• Contaminated Site?	☐ Yes ☑ No
• Non-Aboriginal Heritage site?	☑ Yes ☐ No

A separate line is to be completed in the following table for each site/location identified		
Location and distance (m) from the worksite	**Nature of site** (Details from database or register)	**Potential for the works to impact [2]**
Within curtilage	Petersham Railway Station group State Heritage Register No. 01223	Low – follow conditions set in the approval.

Notes:
- Information about sensitive sites must be sufficient to be able to make an informed decision on potential impacts and appropriate project controls.
- Additional assessments may be required for works in or adjacent to some sensitive sites. Please see the environmental officer and/or individual subject matter procedures for specific requirements.
- Where works have the potential to impact sensitive sites the required additional controls, approvals, notifications, etc must be listed in the relevant section of *Part 5 Summary of approvals and control measures*

4.4 Noise and vibration assessment of the works

A. Are there any noise sensitive receivers [1] within 350m of works?	
☐ No Works do not need further noise assessment, go to Section 5.	☑ Yes Describe receivers and continue to Part B. Receivers: Residential Distance: Directly Opposite

B. Track work on a moving face		
Will work be limited to track work on a moving face, be undertaken for less than five (5) consecutive days and consist only of one or more of the following activities: ☐ Ballasting or ballast clean ☐ Resurfacing (tamping, stabilising, regulating) ☐ Rail profiling ☐ Continuous track welding / rail adjusting	☐ Yes	Works do not need noise and vibration assessment, go to Section 5.
	☑ No	Continue to Part C.
C. Answer the following		
Will there be any equipment producing noise levels of: ☐ more than 80 dBA (2) during Standard Hours (3), and/or ☐ more than 60 dBA (2) outside of Standard Hours (3) or ☐ Will the works use pile drivers, hydraulic hammers or vibratory rollers (or similar vibration inducing plant)? or ☐ Will works at any one location last more than 3 weeks in duration?	☑ No	Works do not need further noise and vibration assessment, go to Section 5.
	☐ Yes	Complete **EMS-09-FM-0166 *Maintenance Quantified Noise and Vibration Assessment*** and include any resulting actions in Section 5.
(1) Noise sensitive receivers include residences, hospitals, places of worship, schools, aged, childcare facilities, etc. (2) Noise levels are for the loudest equipment's 'Modified 10m Sound Pressure' as given in **EMS-09-FM-0166 *Maintenance Quantified Noise and Vibration Assessment*** ('SoundPressure' Table, 'References' Tab). (3) Standard Hours' = 7am-6pm Monday to Friday and 8am-1pm Saturday		

5 Summary of approvals and control measures

For works undertaken outside of the AOZ, the following section is also to include all actions and controls arising from the project's **EMS-03-FM-0249 *EWMS Activities Outside of AOZ*.**

5.1 Permits, approvals and consultation

Describe all relevant permits, approvals and consultation requirements for the works.

Environmental Hazard	Permits/Other Requirements	Timing	Responsibility
Heritage	APPLICATION UNDER SECTION 60 OF THE HERITAGE ACT 1977 Petersham Railway Station group State Heritage Register No. 01223	Approved	PM

5.2 Environmental controls

Environmental Hazard	Work controls and responsibility *including those from the EWMS, PART 4 of this SEMP, specialist reports and/or licences and all other relevant activities*
Works community notification:	*Project manager* Letterbox notification provided: Local ☑ Possession ☐
Awareness and responsibility: *Staff unaware of the works' environmental controls and their responsibilities*	*Site supervisor* • Undertake site pre-work briefings and local inductions using the SEMP and the SECM to cover the work's environmental risks and controls and the workers environmental responsibilities • Delivery tool-box talks relevant to the environmental hazards • Maintain a readily accessible copy of the environmental approval (including all associated specialist approvals and plans) at the worksite whenever work is being undertaken. • Display prominently on site, where possible, the SECM and make sure it is accurate and used
Dust: *Emissions of dust leaving site from earthworks, stockpiles and works traffic*	Site supervisor • Select plant and equipment for the task that is fit for purpose and minimises dust generation • Use water cart to dampen exposed surfaces including access roads, work areas and stockpiles • Cover long term stockpiles • Minimise removal of vegetation from worksite • Keep vehicles to existing access roads
Environmentally sensitive sites: *Unintentional or unapproved impact on environmentally sensitive sites*	• N/A
Erosion and sedimentation: *Loss of soil and sediment from worksite to surrounding environment, including tracking onto public roads*	Site supervisor • Use a street sweeper to regularly remove mud and silt from public roads used for site access • Include sediment control in stockpile management • Complete post-work site rehabilitation and erosion and sediment control maintenance and inspections (transfer ownership to operational area at end of responsibility)
Heritage: *Unintentional or unapproved impact on Aboriginal and non-Aboriginal heritage*	• Follow conditions set out within the approved APPLICATION UNDER SECTION 60 OF THE HERITAGE ACT 1977 Petersham Railway Station group State Heritage Register No. 01223 • If a heritage or archaeological item is uncovered, immediately stop further disturbance, demarcate the site, contact your environmental support and follow EMS-09-PR-0164 Unexpected Archaeological Finds
Incidents and emerging issues *An incident or emerging issue is not controlled and causes an environmental impact*	*Project Manager* • Support management of emerging issues and incident management, notification, investigation and the completion of corrective and preventative actions *Site supervisor* • Complete daily inspections of the site, plant and equipment and the surrounding area • Implement incident procedures on unapproved impacts, spills and other environmental incidents

Environmental Hazard	Work controls and responsibility *including those from the EWMS, PART 4 of this SEMP, specialist reports and/or licences and all other relevant activities*
	• Notify incidents to the Incident and Injury Hotline 1800 772 779 or enter incident directly into SHEM
Light spill: *Impact of work light sources on neighbouring residents and properties - particularly the potential for sleep disturbance*	*Site supervisor* • Locate portable lighting towers so that they are not directed at residential properties • Ensure parked vehicles headlights do not shine into residences,
Noise and vibration: *Impact of works noise and vibration on neighbouring residents and properties – particularly the potential for sleep disturbance*	*Site supervisor* • Schedule more noisy work for 'standard hours' (7am to 9pm Monday to Friday, 8am to 1pm Saturday), where practical • Limit operating and idling plant and equipment on site, where practical • Locate noisy equipment, parking areas and assembly areas away from sensitive receivers, where practical and instruct workers to minimise noise during shift changes and at crib areas • Use non-tonal reversing alarms on vehicles, where practical • All plant and equipment to be operated with effective noise attenuation equipment (e.g. mufflers)
Plants and animals: *Unintentional or unapproved impact on native and protected plants, animals and communities and the spread of noxious weeds*	**Vegetation and wildlife management** • N/A
	Pest and weed management • N/A
Plant and equipment emissions: *Smoke, fumes., odours and other emissions from plant and equipment*	*Site supervisor* • Plant and equipment is operated and maintained in a proper and efficient manner with all of its pollution control equipment in place and functioning • Plant and equipment not used when needing repair • Plant and equipment is regularly checked for wear, leaks, odours, fumes and smoke • All plant to have suitable spill kits and operators trained in their use and the disposal of used spill kit materials
Soil contamination: *Contamination of worksite from stockpiling and chemical storage and use*	*Site supervisor* • Develop a stockpile management plan to segregate potentially contaminated materials from clean materials • Undertake daily inspections for spills and contamination (e.g. vehicle tracking, unauthorised material movement, containment failures, etc) • Check all imported material for contamination (including weeds, construction wastes, etc • Bunding to be used for any chemicals
Spills: *Unintentional loss of hydrocarbons, chemicals and materials from plant, equipment, storage and use*	• All plant to have suitable spill kits and operators trained in their use and the disposal of used spill kit materials
Traffic: *Traffic disruption to community and other users around worksite*	*Site supervisor* • Plan all vehicle movements to occur outside of local peak traffic periods • Place offsite staging areas in low impact areas

Environmental Hazard	Work controls and responsibility *including those from the EWMS, PART 4 of this SEMP, specialist reports and/or licences and all other relevant activities*
	• Obtain a Road Occupancy Licence, as necessary • Utilise qualified traffic control staff • Traffic management in consultation with Inner West Council
Visual impact: *Visual impact on community due to works and worksite facilities and activities*	• Works will be contained in temporary fencing.
Waste: *Unnecessary generation of wastes and poor or illegal disposal of wastes*	**Construction waste (e.g. spoil, concrete, litter, etc)** *Site supervisor* • Do not overestimate quantities of materials required • Separate wastes, place all wastes in appropriate containers and dispose of them as they are generated • Prevent the mixing of similar new and waste materials • Classify all wastes in accordance with the NSW EPA Waste Classification Guidelines • Only use approved waste contractors and dispose of all wastes leaving site to facilities licenced to receive the waste • Keep records of all waste classification, transport, disposal, reuse and recycling activities
	Slurry wastes (e.g. concrete, supersucker, etc) • N/A
	Vegetation management waste (e.g. clippings, branches, etc) • N/A
	The works' SECM must illustrate the relevant work areas and site environmental controls described above

5.3 Biodiversity offset

Is a Biodiversity Offset required for the project?	
☐ No: Continue	☐ Yes: Provide the following information: Value(1): _____
(1) All calculations are to be in accordance with ***EMS-06-WI-0177* Biodiversity Offsets Calculator**	

5.4 SEMP documents

For environmental planning and assessment purposes the SEMP for this job comprises of:

☑ This SEMP

☑ The Environmental Work Method Statement (EWMS) referred to in Section 1

☑ The attached project's Site Environmental Control Map

Plus (tick as appropriate):

☐ **EMS-03-FM-0248 *EWMS Scope Exception***

☐ **EMS-03-FM-0249 *EWMS Activities outside AOZ*** (see Section 4.1)

☑ **EMS-10-FM-0166 *Maintenance Quantified Noise and Vibration Assessment*** (see Section 4.3)

☐ Additional environmental studies, approvals (including Aboriginal and non-Aboriginal heritage)

5.5 Environmental review requirements

Is review required by an environmental assessor?	
Is this for a program of work?	☑ Yes ☐ No
Is any of the work to be completed outside of the Active Operational Zone (AOZ)?	☐ Yes ☑ No
Is any work being undertaken or will impact on land controlled by others?	☐ Yes ☑ No
Is access required across land controlled by others that is not a road, easement or right of way?	☐ Yes ☑ No
Were any sensitive sites identified in Section 4.2?	☐ Yes ☑ No
Is any work being undertaken in embankments, cuttings or on the boundary fence?	☐ Yes ☑ No
Is extensive Council or other Authority consultation required?	☐ Yes ☑ No
Are environmental impacts "likely" and "significant"	☐ Yes ☑ No
Was an **EMS-10-FM-0166 *Maintenance Quantified Noise Assessment*** required (Section 4.3) AND was a work phase identified as High Risk?	☐ Yes ☑ No
Is work likely to cause community concern (other than noise)?	☐ Yes ☑ No
Were additional environmental studies or approvals (e.g. heritage) required?	☑ Yes ☐ No
Were any biodiversity Offsets required for the project?	☐ Yes ☑ No

If "Yes" to any of the above, this form must be submitted to the local environmental officer for assessment at least 4 weeks prior to the planned commencement date of the works.

Report all pollution and environment incidents immediately to SHEM or the Incident and Injury Hotline (1800 772 779) and your local environment officer.

6 Determination

The works covered by this document have been determined to proceed under Division 5.1 of the *Environmental Planning & Assessment Act 1979* and Part 8 of the *Environmental Planning & Assessment Regulation 2021* subject to the implementation of all mitigation measures and actions identified in this document.

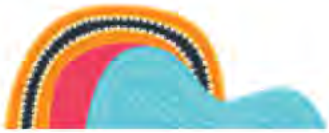
Position of Determiner: Project manager

Date of Determination: 11/07/2025

This version of the document has been redacted to remove personal information.

To provide comments on this EIA please complete a Sydney Trains Feedback Form or call the Sydney Trains Feedback Line on 131 500.

Acknowledgement of Country



Sydney Trains acknowledges the traditional custodians of the land on which we work and live. We pay our respects to Elders past and present and celebrate the diversity of Aboriginal people and their ongoing cultures and connections to the lands and waters of NSW.

Station refresh

Environmental Work Method Statement

Sydney Trains Incident Hotline
1800 772 779

Scope of EWMS:

Works covered by this EWMS are limited to the 'refurbishment of the station' including the following elements to meet the requirements Sydney Trains and NSW TrainLink: Station Components Guide (June 2017):

1) Maintenance and renewal of the following existing station components:
   a. Flooring, surfaces (including asphalt, tiles, plaster, sandstone, timber surfaces, etc), tuck pointing and tactiles
   b. Gutters, drains and downpipes, doors and doorways, glazing and footings
   c. Seats, bubblers, bins, ticketing systems and customer information systems
   d. Lighting systems and security systems
   e. Toilets including pans, mirrors, basins and seats
   f. Stairs including handrails, tactiles, stair nosing and balustrades
2) Removal of redundant services, removal of redundant fixtures, fittings and operational items (including ticket booths, safes, etc), removal of internal non-load bearing walls and false ceilings
3) Cleaning and pressure washing of station assets and infrastructure
4) Pest bird proofing including netting and spikes

Renewal includes upgrading existing components to meet the requirements *Sydney Trains and NSW TrainLink: Station Components Guide (June 2017).*

Not in Scope:

Works not in scope include:

- Installation of new components (including toilets, ticketing systems, security systems, customer information systems, etc)
- Any alteration or removal of original Heritage fabric without approval
- Any alteration, removal or enlargement of the existing buildings or station infrastructure
- Any outdoor commercial advertising signage or other advertising infrastructure
- Garden Landscaping

Note: Works not in scope may require a different form of environmental assessment and approval, Contact local environmental officer for guidance

Project manager requirements:

- Has a Sydney Trains employee number
- Completed *Environmental Management for Projects* (online) and *SEMP Masterclass* training

External notifications:

Parties outside of Sydney Trains that are likely to require works' notification

- Letter box drop to residents (if identified in SEMP)

Permits / licences:

Licences and permits not issued by Sydney Trains that are likely to be needed for works

- Heritage approval (if identified in SEMP)
- Road closure permits (if identified in SEMP

Plant and equipment

- Hand tools/Power tools
- Jackhammer
- Truck
- Concrete saw
- High rail equipment
- EWP
- Platform ladder
- Scaffolding
- Extraction fan
- Core borer
- Hoarding
- Crane truck
- Skip bin
- Portable toilets
- Oxy cutting equipment
- Lighting
- Generator
- Pressure washer
- Whacker packer

Environmental Hazard Matrix

Job steps	Environmental hazard														
	Awareness and responsibility	Biodiversity	Chemical and fuel storage and decant	Dust	Erosion and sedimentation	Heritage	Incidents and emerging issues	Light Spill	Noise and vibration	Pesticides	Plant and equipment emissions and spills	Soil and water contamination	Traffic	Visual impacts	Waste
Site establishment (including material / plant delivery, establish site amenities, place skip bins, install hoardings, etc)	Y	Y	Y	Y	Y	Y	Y	-	Y	-	Y	Y	Y	Y	Y
Declutter, including • Removal redundant equipment and services • Removal of floor furnishings and tiles • Strip paint	Y	-	Y	Y	-	Y		Y	Y	-	Y	Y	Y	-	Y
Construction, including • Asphalting • Installation of new plumbing • Painting and touch ups • Fencing • Rust repairs • Glazing • Install bird proofing • Toilet refurbishing • Ceiling / underside of awning / gable repairs • Install new gutters • Tuck pointing • Stair nosing • Crimp safe mesh installation over windows • Screen door replacement • General make good works	Y	-	Y	Y	-	Y		Y	Y	-	Y	Y	Y	-	Y
Stockpile and disposal of waste	Y	-	-	Y	Y	-	Y	-	Y	-	Y	Y	Y	Y	Y
Site demobilisation (including final waste disposal, site reinstatement, etc)	Y	-	-	Y	-	-	Y	-	Y	-	Y	-	Y	-	-

Hazard Control Table

Environmental Hazard	Control and responsibility	Control reference
Awareness and responsibility: *Staff unaware of the works' environmental controls and their responsibilities*	*Project manager* • *SEMP*: The SEMP is signed by the site supervisor and they are aware of the environmental controls and conditions, including those within the SEMP's specialist studies and approvals *Site supervisor* • Undertake site pre-work briefings and inductions using the SEMP and the SECM to cover the work's environmental risks and controls and the workers environmental responsibilities • Delivery tool-box talks relevant to the environmental hazards • Maintain a readily accessible copy of the environmental approval (including all associated specialist approvals and plans) at the worksite whenever work is being undertaken. • Display prominently on site, where possible, the SECM and make sure it is accurate and used	• Site Environmental Management Plan • **SMS-06-OP-3114 *Pre-work Briefings***
Biodiversity: *Unintentional or unapproved impacts on native and protected plants, animals and ecological communities*	*Site supervisor* • Remove weeds from plant before leaving weed infested areas • Use tape or other suitable fencing around "no go zones" • Clear minimal vegetation and do not clear any vegetation outside of approved scope • Trim or remove trees under direction of an arborist • Keep vehicles and equipment away from areas of vegetation • Contact WIRES as required for injured animals • Complete post-work site rehabilitation works, maintenance and inspections and transfer ownership to operational area at end of responsibility	• Site Environmental Management Plan • **EMS-06-OR-1006 *Biodiversity***
Chemical and fuel storage and decant: *Unintentional loss of chemicals and fuels during storage and decanting*	*Project Manager* • *SEMP*: Check SDS for any chemicals being used (including pesticides) to determine if special storage and preparation controls are needed. Include controls in SEMP Section 5.2. *Site supervisor* • Maintain current SDS's onsite for all stored chemicals and follow any special precautions • Chemicals and fuels are stored in appropriately labelled and approved containers • Bund temporary fuel and chemical storage and decant facilities away from drains and waterways	• Site Environmental Management Plan • Safety Data Sheets (SDS)

Environmental Hazard	Control and responsibility	Control reference
Dust: *Emissions of dust leaving worksite from earthworks, stockpiles and works traffic.*	*Site supervisor* • Select plant and equipment for the task that is fit for purpose and minimises dust generation • Use water cart to dampen exposed surfaces including access roads, work areas and stockpiles • Cover long term stockpiles • Minimise removal of vegetation from worksite • Keep vehicles to existing access roads	• Site Environmental Management Plan. • **EMS-05-GD-0013 *Air Quality Guide***
Erosion and sedimentation: *Loss of soil and sediment from worksite to surrounding environment, including tracking onto public roads*	*Site supervisor* • Use a street sweeper to regularly remove mud and silt from public roads used for site access • Include sediment control in stockpile management • Complete post-work site rehabilitation and erosion and sediment control maintenance and inspections (transfer ownership to operational area at end of responsibility)	• Site Environmental Management Plan • **EMS-14-PR-0012 *Erosion and Sediment Control***
Heritage: *Unintentional or unapproved impact on Aboriginal and non-Aboriginal heritage*	*Project manager* • *SEMP*: Use SEMP to identify and manage impact to Aboriginal and Non-Aboriginal Heritage sites. Contact a Transport Heritage Specialist for advice regarding approval to impact heritage sites. Add controls from approval to SEMP Section 5.2. *Site supervisor* • Isolate and demarcate heritage sites to prevent accidental damage • If a heritage or archaeological item is uncovered, immediately stop further disturbance, demarcate the site, contact your environmental support and follow **EMS-09-PR-0164 *Unexpected Archaeological Finds***	• **EMS-03-FM-0249 *EWMS Activities outside the AoZ*** • Site Environmental Management Plan • TAHE (former RailCorp) Section 170 Heritage and Conservation Register • Sydney Trains environment WebGIS • **EMS-09-PR-0164 *Unexpected Archaeological Finds***

Environmental Hazard	Control and responsibility	Control reference
Incidents and emerging issues *An incident or emerging issue is not controlled and causes an environmental impact*	*Project Manager* • *SITE*: Support management of emerging issues and incident management, notification, investigation and the completion of corrective and preventative actions *Site supervisor* • Complete daily inspections of the site, plant and equipment and the surrounding area to identify unexpected impacts and future potential impacts • Consider how changes in the weather could affect the works and the works controls (e.g. during high winds, heavy rainfall, etc) • Contact your environmental officer if the NSW EPA or other external party conducts an environmental site visit • Implement incident procedures on unapproved impacts, spills and other environmental incidents • If a spill occurs, then immediately notify incidents to the Incident and Injury Hotline 1800 772 779 or enter incident directly into SHEM • Refer all complaints to the *Sydney Trains & NSW TrainLink Environmental Feedback Line* on 1300 500 or https://transportnsw.info/contact-us	• Site Environmental Management Plan • **EMS-03-PR-0224 *Incident Environmental Management*** • **EMS-02-WI-0214 *Notify Pollution Incidents*** • **EMS-09-PR-0164 *Unexpected Archaeological Finds***
Light spill: *Impact of work light sources on neighbouring residents and properties - particularly the potential for sleep disturbance*	*Site supervisor* • Locate portable lighting towers so that they are not directed at residential properties • Ensure parked vehicles headlights do not shine into residences,	• Site Environmental Management Plan

Environmental Hazard	Control and responsibility	Control reference
Noise and vibration: *Impact of works noise and vibration on neighbouring residents and properties – particularly the potential for sleep disturbance*	*Project manager* • *SEMP*: Identify potentially sensitive noise receivers and identify relevant controls through the noise assessment (as required by SEMP) *Site supervisor* • Schedule more noisy work for 'standard hours' (7am to 9pm Monday to Friday, 8am to 1pm Saturday), where practical • Limit operating and idling plant and equipment on site, where practical • Locate noisy equipment, parking areas and assembly areas away from sensitive receivers, where practical and instruct workers to minimise noise during shift changes and at crib areas • Use non-tonal reversing alarms on vehicles, where practical • All plant and equipment to be operated with effective noise attenuation equipment (e.g. mufflers)	• Site Environmental Management Plan • **EMS-10-GD-0083 *Guide to Rail Infrastructure Noise and Vibration Management*** • **EMS-10-FM-0166 Maintenance Quantified Noise and Vibration Assessment**
Plant and equipment emissions and spills: *Smoke, fumes., odours and other emissions from plant and equipment. Spills of hydrocarbons from plant and equipment*	*Project Manager* • SEMP: Specify plant and equipment for the task that is fit for purpose and minimises offsite impacts (e.g. smoke, exhaust, noise, etc) *Site supervisor* • Plant and equipment is operated and maintained in a proper and efficient manner with all of its pollution control equipment in place and functioning • Plant and equipment not used when needing repair • Plant and equipment is regularly checked for wear, leaks, odours, fumes and smoke • All plant to have suitable spill kits and operators trained in their use and the disposal of used spill kit materials	• Site Environmental Management Plan • **SMS-16-OP-3076 *Inspection, Testing and Monitoring***

Environmental Hazard	Control and responsibility	Control reference
Soil and water contamination: *Contamination of worksite from stockpiling and chemical use*	*Project manager* • *DESIGN* and *SEMP*: Identify potential contaminants prior to commencing work on site • *DESIGN* and *SEMP*: Check SDS for any chemicals being used (including pesticides) to determine if special use controls are needed. Add any controls to SEMP Section 5.2. *Site supervisor* • Develop a stockpile management plan to segregate potentially contaminated materials from clean materials • Undertake daily inspections for spills and contamination (e.g. vehicle tracking, unauthorised material movement, containment failures, etc) • Check all imported material for contamination (including weeds, construction wastes, etc)	• Site Environmental Management Plan • **EMS-07-PR-0004 *Contaminated Land Management***
Traffic: *Traffic disruption to community and other users around worksite*	*Project manager* • *SEMP*: Develop a Traffic Management Plan, where appropriate *Site supervisor* • Plan all vehicle movements to occur outside of local peak traffic periods • Place offsite staging areas in low impact areas • Obtain a Road Occupancy Licence, as necessary • Utilise qualified traffic control staff	• Site Environmental Management Plan
Visual impact: *Visual impact on community due to works and worksite facilities and activities*	*Site supervisor* • Place stockpiles and site amenities away from residents, and remove them as soon as possible • Create or maintain existing visual screens such as using vegetation, shade cloth on fences or natural site features • Keep the site tidy and free of litter	• Site Environmental Management Plan • **EMS-03-GD-0014 *Visual Amenity Guide***

Environmental Hazard	Control and responsibility	Control reference
Waste: *Unnecessary generation of wastes and poor or illegal disposal of wastes*	**Construction waste (e.g. spoil, concrete, litter and rubbish, etc)** *Project manager* • *SEMP:* Develop a Waste Management Plan if the works will generate a significant quantity of wastes, difficult wastes or waste of an unknown quantity/contamination *Site supervisor* • Do not overestimate quantities of materials required • Separate wastes, place all wastes in appropriate containers and dispose of them as they are generated • Prevent the mixing of similar new and waste materials • Classify all wastes in accordance with the NSW EPA Waste Classification Guidelines • Only use approved waste contractors and dispose of all wastes leaving site to facilities licenced to receive the waste • Keep records of all waste classification, transport, disposal, reuse and recycling activities	• Site Environmental Management Plan • **EMS-13-OR-1013 *Waste Management*** • EPA Waste Classification Guidelines
	Slurry wastes (e.g. concrete, supersucker, etc) *Site supervisor* • Ensure proper and immediate disposal of slurry offsite, or construct a correctly sized, impermeable slurry holding facility and properly dispose of all dewatered wastes	• Site Environmental Management Plan • **EMS-13-WI-0183 *Hydrovac Slurry Management***
	Vegetation management waste (e.g. clippings, branches, etc) *Site supervisor* • Ensure wastes are placed in appropriate bags or containers • All cut vegetation (clippings (mower/whipper sniping clippings, leaves, branches & other) to be removed from site and recycled (where possible) • No spreading of weed infested material within corridor	• Site Environmental Management Plan • **EMS-13-OR-1013 *Waste Management***

Acknowledgement of Country

Sydney Trains acknowledges the traditional custodians of the land on which we work and live. We pay our respects to Elders past and present and celebrate the diversity of Aboriginal people and their ongoing cultures and connections to the lands and waters of NSW.

HMS Application ID: 10552

[redacted]

[redacted]

APPLICATION UNDER SECTION 60 OF THE *HERITAGE ACT 1977*

Petersham Railway Station group
State Heritage Register No. 01223

Address: Terminus Street, PETERSHAM NSW 2049

Proposal: Internal refurbishment in preparation for potential future re-purpose. Works to include cleaning, removal of redundant (or non-original features), refurbishment of ceilings, walls & floors, as well as essential building services.

Section 60 application no: HMS ID 10552, received 28/05/2025

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above Section 60 application. Pursuant to section 63 of the *Heritage Act 1977*, approval is granted subject to the following conditions:

APPROVED DEVELOPMENT

1. All work shall comply with the information contained within:
   a) Architectural drawings, prepared by OCP Architects, as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: INTERIOR CONSERATION MAIN STATION BUILIDING, TERMINUS ST, PETERSHAM			
00	SITE PLAN	14/05/25	3
01	LANDSCAPE PLAN	14/05/25	3

02	FLOOR PLAN – SECTOR A	14/05/25	3
03	FLOOR PLAN – SECTOR B	14/05/25	3
04	FLOOR PLAN – SECTOR C & D	14/05/25	3
05	GENERAL PLANS	14/05/25	3
06	ELEVATIONS	14/05/25	3
07	CHIMNEY DETAILS	14/05/25	3
08	REFLECTED CEILING PLAN	14/05/25	3

b) Schedule of Works, Petersham Station Interior Conservation, Terminus Street, Petersham, NSW, prepared by OCP Architects, dated 26 May 2025, including:

- Appendix A – Architectural Drawings (Listed in Table above)
- Appendix B – Hazardous Building Materials Plan

c) Statement of Heritage Impact, Petersham Railway Station, Former Station Building, Interior Conservation Works, prepared by OCP Architects, dated 26 May 2025.

EXCEPT AS AMENDED by the conditions of this approval:

DETAILS TO BE SUBMITTED FOR APPROVAL

2. The following information is to be submitted prior to works commencing for approval by the Heritage Council of NSW (or delegate):

- Undertake an audit and provide a schedule that documents any moveable heritage items, located within the former Petersham Railway Station building.
- Provide a methodology for relocation and storage of any moveable heritage items during works.

Reason: The details requested were not supplied during the assessment of the application. The assessment and management of these details is considered essential in order to obtain a good heritage outcome.

SCOPE OF WORKS RECOMMENDATIONS

3. All instructions, recommendations and hold points within the project Schedule of Works (SOW), Petersham Station Interior Conservation, Terminus Street, Petersham, NSW, prepared by OCP Architects, dated 26 May 2025, must be implemented and adhered to. The nominated project heritage consultant must provide Heritage NSW with written confirmation that the works have been carried out in accordance with these instructions and recommendations within 4 weeks of the conclusion of the works.

Reason: The SOW provides appropriate mitigation strategies for the proposed works. This condition ensures that the nominated mitigation measures are implemented throughout the project.

REINSTATEMENT OF MISSING ELEMENTS

4. Reinstatement of the missing elements including mantles and surrounds, and dado rails is to be based on recordings and evidence, where available.

Reason: The SOW provides appropriate mitigation strategies for the proposed works. This condition ensures that the nominated mitigation measures are implemented throughout the project.

HERITAGE CONSULTANT

5. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

   Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SPECIALIST TRADESPERSONS

6. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

   Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

SITE PROTECTION

7. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

   Reason: To ensure significant fabric including vegetation is protected during construction.

UNEXPECTED FINDS

8. The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric such as works are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

   Reason: All significant fabric within a State Heritage Register curtilage should be managed according to its significance. This is a standard condition to identify to the applicant how to proceed if historical archaeological relics, or other unexpected buried discoveries such as works are identified during the approved project.

ABORIGINAL OBJECTS

9. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974*. Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

   Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.

COMPLIANCE

10. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

DURATION OF APPROVAL

11. This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.

Reason: To ensure the timely completion of works

Advice

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

Right of appeal

If you are dissatisfied with this determination appeal may be made to the Minister under section 70 of the Act.

It should be noted that an approval under the Act is additional to that which may be required from other Local Government and State Government Authorities in order to undertake works.

Stamped documents

Any stamped documents (e.g. approved plans) for this application are available for the Applicant to download from the Heritage Management System at https://hms.heritage.nsw.gov.au under 'My Completed Applications.'

If you have any questions about this correspondence, please contact Rebecca Zulaikha, Senior Assessments Officer - TfNSW at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely

RBerendt

Ruth Berendt
Practice Lead, Transport for NSW & Sydney Metro MOU
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
23 June 2025

cc: Inner West Council, council@innerwest.nsw.gov.au

OCP ARCHITECTS

PETERSHAM STATION INTERIOR CONSERVATION

TERMINUS STREET, PETERSHAM, NSW

SCHEDULE OF WORKS

Client	Sydney Trains
Job No	24052
Date	26 May 2025
Issue	E

OCP Architects Pty Ltd
Studio 7, Level 1
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Surry Hills NSW 2010
Phone: 02 9319 4126
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Document Control Register

The following register indicates the development and issue number of this report, undertaken by OCP Architects.

Document status:

Issue	Date	Purpose	Written	Approved
A	31 March 2025	Issue for Client Review	MS, SM	OC
B	07 April 2025	Issue for Client Review	SM	OC
C	19 May 2025	Issue for Client Review	SM	OC
D	21 May 2025	~~Issue to accompany S60 submission~~	SM	OC
E	26 May 2025	Issue to accompany S60 submission	SM	OC

CONTENTS

1.00 Introduction

OCP Architects has been engaged by Sydney Trains to prepare the following Schedule of Works in order to establish a conservation methodology which outlines works to be undertaken to conserve and repair the interior of the Former Station Building, located on Terminus Street, Petersham.

Completed in 1885, the former Petersham Station Building is the largest and most elaborate 19th century station building constructed for the Sydney suburban rail system and is the only major 'First Class' station building known to have been built in Sydney in the 19th century and is therefore unique in the history of the NSW Government Railways. As such, it is a significant site, the subject building requires a high degree of due diligence, care and appropriate maintenance and conservation.

The Project Manager is to utilise this methodology (Schedule of Works and associated Specification) to determine the extent of the work to be undertaken to each element.

2.00 Site Identification

Petersham Railway Station is located between Terminus Street and Trafalgar Street, in the inner western Sydney suburb of Petersham, with the former Station Building subject of this report located on the Terminus Street (i.e., northern) side of the tracks. It is within the Inner West Local Government Area, approximately 6 kilometres southwest of the Sydney CBD. The legal description of the site is Lot 1 of Deposited Plan 868501.

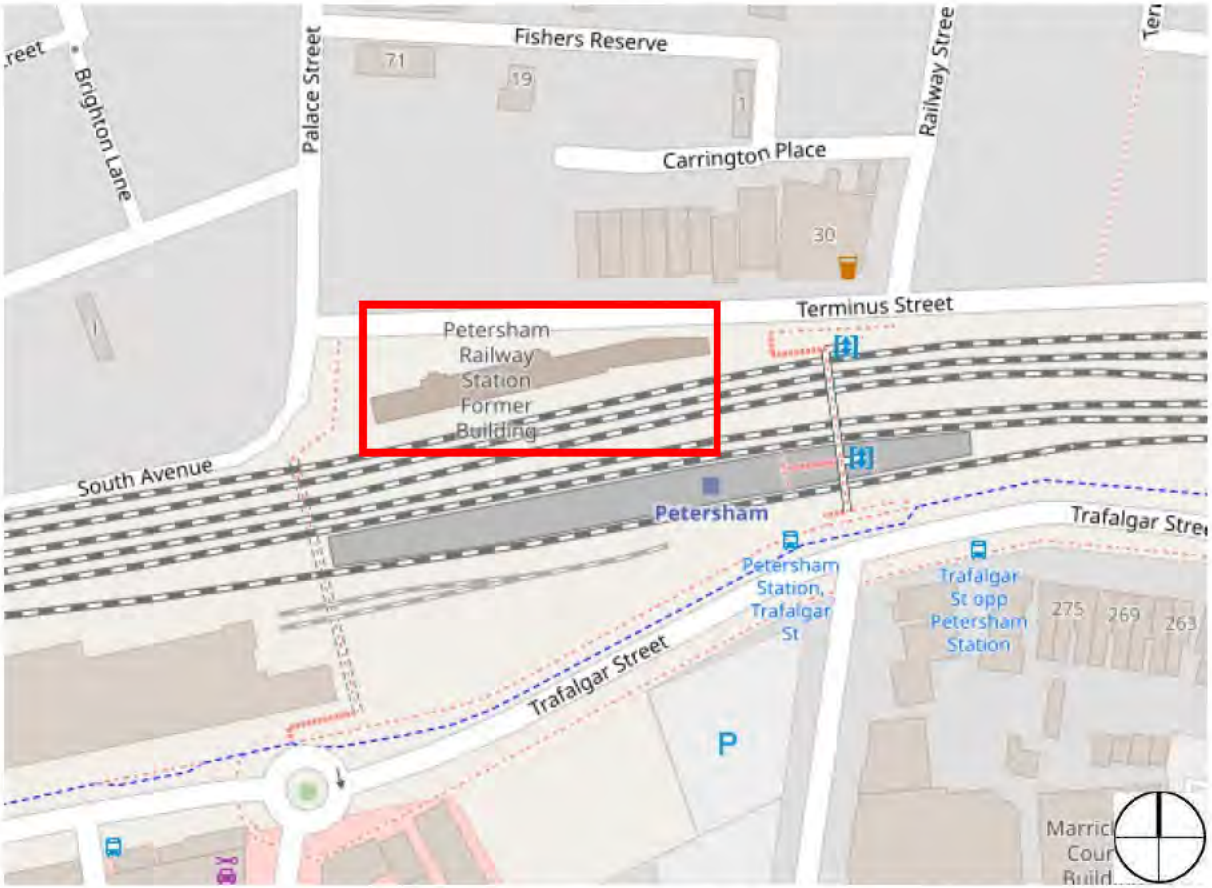


Figure 2-1- Map of Petersham showing the location of the railway station. The former station building subject of this report, indicated in red, is located on the northern side of the tracks. (Source: OpenStreetMap, 2023)

The station precinct comprises the former station building (Type 5, 1885) with a 1954 extension; the platform 1/2 Platform Building (Type 11, 1926); a 1927 Signal Box; two live platforms (Platform 1/2 island platform) and a third platform to the former station building subject of this report; a footbridge (1883); and pedestrian subway (1891). Platform 1 (Up) and Platform 2 (Down) form an island platform with asphalt surface and original brick facing. The platform to the former station (to the north) has been made narrower and is not currently used. The former station building, including modern extension, is annotated on the aerial photograph below.

Figure 2-2- Aerial View of the Petersham Railway Station site, with the former Station Building and rendered brick extension outlined in red. (Source: Nearmap, 2023)

3.00 Heritage Management Framework

The following table provides a summary of the statutory heritage listings that apply to the study area:

STATUTORY LISTING	ITEM NAME	SIGNIFICANCE	ITEM NO.
State Heritage Register	Petersham Railway Station group	State	00118
RailCorp S170 Heritage and Conservation Register	Petersham Railway Station Group	State	4801094
Inner West Local Environmental Plan 2022	Petersham Railway Station group, including interiors	State	I1400

4.00 Existing Plan

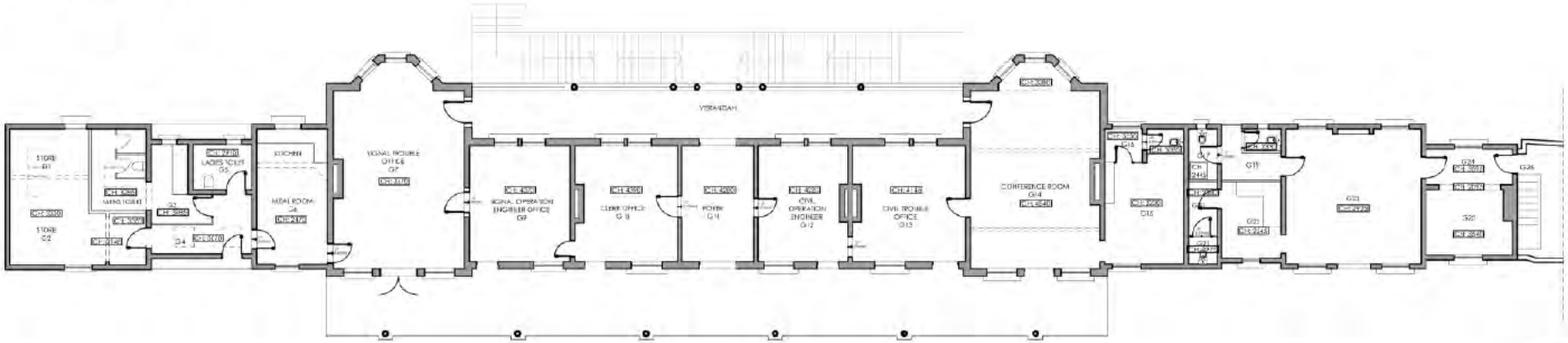


Figure 4-1-Existing ground floor plan of the 1885 Former Station Building, and utilised in this Schedule of Works. Source: OCP Architects

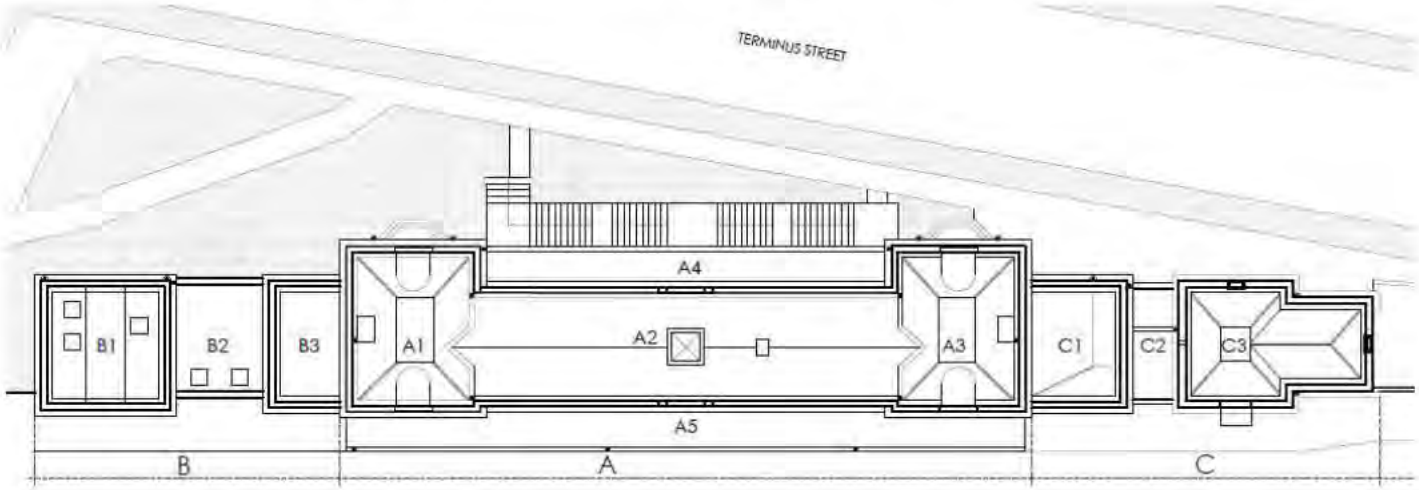


Figure 4-2-Existing roof and site plan of the 1885 Former Station Building, with further notations that are utilised in this Schedule of Works. Source: OCP Architects

5.00 Schedule of Works

Preliminary

The Former Station Building's roof and facades works have been completed in the last two years and the following schedule documents continue with the base building's repair and maintenance works for the interiors of the Former 1885 Station Building and the 1954 eastern extension.

The construction works must be carried out in a way that has the least impact on the heritage significance of the building. The following preamble outlines the conditions that must be met prior to, during and after the carrying out of the conservation works (maintenance, repair and restoration works).

Element	Work description	Remarks
5.01: PREAMBLE		
5.01.00 **Heritage item**	This scope of works identifies works to be carried out to the interior conservation works of the historic Former Station Building at Petersham Station. It provides an outline of work that will contribute to the conservation and repair of the Historic Station and thereby preserve its cultural significance. The following statement of significance for Petersham Railway Station group was obtained from the heritage inventory listing form for the State Heritage Register listing for the site:[1] *Petersham Railway Station has State significance as the station with its group of largely intact, original structures dating from the 1880s establishment of the station through to the 1891 quadruplication and the 1927 sextuplication of the line, is able to demonstrate the growth and expansion of the railways in the late 19th and early 20th century. The building serves to mark the alignment of the first railway in NSW, that being the 1855 Sydney to Parramatta line.*	

[1] State Heritage Inventory, NSW Office of Environment and Heritage, 'Petersham Railway Station group' listing form for the State Heritage Register listing for the site, accessed April 2023 from https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012133

Element	Work description	Remarks
	The 1880s former station building is the largest and most elaborate 19th century station building constructed for the Sydney suburban rail system and is the only major 'First Class' station building known to have been built in Sydney in the 19th century and is therefore unique in the history of the NSW Government Railways. It is a fine example of a late Victorian Italianate station dating from 1885, and although compromised by later alterations and additions is substantially intact and capable of restoration. The building is unusual and of significance by being reached from the street by a grand stair in the classical manner and having a landscaped forecourt to a suburban street and forms a major part of an important historic railway precinct including the bridge and signal box and is a significant landmark in this part of Petersham, which retains much of its 19th century built street character. The station is one of a select number of similar buildings designed by the office of the Engineer for the Existing Lines Branch, George Cowdery, with the 1883 iron pedestrian bridge and steps also designed by Cowdery. The Project Manager is to utilise this methodology (OCP's Schedule of Works, Drawings and Specification) to determine the extent of the work to be undertaken to each element and as such shall have only tradespersons skilled in restoration and conservation works to perform recommended tasks. To be read in conjunction with Architectural Drawings (Appendix A), Specification and any annexures.	
5.01.01 **Conservation**	The aim of the proposed works is to implement essential maintenance and repair works with the objective of leaving intact as much as practically possible. Permanent removal of heritage fabric or features not specified in this Schedule of Works is not permitted.	**Hold Point:** • Any proposal to remove or alter additional fabric must be referred to the Heritage Architect for approval prior to proceeding.
5.01.02 **Skilled Contactors and trades people**	Only Contractors and tradespersons skilled in restoration and conservation works shall be employed to perform the tasks scheduled below. Contractors are to provide list of heritage works undertaken in the past two years as well as any subcontractor's works.	

Element	Work description	Remarks
5.01.03 **Scope of works**	The Contractor shall make all aware of the existing conditions and the scope of work during tender (via site visit) and prior to commencement of the works. Any discrepancies shall be brought to the attention of the Project Manager for determination. The following Schedule of Work shall be read in conjunction with the OCP Architectural Drawings (Appendix A) and Specification. Information found in one document and not the other, does not constitute an omission. The Schedule of Work is contained by referencing all the contract documents	
5.01.04 **Dilapidation survey**	Provide two (2) copies of photographic dilapidations survey showing the context of the proposed works and any appropriate surrounding fabric or structures including recording the condition of these areas with any existing defects. This document will be used to ascertain any non- existing defects and its need for repair at the completion of the project.	
5.01.05 **Protocols / safety**	Carry out the works in accordance with Sydney Trains' Preliminaries, site safety protocols, procedures, guidelines, and approvals. Also, to follow OCP Architects Specifications Preliminaries (any discrepancies shall be brought to the attention of the Project Manager for determination.) See also item **5.01.08** below.	
5.01.06 **Heritage induction**	All contractors are to be briefed on the heritage significance of the site, including building fabric of high heritage value.	**Hold Point:** • Provide evidence of briefing.
5.01.07 **Hold points**	The Contractor shall tabulate the mandatory Hold Points as scheduled at beginning of site Construction Works. Hold Points to be approved by Project Manager and Heritage Architect and not proceed with an item until approval has been given. Provide minimum of 1 week notice for Heritage Architect to carry out the required inspections of the works.	**Hold Point:** • Provide mandatory site inspection program. • Any adjustments to the tendered scope of works shall

Element	Work description	Remarks
	HOLD POINTS **Briefing Hold Points**, such as: • Site Inspection Program • SWMS Methodology Statement • Sign off and check with Engineers. • Safe Works Management (if applicable during works) • Site compound plan • Proof of WHS induction • Scaffold Plan and sign off. **Samples**, such as: • Paint colour/brushouts on fabric to be painted. • Ceiling Plaster sample • Wall plaster sample • Floor boarding sample **Shop Drawings**	be approved by the Project Manager prior to proceeding.
5.01.08 **Site safety & construction methodology**	Provide and seek approval from Project Manager for site safety inductions, site-specific safe work method statements (SWMS) and Construction Methodology Statements. Allow to include where necessary safety barriers, traffic controller, scaffoldings, ladder access and appropriate elevated work platforms to carry out the works, with Protection Officer, as necessary. Provide and seek approval from Project Manager for an Environmental Management Plan for removal of demolished materials and general debris. Read in conjunction with Preamble **5.01.09, 5.01.10** and **5.01.12**.	**Hold Point:** • SWMS, Construction Methodology Statements, Environmental Management Plan to be overseen by the Project Manager.
5.01.09 **Structural and Hydraulic Engineer**	• Structural Engineer to be engaged by **Contractor** to oversee and check structural integrity of proposed scaffolding, integrity and fixings to the building and sign off as required. All structural calculation to be provided. • Hydraulic Engineer to be engaged by Contractor to review dimensions and detailing for all new rainwater goods.	**Hold Point:** • All scope of works to be cross checked with Structural and Hydraulic Engineer.

Element	Work description	Remarks
	• Refer also to 5.03.05 for further requirements in relation to the Structural Engineer. • Refer also to 5.03.06 for further requirements in relation to the Hydraulic Engineer.	
5.01.10 **Hazardous materials**	Hazmat inspection to be undertaken prior to commencement of works. All hazardous materials to be removed by a licensed HAZMAT removalist. • Lead paint to be managed in accordance with AS/NZS 4361.2 Guide to hazardous paint management (2017). • Implement management of asbestos to SafeWork NSW standards, *How to Manage and Control Asbestos in the Workplace Code of Practice* (2019), and as per the *Hazardous Building Materials Management Plan* prepared by RED OHMS Group for Petersham Railway Station. • In New South Wales the disposal of waste, including hazardous waste, is regulated under the Protection of the Environment Operations Act (1997) and Protection of the Environment Operations (Waste) Regulation (2014). Read in conjunction with Preamble **5.01.08**.	**Hold Point:** If the Contractor confirms asbestos; all work must cease. The discovery must be reported to the Project Manager immediately. Implement management of asbestos to SafeWork NSW standards.
5.01.11 **Site establishment**	Provide safe working environment, storage zone and staff amenities in accordance with Work Cover requirements and relevant statutory regulations. Allow to provide ATF fencing around site during works to make site secure. Do not store building materials or park vehicles outside the approved areas. Do not disrupt pedestrians and vehicular traffic flow. Maintain access at all times for entry and exit points. Always keep work site clean and tidy on a daily basis. All contractors shall undergo WH&S induction on site. There is time restricted street parking. The contractor to discuss at the mandatory site meeting during the tender. Read in conjunction with Preamble **5.01.07.**	**Hold Point:** • Provide site compound plan for approval. • Provide evidence of WH&S induction.

Element	Work description	Remarks
5.01.12 **Labour, equipment & materials**	The Contractor shall provide all required equipment and materials to carry out the works in a careful and systematic workmanlike manner.	
5.01.13 **Scaffolding**	Allow for all necessary scaffolding, fencing and barriers to the highest point of the structures. Provide safe work platforms to carry out the maintenance and repair works. Scaffolding and hoarding shall be designed and erected by licensed scaffolders and certified by scaffolder's structural engineer. Hoarding to include plywood sheets to 2.4 metre high and painted black and kept touched up regularly (weekly) to remove graffiti. Contractor shall ensure that dust and debris noise is contained within the work areas. Construction and radio noise to be kept to a minimum as far as possible. Read in conjunction with Preamble **5.01.07, 5.01.09** and **5.01.10**.	**Hold Point:** • Provide scaffolding plan for review and sign off before any works proceed. • An alternative scaffold option plan can be provided in addition to OCP Architect's suggestion for scaffold for approval and sign off before any works proceed.
5.01.14 **Protection**	Provide all necessary site safety measures to protect workers and the general public from harm, such as barriers, scaffolding and hoarding as required. Ensure that all significant fabric of the building is protected and treated with care during works. Any accidental damage caused to heritage items/fabric must be reported immediately to the Project Manager. Damage is to be made good in accordance with specialist heritage advice.	**Hold Point:** • If any accidental damage occurs, work in the area must cease and the Project Manager notified immediately. Advice from the Heritage Architect must be sought prior to proceeding.
5.01.15 **Samples**	Prior to ordering new items, refer to schedule for items that Heritage Architect would require samples for. See 5.01.07 above.	**Hold Point:** • Provide samples listed in schedule.
5.01.16 **Coordination**	The works shall be coordinated with Sydney Trains. Prior to commencement of works for each area Sydney Trains will obtain relevant heritage approvals. Contactor to obtain	

Element	Work description	Remarks
	approvals from local Authority re hoarding, parking permits, disposal of hazardous materials.	
5.01.17 **Signage**	Project information signage shall be provided by Sydney Trains. Mandatory construction related signage to be provided by Contractor.	
5.01.18 **Colour Scheme**	All touch up painting is to match existing colour scheme on site. Colours, specified and listed in Schedule of Work are a guide only; and are based on images. Therefore, contractor to provide paint brushout samples to fabric on site for approval by Heritage Architect, before ordering and completing painting of elements. If the colour appears to not be correct, allow to provide additional 2x paint brushout samples.	
5.01.19 **Completion**	All areas affected by the work must be cleaned and made good after completion of works (including removal of site debris, cleaning all affected surfaces, painting to match existing surrounds). Compile a list of the completed works, accompanied by photographs and provide to the Project Manager on completion.	
5.01.20 Appendices	**Appendix A** – Architectural Drawings **Appendix B** – Hazardous Building Materials Management Plan	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02: GENERALLY (work that applies to all rooms)		
5.02.01 Site Works and Landscaping Generally	• **Existing stone flag kerbing to Terminus Street:** - Retain and repair existing expanse of stone flag kerbing to perimeter of landscaped area to north of building. Refer to 'Appendix A – Architectural Drawings,' marked 'North Landscape Area' on drawing no. 01. - Take up brick kerbing and replace with random rubble stone flags as per existing stones to western end of landscaped area. Refer to 'Appendix A – Architectural Drawings,' marked 'North Landscape Area' on drawing no. 01. - Add random rubble stone flags as per existing stones to fill any gaps in the kerbing, other than at designated entrances to the site (e.g. at base of staircases). - Stone flags should be 500mm in height, with 300mm visible above ground and the remaining 200mm embedded below ground set in a mass concrete footing 300x 300mm. - Allow to re-bed all stone with new footings and allow for supply of 30% of new stone kerbing. New stone to match colour and texture of existing stone (Hold Point – sample to be provided). • Take up uneven brick paving at base of eastern end of external double staircase and allow to reuse paving bricks to repair paving at base of western end of external double staircase. Provide new black bitumen paving to eastern end match colour and texture of bitumen paving on footpath. Refer to Specification. • Landscape specialist to grind down all remaining palm tree stumps to min 600mm below existing ground level. Remove debris from site.	   

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02.02 General Cleaning	• Allow to remove from site all debris resulting from the construction works (where directed by superintendent). • Allow to clean debris and dirt from all interior surfaces. Sweep, then vacuum floors, wash down walls and ceilings as well as windows, doors and any other remaining fittings in rooms. • Keep all door and window openings secure during the works.	
5.02.03 Monitoring Damp Issues in the Building	• The building has been set to be monitored from completion of the recent roof repair program over an approximately 18-month period. This monitoring will be carried out to determine the effectiveness of roof repair works on falling damp issues and gauge the drying out of the previously damp saturated masonry work especially the exterior walling. Contractor to take ongoing moisture meter readings using a Tramex meter. The readings should be taken at the commencement of the Contactors construction works, at mid construction works and finally at end of construction works (taking care that all readings are taken in exactly the same locations). Readings from each wall of each room are to be taken, especially relating to south walls. A photograph of each reading must be taken as a record and tabulated in an Excel spreadsheet with inserted photographs. Note next dot point: • Further works may need to be considered by Transport NSW at a later stage, including measures for rectifying rising damp. This will need to be based on further investigations (refer below).	
5.02.04 Mould and Biological Growth Removal	• All internal mould affected walls to be cleaned through wet brushing using warm water and non-ionic detergent with a hand-held soft bristle brush. Contractor to allow for mould removal in all internal rooms. • Apply biocide/fungicide solution according to manufacturer's instructions (allow for testing of the product in small surface area before carrying out the complete work).	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02.05 Ceilings Generally	• **Type A: Lath and plaster** – replace where damaged and allow to match appearance of adjacent lath and plaster ceilings. Refer to A1.07 below and Specification for a detailed methodology of lath and plaster repair. • **Type B: Ripple iron** (high significance) – replace where damaged – allow 5%. • **Type C: Masonite** – allow to change to 13mm plasterboard with set joints . • **Type D: Villaboard** – allow to change existing ceilings in wet areas to Villaboard. Set the Villaboard whole area and paint suitable for wet areas such as mid-gloss enamel. • Allow to repaint all ceilings and cornices using a 4-coat system. Low gloss acrylic and in wet areas such mid gloss enamel. • Preserve existing cornices (where noted on individual rooms), and allow to augment the cornices – allow for 30% replacement. The traditional plasterer is to make up on site moulds for the missing cornice elements on site (in traditional manner) and "run" new hair reinforced plaster built up in layers. Hold Point: methodology to be agreed on site with Architect and Superintendent. • All work to be undertaken by an appropriately experienced contractor (CV with relevant experience working with heritage buildings to be supplied). • Paint ceilings to colours as per Australian Standards AS2700 S-2011 (refer colour schedule). • Provide a new plaster ceiling rose (simple Victorian in style) to each formal room (Rooms G7, 9, 10, 11, 12, 13, 14, 23): allow equivalent to two concentric circles 600mm diameter and 300 diameter. The traditional plasterer is to make up on-site moulds for the missing ceiling rose elements on site (in traditional manner) and 'run' new hair reinforced plaster built up in layers. Hold Point: shop drawing to be produced by Contractor for approval of Architect and Superintendent and methodology to be agreed on-site with Architect and Superintendent. • Allow to paint in 3 colours as per Australian Standards AS2700 S-2011 (refer colour schedule).	  (Reference photo for new ceiling roses)

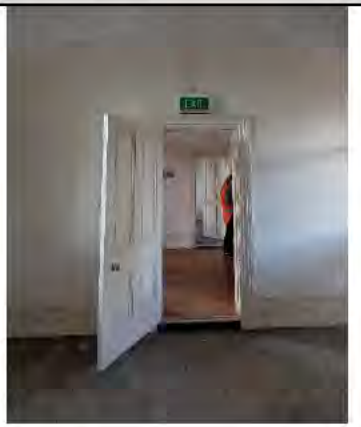
ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	• Also provide one new small timber ceiling rose to the centre of the ceiling in each room with a ripple iron ceiling (applies to Rooms G11 and G13) – approx. 100mm in diameter and 50mm deep with moulded edges – to be painted into the ceiling colour. Hold Point: shop drawing to be produced by Contractor for approval of Architect and Superintendent)	
5.02.06 Restoration of lath and plaster ceiling and cornices	• Temporary props or battens to be fitted to secure ceilings during the treatment period to prevent any loss of original materials and possible injury. Install 50mm x 25mm battens lined with a carpet underlay cushion strip between the timber batten and ceiling surface. Install at approximately 60cm centres across the joists; reduce distance between battens on very loose ceilings. Fix using tech screws to allow easy removal and adjustability of levels. Visually re-align the ceiling using the screws and battens. • Cover all floors with waterproof drop sheets taped at the joints before the commencement of works. Walls and skirtings may also require protection. Pay particular attention to the protection and safety of any furniture remaining in the room. Where necessary remove floorboards from the floor above the ceiling to allow sufficient access to the rear of the ceiling, remove all dust, loose plaster and other material from the lath work using an industrial vacuum cleaner. Remove all mortar keys from between laths only where any plaster has fallen. If floorboard removal is not an option, it is possible to inject the ceiling from below.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	• Check the cornices for soundness, if the key behind the cornice has been badly damaged by water the ceiling projection of the cornice is to be secured with copper wire prior to the reinstatement of the flat ceiling section. • Prime the ceiling from above over areas of previously vacuumed lath work so that all plaster and lath is coated using Westox RAP Primer at the approximate coverage rate of 1lt. per m^2 using a mechanical or hand pump spray unit. • Where plaster has fallen spray the front and back surfaces of the exposed laths to reduce water absorption prior to plastering. After completion of priming and allowing a curing time of 24 hours, (where there are weak ceilings and propping is not possible allow the primer to cure for 7 days before proceeding to the next stage) repeat the treatment using Westox RAP Adhesive applied over the same areas as the Primer, application of the adhesive is at the same coverage rate as the Primer. Please note that the application of the primer removes the capillary so when the adhesive is applied even though it is a more viscous material, special attention must be paid to minimise the amount of product running through cracks in the plaster, this can be done by applying the RAP adhesive in small amounts several times allowing time for the material to fill the voids before applying the next application until the recommended coverage of 1 litre per square metre is achieved. The RAP adhesive can be applied with a small watering can or similar. • Allow to clean peeling paint including all calcimine paint coatings (use damp sponge) and then plaster whole ceiling with a plaster set-coat and repaint ceiling / cornices and ceiling roses.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02.07 Access to ceiling Space	• Allow to provide flush ceiling inspection opening access hatches, 450mm x 600mm (with two ledges and one brace with plywood facing painted same colour as ceilings with brass ring pulls), to assist ongoing roof cavity maintenance / periodic termite inspection. Brass ring pulls to be concealed into hatch boards, with a flush finish in relation to ceiling level. • Ceiling hatches are shown schematically on drawings (refer to Drawing nos. 02, 03, 04 and 05) – new hatches to be fitted between joists with cross noggings provided. • Access hatch must be securely fitted in between ceiling joists and access opening reveal to be formed up with new joist trimmers and then lined with min 25mm solid timber facings painted in colour of ceiling. • Access hatch shall match surrounding ceiling colour. • Hold Point: shop drawing to be produced by Contractor for approval of Architect and Superintendent)	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02.08 Walls Generally	• Allow to clean down walls and to remove dirt and grime. • Take water meter test using a moisture meter: - Undertake testing on all walls of the building. - Take at least 2 readings on southern internal walls and 1 reading on the other 3 walls in each room. - Each reading to be taken at skirting level and the other at waist height. - Testing exercise to be recorded in pictures in report format. • Desalinate walls using BlueVac system. Allow 6 cycles of BlueVac up to 1500mm on south wall and on north wall. Allow to desalinate underneath bay windows. Allow a couple of square metres for each side wall per room. Salt samples to be sent to Heritage Architect for testing. • Lime plaster: allow to patch deteriorated sections of plaster – allow approximately 30% per room and reset all walls. • Finish with three coats lime of plaster (mix ratio is to be matched to existing) with third coat being a gypsum lime set coat. Reinforce first two coats with w hair (refer to Specification). • Allow to repaint all interior walls (refer to 5.02.09 below). • Allow to add dado rail (75mm strip) to walls at 1m above floor level. Lines showing dado position recorded in formal rooms – 1010mm to base of dado from floor, 1375mm to top of dado from floor. • HOLD POINT: Painter to undertake a layer-by-layer paint removal exercise to expose previous colour schemes for review and recording by Heritage Architect. 300mm-wide strip to be removed from floor to ceiling.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02.09 Painting Generally	• Painting to doors, windows, architraves and skirting: - Allow to carefully strip back existing paintwork. Repaint doors, windows, architraves and skirting in a shellac and beeswax finish, as specified. - Ensure that new painting will not obstruct the movement of affected doors or windows. • Painting to ceilings: - Paint ceiling in 3 coats flat acrylic as per Australian Standards AS2700 S-2011 (refer to proposed colour schedule). • Painting to walls (generally): - Paint walls in 3 coats low-gloss as per Australian Standards AS2700 S-2011 (refer to proposed colour schedule). • Paint to walls (where damp monitoring was indicated): - Repaint walls to approx. 1 metre in Porter's Mineral Paint or similar to manufacturer's specifications, repaint walls above this point, including a 50mm dado line, in Dulux low-gloss enamel to closely match Australian Standards AS2700 S-2011 (refer to proposed colour schedule) 3 coat system. - Allow walls to dry out following desalination and ensure moisture levels do not exceed 18% prior to painting - Paint manufacturer to advice on moisture resistance. - Allow to patch deteriorated sections of render (approx. 30%) each room). Three coats lime plaster (mix ratio is to be matched to existing). • HOLD POINT: First square metre of painting for each of the items to be approved by Heritage Architect before proceeding with the works. • Allow to paint entire sub-floor structure with 1 coat of white paint for increased termite resistance.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.02.10 Doors Generally	• **Type A: Interior Original / Early Doors** – D11, D18, D25. • **Type B: Interior Modern Doors** – D1, D3, D4, D6, D16, D23, D24. • **Type C: Exterior Original / Early Doors** – D7, D8, D10, D12, D13, D14, D15, D17, D19, D20, D22. • **Type D: Exterior Modern Doors** – D2. • Remove recent off-shelf interior doors throughout the building, leaving door frames and architraves intact. Applies to doors D1, D3, D4, D6, D16, D23, D24. • Doors require finishing as follows: - Ensure that doors are carefully prepared by removing existing paint layers. - HOLD POINT: Painter to undertake a layer-by-layer paint removal exercise to expose previous colour schemes for review and recording by Heritage Architect. • Check if the original application for early doors was shellac and beeswax. Applies to doors D7, D8, D10, D11, D12, D13, D14, D15, D17, D18, D19, D20, D22, D25. • There are two options for painting of doors: - Apply shellac and beeswax. - Repaint with enamel – 3 coats semi-gloss enamel. • Allow to install any door hardware at BCA compliant height between 900mm-1100mm – check with BCA consultant before installing. Applies to doors D7, D8, D10, D11, D12, D13, D14, D15, D17, D18, D19, D20, D22, D25. • Remove defunct recent timber framing system for previously removed double glazing panels and associated fixings. Allow to remove or dispose of any remaining glazing panels off-site. • Allow to repair redundant holes and recesses in doors, architraves and reveals. Repairs to be made by splicing in. - Retouch paint on door exteriors once hardware has been removed. Exterior patch paint to match and blend in with surroundings. • Door hardware: each new door handle to be a single action lever handle. - Option 1: Assa Abloy Lever Prime 15 in brass, with round rose.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	- Option 2: Lockwood Lever from 1220 Series in brass, with round rose. - Option 3: Lockwood Lever 145 in brass, with round rose.	
5.02.11 Windows Generally	• Windows were addressed and are all operational as part of recent previous works stage. • Remove defunct recent timber framing system for previously removed double glazing panels and associated fixings. Allow to remove or dispose of any remaining glazing panels off-site. • Windows require finishing as follows: - Ensure that windows are carefully prepared by removing existing paint layers. - HOLD POINT: Painter to undertake a layer-by-layer paint removal exercise to expose previous colour schemes for review and recording by Heritage Architect. - Check if the original application was shellac and beeswax. - There are two options for painting of windows: ▪ Option 1: Strip and apply shellac and beeswax. ▪ Option 2. Strip and repaint with mid gloss enamel. Note provide prices for two options in tender. Main lump sum tender allow Option 2. • Ventilation screens to nominated windows: - Nominated windows: screens to be installed to all windows from Room G3 eastwards to G15 inclusive. - Open top sashes of nominated windows by approx. 100mm and carefully fix in place by blocks the depth of the sash, 20mm thick, screw-fixed into the window rebate. Paint the blocks out to the window sash colour. - Provide and install to each nominated window a small screen approx. 100mm in height, equivalent to 'Crimsafe Regular' mesh screen in black,	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	with a small aluminium frame with one leg, to allow to screw-fix into top of window sash reveal and to top of top sash. - These screens will be a temporary measure to allow for continuous secure ventilation of the building over the next few years until the adaptive re-use stage of works commences. - HOLD POINT: sample of mesh for screen to be shown to Heritage Architect for approval. One screen to be installed on one window for Heritage Architect approval before proceeding.	
5.02.12 Locks Generally	• **Hardware, including handles and locks, to external doors (Type C):** D7, D8, D10, D12, D13, D14, D15, D17, D19, D20, D22. - Remove all locks, brackets, rim locks, surface mounted locks, keepers, striker plates and all associated hardware from external doors (interior and exterior sides of doors). - Provide and install one new mortice lock (Jacksons 5-pin with appropriate setback, roses and escutcheon plates) for each external door with new brass lever handle equivalent to Lockwood Lever 59 "Overture" (Contractor to check with Jacksons re compatibility with Lock). - Allow to install any new mortice locks with levers at BCA compliant height between 900mm-1100mm – check with BCA consultant before installing. - Allow for one traditional barrel bolt to the base of each external door. • **Hardware, including handles and locks, to internal doors (Type A):** D11, D18, D25. - Remove all locks, brackets, rim locks, surface mounted locks, keepers, striker plates and all associated hardware. - Provide and install one new mortice lock (Jacksons 5-pin with appropriate setback, roses and escutcheon plates) for each external door with new brass lever handle equivalent to Lockwood Lever 59 "Overture" (Contactor to check with Jacksons re compatibility with Lock).	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	- Allow to install any new mortice locks with levers at BCA compliant height between 900mm-1100mm – check with BCA consultant before installing.	
5.02.13 Fireplaces Generally	• Stone hearths – allow to reuse. Remove existing coatings by stripping, dress stonework by lightly retooling stop surfaces. Also allow to re-paint black (three coats) – latter just in case the stonework is found to be previously poorly patched. • Allow to introduce new fireplaces mantle pieces in locations where they were previously recorded to be. Refer to OCP details for new fireplace surrounds. • Contractor to prepare a shop drawing of proposed standard fireplace surround for approval by Heritage Architect. • Allow to remove existing brickwork to create a new opening for the fireplace. Allow to reinstate the elliptical arch of fireplace opening , using 75 x 12 mm stainless steel with 100mm horizontal legs built into side brick pilasters. • Hearth surrounds: allow to replace timber border trim (generally 60mm wide) between sandstone fireplace hearth and timber T&G boarding. Allow to mitre at corners. Finish to be tongue oiled as per flooring.	
5.02.14 Floors Generally	• Allow for removal of all carpet and lino. • Accept floorboards as are. • Allow to fix loose boarding – allow 20%. • Allow to clean floorboards. • Allow for sanding of floorboards: - 2 layers of sanding: rough and fine. • Allow for 2 coats of tung oil to be applied to all floorboards, as specified. • Allow for the construction of one floor hatch in each room where there is currently no operable floor hatch, with the exception of wet areas. New hatches to be similar in construction and size to existing hatch in Room G12. Floor hatches to be constructed of 3 boards 150mm wide (made from 7-inch boards, to be finished at 6 inches), set on 2 rails. Size of new floor hatches to be 450mm	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	x 410mm, allowing to use 32mm boards (X30 finished size). Placement of new floor hatches to be in the far opposite corners diagonally from the entrances of affected rooms. New hatches to have 2 recessed finger brass pulls.	
5.02.15 Access to Sub-Floor	• Allow to provide flush floor inspection opening access hatches, 450mm x 600mm (with two ledges and one brace lined with tongue and groove floorboards (matching main floor) with brass ring pulls to assist ongoing sub-floor maintenance / periodic termite inspection. Brass ring pulls to be concealed into hatch boards, with a flush finish in relation to floor level. • Access hatch shall match surrounding floors, including timber species boards direction, size, and finish. • Sub-floor hatches are shown schematically on drawings (refer to Drawing nos. 02, 03, 04 and 05) – new hatches to be fitted between joists. Provide cross noggings. • Hold Point: shop drawing to be produced by Contractor for approval of Heritage Architect and Superintendent.	
5.02.16 Lighting / Electrical Generally	• Allow for all power points to be removed from skirting boards. Allow for the removal of 4 power points per room for smaller rooms and 8 power points per room for larger rooms (i.e. Rooms G7 and G14). Allow to splice in holes – 150mm x 100mm. • GPO installation: allow to install 4 black bakelite coloured flat plate double GPO per room (1 in each corner) at compliant height 1000mm FFL +/- 100mm. • Allow for the installation of minimum standard emergency lighting as per Transport NSW standards and as per the advice provided by the electrical consultant engaged on the project (refer to Section 5.03.02. Conduits to be temporarily fixed until final re-purpose scope. • Allow to remove all intrusive, modern, deteriorated fluorescent lights. • Allow to remove / replace any redundant / obsolete electric elements. • Allow to install one new pendant hanging light fitting per room, in centre of new timber ceiling rose. (Refer to A1.06.)	 (Reference photo for new pendant light hangings)

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	- Allow to use heritage-style pendant hanging light 'Warehouse Ceiling Pendant Light' by Fat Shack Vintage in the colour black. Size: large (220mm high and 420mm in diameter across the bottom). - HOLD POINT: Heritage Architect to witness drop height before works proceeding. Ensure that each light is suspended with a 1.5m drop, using black PVC suspension flex. - Allow to use 'Warm White' Standard Australian B22 LED light bulb fitting for each pendant. • Above noted works to be carried out by Contractor's electrician.	
5.02.17 Management of Moveable Heritage Items	• The rooms at the eastern end of the building are occupied by the Railway Institute and currently house a large collection of moveable heritage items, including safes, plaques, trophies, memorabilia, clocks, paper files and other miscellaneous items. Sydney Trains should ensure that these items are appropriately managed in accordance with the relevant Sydney Trains moveable heritage procedures. Note that these items may need to be relocated and appropriately stored in future to allow for the building to be conserved and / or adaptively re-used in the future.	
5.02.18 Sub-Floor Wall Vents	• Clean existing underfloor vents to ensure operational, remove all blockage, excess paint, mortar debris, cobwebs and accumulated dust or built-up earth from the vent grilles that are designed to allow underfloor ventilation, allow to vacuum clean. • Where missing, reinstate metal vents to match existing. • Install vermin-proof mesh screen – type: woven brass mesh wire (fly screen mesh) behind all vents. (new and existing). • Allow to provide new cast vents to match existing size and profile along external wall on Terminus St and Platform side. (Hold Point: Sample to be approved by Architect)	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	• Refer to Heritage Architect's drawings for location of new wall vents. Refer to 'Appendix A – Architectural Drawings,' drawing nos. 02, 03, 04 and 05.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.03: SPECIALIST INPUT (CONSULTANTS) (applies to all rooms)		
5.03.01 Fire Consultant	• **Contractor to allow to engage an experienced fire consultant to carry out a fire safety review of the entire building and to prepare a report, as detailed below and in the associated Specification:** - Review the Fire Detection System in the building in terms of its functionality. - Review the Fire Detection System in the building in terms of its appropriateness for, and impact on, the building as a heritage item. - Prepare an overview report addressing fire safety in the building, identifying potential shortcomings / issues and providing an options analysis for upgrading the existing system. - Ensure compliance with all relevant standards and codes. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor.	
5.03.02 Electrical Consultant	• **Contractor to allow to engage an experienced electrical consultant to carry out an electrical review and to prepare a report, as detailed below and in the associated Specification:** - To complete an electrical study of the building and a review of the current electrical system – review the condition of light fixtures, cables, power outlets, light switches, conduits, distribution boards and any other existing electrical installations, and identify any redundant / obsolete components. - Electrical consultant to dimension electric system according to the demands of the current use (only). - Electrical consultant to provide advice on minimum standard requirements for emergency lighting.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	- Ensure compliance with all relevant standards and codes. - Allow to redesign illumination system based on one central pendant per room. - Review to minimum standards. - Prepare an overview report addressing the electrical system in the building, identifying potential shortfalls / issues and providing an options analysis for upgrading the existing system. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor. Note: Background Information: Future Adaptive Reuse (next stage of works) may include ceiling LED track systems for task lighting in each room (other than kitchen, bathrooms). Note: Upgrade of existing elements (e.g. hot water system), make-good works and removal of redundant elements are noted separately in this SOW. Such works are to be carried out by Contractor's electrician.	
5.03.03 Security Consultant	• **Contractor to allow to engage an experienced security consultant to carry out a security review for the building and to prepare a report, as detailed below and in the associated Specification:** - To design a new security system using a back-to-base set-up. - Conduct a general review of all doors and windows – check condition, hardware and movement. Ensure all security locks are in working order and repair where required. - New security system to be installed in accordance with all relevant standards and regulations.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	- Prepare an overview report addressing security in the building, identifying potential shortfalls / issues and providing an options analysis for upgrading the existing system. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor.	
5.03.04 Landscape Architect	• **Contractor to allow to engage an experienced landscape architect to assess and document current landscaping and to prepare a report, as detailed below and in the associated Specification:** - To plan and document current landscaping arrangement at site perimeters to Terminus Street and Palace Street. Refer to 'Appendix A – Architectural Drawings,' marked 'North Landscape Area' and 'West Landscape Area' on drawing no. 01. - Provide 3 options for overall landscaping design of landscaped area to Terminus Street, including recommendations for planting, new ground cover, shrubs, trees, garden bed elements, edging to internal path to Northwest corner of site. Refer to 'Appendix A – Architectural Drawings,' marked 'North Landscape Area' on drawing no. 01. - Provide 1 broad sub-option for the treatment of climbing planting (similar to Virginia Creeper) along the retaining wall adjacent to Palace Street until tunnel entry. Refer to 'Appendix A – Architectural Drawings,' marked 'West Landscape Area' on drawing no. 01. Include the possibility of small garden beds to the East and West sides of retaining wall. - Prepare an overview report addressing landscaping, identifying potential shortcomings / issues and providing an options analysis.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	- Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor.	
5.03.05 Structural Engineer	• **Contractor to allow to engage an experienced structural engineer to assess the structure of the building and to prepare a report, as detailed below and in the associated Specification:** - There are several cracks in walls throughout the ground floor of the building. As the building continues to dry out and settle, further structural movement may occur. Assessment to be undertaken once the building has dried out and following the introduction of sub-floor access (refer to 5.02.15) to the ground floor and sub-floor areas. Allow to engage heritage skilled Structural Engineer to inspect the building and document required repairs to structural cracks in walls, timber floor structure and throughout the building. Assess, address and provide advice for the repair wall of cracks and other issues observed. - Allow for a structural assessment of the awning beam to the platform side of the building, which has visible deflection. Document repairs required to correct deflection of platform awning beam, including an options analysis. Pay particular attention to where platform awning beam terminates at both western and eastern ends. Refer to 'Appendix A – Architectural Drawings,' drawing nos. 02, 03, 04 and 05. - Prepare an overview report of interiors of the entire building and provide options analysis. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.03.06 Hydraulic Engineering Consultant	• **Contractor to allow to engage an experienced hydraulic engineering consultant to assess the building in terms of hydraulics and to prepare a report, as detailed below and in the associated Specification:** - Undertake CCTV testing for all downpipes and sumps. Allow CCTV within a 50m radius. Allow to jet blast drainage lines up to 20 metres from the building. Allow to document in a combined written and pictorial report, to include photographs from CCTV study. - Assess the current adequacy of sub-floor ventilation and advise on suitable measures to improve ventilation, including the number and size of underfloor vents required along the platform edge of the building and any additional ventilation measures for the ongoing conservation of the building. - Investigate the below-ground stormwater system with CCTV to determine whether the stormwater system is draining clear of the site, including how the water on the southern side of the building drains away from the building and platform. - Prepare an overview report addressing hydraulics on the site, identifying potential shortcomings / issues and providing an options analysis for upgrading the existing systems. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor. Note: Upgrade of existing elements, make-good works and removal of redundant elements are noted separately in this SOW. Such works are to be carried out by Contractor's plumber.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.03.07 Heritage Interpretation	• Contractor to note that Transport NSW will engage heritage architects parallel to these works to prepare a preliminary strategy for Interpretation. Strategy to be prepared preferably after the function of the building for the adaptive re-use stage is known. • No allowance required except to allow the Heritage Architect to access the site during the works for same.	
5.03.08 Mechanical Engineering Consultant	• **Contractor to allow to engage an experienced mechanical engineering consultant to assess the building from a mechanical engineering perspective and to prepare a report, as detailed below and in the associated Specification:** - Review ventilation and air conditioning systems for the entire building. - Provide 2 options for a new air conditioning system for 1885 building. - Current use of 1954 building will continue as is. Review current air conditioning system in 1954 building and include in overview report, detailing a future option to remove and provide new air conditioning system. - Prepare an overview report addressing air conditioning in the building, identifying potential shortcomings / issues and providing an options analysis. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor. Note: SOW notes removal of air conditioning systems in 1855 building, so no input is required in this regard – mechanical engineer to review building only. Removal of redundant remaining air-conditioning systems from 1855 building are noted separately in this SOW. Such works are to be carried out by Contractor's tradesmen.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.03.09 BCA Consultant	• **Contractor to allow to engage an experienced BCA consultant to assess the building in terms of requirements for a BCA compliance upgrade and to prepare a report, as detailed below and in the associated Specification:** - Prepare an overview report addressing accessibility and potential BCA compliance upgrades in the building, identifying potential shortcomings / issues and providing an options analysis. - BCA compliance for disabled access options to be resolved for the following areas before commencement of construction: ▪ Ramp / lifts / disabled access from Terminus Street to building. ▪ 1800mm barrier along platform. ▪ External double staircase as existing / proposed. - Review accessibility and BCA compliance – i.e. access to building from Terminus Street to front door (at Platform level), reviewing draft new front stair and front verandah auxiliary railing details, access between rooms, access along platform with appropriate barriers (1800mm high), review west end of platform balustrading. - Provide options to assist Transport NSW and Heritage Architect regarding providing accessible access to all rooms, including proposed options for lifts / lift locations and a review of current door widths and heights of thresholds to ensure that they meet current accessibility codes. - Assume pedestrian access to be from Terminus Street – should include both 1885 and 1954 building (separate options). - Ceiling space access ladder – review Heritage Architect's options and provide BCA advice regarding augmentation of stair, rail heights and aperture deficiencies. - Also review BCA requirements along southern part of building along platform edge to include western end of platform with early railing. BCA consultant to also note – review BCA requirements together with Transport	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	for NSW internal safety codes (e.g. 1800m balustrade required adjacent to active transport corridors). - Please note that a final certificate (FC) will be required for BCA sign-off. - Prepare an overview report addressing BCA compliance in the building, identifying potential shortcomings / issues and providing an options analysis for potential upgrades. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor.	
5.03.10 Termite Pest Inspection	• **Contractor to allow to engage a relevant experienced consultant to carry out a termite pest inspection of the entire building and to prepare a report, as detailed below and in the associated Specification:** - Once new ceiling and sub-floor access hatches have been created (refer to 5.02.07 and 5.02.15 above), engage a relevant experienced consultant to carry out a termite pest inspection of all sub-floor spaces and all roof spaces throughout the entire building, including the 1954 extension. - Termite pest inspection and subsequent report to assess the building's roof structure, ceilings, floor, sub-floor structure and sub-floor spaces. - Consultant to prepare an annotated photographic report, itemising affected structural members / building elements for each room, including above and below. - Prepare an overview report addressing termite pest inspection in the building, identifying potential shortcomings / issues and providing an options analysis. - Following the overview report, the superintendent will instruct what elements are to fully detailed, priced and then to be undertaken by the Contractor.	

ELEMENT	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
	(Note: termite inspections are most effective when the building has been vacant for some time, so it may be beneficial to wait for some time following the above works).	
5.03.11 Surveyor	• **Contractor to allow to engage an experienced surveyor to assess and document the entire building and to prepare drawings and a report, as detailed below and in the associated Specification (particularly Clause 2.1.8):** - Prepare and provide accurate survey drawings of Petersham Railway Station and curtilage (detailed site survey and internal site survey). - Include levels of all rooms through from G1 to G29, levels of floors and outside of doorways to both north and south sides, levels of all platforms and verandahs, stair access from street to entries, levels at 4 pedestrian site access points (new gates to Terminus Street), levels of all street sumps (both the top and base of sumps), locate and mark the outer corners / extremities of 1885 building and 1954 building, building entries, stair landings and around breezeways (rooms G2, G4 and G5 to the west, and rooms G24 and G25 to the east).	

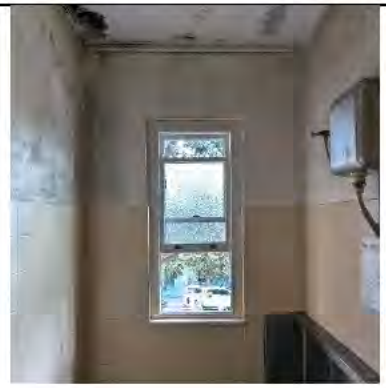
ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.04: ROOM LG1 – VERANDAH UNDERCROFT/ STORE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
LG1.01 Walls and Ceiling	Condition: Fair Painted brickwork. Evidence of significant rising damp.	• Clean ceiling and walls, including removal of loose limewash using washing down. • Allow to limewash walls – min. two coats.. • Hold Point: sample of lime wash (min. 1 square metre).	
LG1.02 Wall Vents	Condition: Poor Wall vents are rusted and have been blocked with sandbags, blocking ventilation in the space.	• Existing vents : Clean and vermin mesh as per Generally Above 5.02.18. • New vents : As per Generally Above 5.02.18.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
LG1.03 Floor	Condition: Good Later concrete slab with little heritage significance. Evidence of damp with water pooling.	• Remove debris. • Clean floors, drains and any sumps.	
LG1.05 Doors and Windows	Condition: Good Crudely detailed door frame.	• Clean and repaint window sashes according to proposed colour scheme. • Reconstruct window frames and repaint according to proposed colour scheme. • Repaint windows and frames internally and externally (as per Item 1.10.) • Repaint door as per 5.02.09, 5.02.10 and provide new mortise lock as per 5.02.12.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.05: ROOM LG2 – GARAGE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
LG2.01 Ceiling (underside of floor structure)	Condition: Good Note: structural timbers have been successively replaced.	• No conservation measures required at this stage. • Clean ceiling .	
LG2.02 Walls	Condition: Fair Note: Evidence of significant rising damp.	• Clean walls, including removal of loose limewash including removal using washing down. Note: Clean walls with appropriate solution to remove mould and biological growth (As per Item 5.02.04). • Allow to limewash walls – Min. two coats. • Note: Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.)	
LG2.03 Floor	Condition: Good	• Remove debris and clean room. • Clean floors, drains and any sumps.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.06: ROOM LG3 – STORE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
LG3.01 Ceiling (underside of floor structure)	Condition: Good	• No conservation works required at this stage. • Clean ceiling.	
LG3.02 Walls	Condition: Fair Evidence of significance rising damp.	• Clean walls, including removal of loose limewash including removal using washing down. Note: Clean walls with appropriate solution to remove mould and biological growth (As per Item 5.02.04). • Allow to limewash walls – Min. two coats. • Note: Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.)	
LG3.03 Floor	Condition: Good	• Remove debris and clean floor surface. • Provide drainage measures.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.07: G1 & G2 – GENTS' LAVATORY			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G1.01 Ceiling	Condition: Poor Evidence of significant water damage and mould growth.	• Remove ceiling and replace with waterproof plasterboard (e.g. Villaboard). • Paint finish as 5.02.05 - 4 coat acrylic • Allow for new access hatch for over-ceiling maintenance (refer to 5.02.07).	
G1.02 Walls	Condition: Fair Extensive black mould	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to 5.02.04) • Monitor damp on walls for the during works to determine effectiveness of recent roof repair works on falling damp issues. (refer to Item 5.02.03) • Further works may need to be considered at a later stage, including to address rising damp. (refer to 5.02.03) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09. • Accept tiles as are. Clean tiles. • Paint walls and paint out conduits. • Non-heritage partition walls and wall tiles may be removed if required for adaptive re-use. This is shown on drawings.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G1.04 Floor	Condition: Fair	• Clean floor tiles. • Remove floor coverings and inspect concrete below. HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. • No further work at this work at this stage.	
G1.05 Doors and Windows	Condition: Good	• Windows: no conservation works required at this stage – clean only. • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G1.06 Bathroom fixtures	**Condition:** fair	• Allow for general cleaning • Provide a new cistern. • Provide new working tap to bathroom sink with a hot / cold lever. • Provide new seat to toilet. • Provide new shower and taps to shower. • Ensure that all hydraulics are in working order.	
5.08: G3 – GENTS' LAVATORY			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G3.01 Ceiling	Condition: Poor Evidence of water damage and mould growth. Missing sections of plasterboard.	• Remove ceiling and replace with waterproof plasterboard (e.g. Villaboard). • Paint finish as 5.02.05 - 4 coat acrylic • Allow for new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G3.02 Walls	Condition: Poor Cracks on south wall. Extensive black mould. Rising damp along platform wall.	• Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. Further works may need to be considered at a later stage, including to address rising damp along the platform edge. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow for new plasterboard wall lining on partition wall and paint as per 5.02.09 above (Note: may need to be removed if required for adaptive re-use). • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	
G3.03 Floor	Condition: Fair Concrete slab possibly contributing to rising damp.	• Remove vinyl and inspect concrete below. • Remove floor coverings and inspect concrete below. HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. • No further work at this work at this stage.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G3.04 Doors and Windows	Condition: Good	• Windows: check window hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
5.09: G4/G5 – GENTS' LAVATORY			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G4.01 Ceilings	Condition: Poor Severe water damage, sections of missing lining, extensive black mould.	• Remove ceiling and replace with waterproof plasterboard (e.g. Villaboard). • Allow for new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G4.02 Walls	Condition: Fair Damp detected on external walls.	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04.) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. Further works may need to be considered at a later stage, including to address rising damp along the platform edge. (refer to Item 5.02.01) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	
G4.03 Floors	Condition: Fair Concrete slab possibly contributing to rising damp.	• Remove vinyl and inspect concrete below. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. - No further work at this work at this stage.	
G4.04 Doors and Windows	Condition: Good	• Windows: check window hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G5.01 Fixtures		• Vulcan hot water system: electrician to inspect system, prepare report, and reconnect. • Remove mirrored timber storage cabinet on northern wall. • Allow for general cleaning and ensure that all hydraulics are in working order. • Provide new working tap to bathroom sink with a hot / cold lever. (simple chrome fittings) • Provide new seat to toilet (simple off-white matching existing)	
5.10: G6 – KITCHEN			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G6.01 Ceiling	Condition: Poor Evidence of extensive water damage, sections of missing plasterboard	• Remove Masonite ceiling and provide new Villaboard ceiling. Set and paint ceiling. (Refer to Item 5.02.05.) • Allow to install new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G6.02 Walls	Condition: Poor Severe water damage, sections of missing lining, extensive black mould.	• Remove plasterboard wall linings. • Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04.) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09. • Western wall: allow to remove bowed Masonite panels in the middle section of the wall, to be repaired with new Masonite sheets. Paint finish.	
G6.03 Floors	Condition: Inaccessible – timber floor could not be inspected due to carpet and vinyl coverings.	• Remove floor coverings (vinyl and carpet coverings) to allow for inspection of floorboards and sub-floor structure. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. • Sand and apply tung oil on floorboards – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Retain existing access hatch in existing position. Add 2 recessed finger brass pulls to hatch. (Refer to Item 5.02.15.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G6.04 Windows and Doors	Condition: Good	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
G6.05 Fixtures		• Clean and sand kitchen units and apply a low-gloss Danish-style finish . • Remove cupboards containing electrical meter / circuit breaker and IT / communications services.	
5.11: G7 – GENERAL WAITING ROOM			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G7.01 Ceiling	Condition: Poor	• Reinstate lath and plaster ceiling. (As per Item and 5.02.06.) • Allow to install new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.) • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	

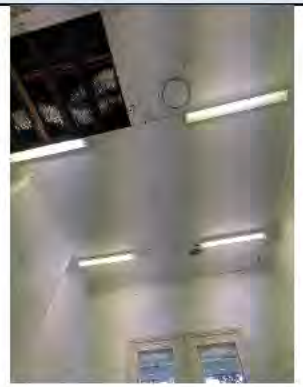
ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G7.02 Walls	Condition: Poor Walls are damp and mouldy. Cracks above northern windows. Evidence of falling damp on the north side and rising damp on south side of the room.	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry (refer to Item 5.02.22.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09. • Reinstate fireplace opening and mantle. **Refer to 'Appendix A – Architectural Drawings,' drawing no. 07.** • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	
G7.03 Doors		• Remove recent off-shelf interior doors to the western and eastern sides of the room, leaving the door frames and architraves intact. Repaint door frames and architrave. • Address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
G7.04 Windows		• Addressed in previous conservation works. • Check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Windows require finishing. (Refer to Item 5.02.09.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G7.03 Floors	Condition: Inaccessible – timber floor could not be inspected due to carpet	• Remove floor coverings to allow for inspection of floorboards and sub- floor structure. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. • Allow for sanding and tung oil application on floorboards – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15.)	
G7.05 Skirting	Condition: Good	• Patch and repaint skirting to match existing – Allow 10% replacement in hardwood to match existing. (Refer to 5.02.14.)	
G7.06 Lighting / Electrical	**Condition:** Intrusive	• Remove projector.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.12: G8 – VERANDAHS			
Adressed in external conservation works.			
ELEMENT	**CONDITION & DESCRIPTION OF DEFECTS**	**PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT**	**PHOTOGRAPHS**
G8.01 Drain		• Provide grate to cover drain to southern verandah and install flush with platform (at top level of drain opening).	
G8.02 Lighting / Electrical		• Allow to install 5 new conical pendant light fittings equivalent to the '12" Opal Gloss Coolie shade' available from Chippendale Restorations to awning of northern verandah (to Terminus Street. New pendant light fittings to be installed in centre of 5 new timber ceiling roses (50mm diameter) set on angled timber blocks attached to the awning. Refer to Drawing nos. 02, 03, 04 and 05. Hold Point: shop drawing to be produced by Contractor for approval of Architect and Superintendent.	

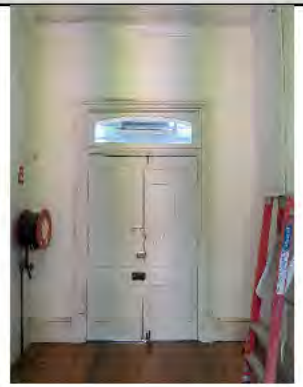
ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.13: G9 – STORE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G9.01 Ceiling	**Condition:** Poor	• Salvage and restore lath and plaster ceiling, augment with new laths 30% (Refer to Item 5.02.05 and 5.02.06.) • Allow to install new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.) • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 section above.	
G9.02 Walls	**Condition:** Fair	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04.) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G9.03 Windows and Doors	**Condition:** Good	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
G9.05 Floors	**Condition:** Fair	• Allow for sanding and tung oil application on floorboards – Allow 100% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15)	
G9.06 Skirting	**Condition:** Fair	• Joinery Shop to make up new skirting , and fit and spice in and repaint skirting to match existing – Allow 30% replacement in hardwood to match existing. (Refer to 5.02.09)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.14: G10 – STATION MASTER'S OFFICE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G10.01 Ceiling	**Condition:** Poor	• Reinstate lath and plaster 100% of ceiling. (Refer to Item 5.02.05 and 5.02.06.) • Allow to install new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.) • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	
G10.02 Walls	**Condition:** Fair. Evidence of falling damp to all walls and rising damp on southern (platform wall).	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04.) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G10.03 Floor	**Condition:** Fair	• Allow for sanding and tung oil application on floorboards. – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15.)	
G10.04 Skirting	**Condition:** Good.	• No conservation works required at this stage.	
G10.05 Doors and Windows	**Condition:** Good.	• Windows: check window hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.15: G11 – ENTRANCE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G11.01 Ceiling	**Condition:** Fair	• Retain ripple-iron ceiling: - Carefully strip and allow to repaint with 4 coats of low-gloss enamel to match existing. • Allow to patch original moulded plaster cornice (allow for 20%). • Air conditioning outlets to be removed and hole in ceiling repaired. • Ceiling access hatch to be accepted as is. Allow to paint as per 5.02.09 above.	
G11.02 Walls	**Condition:** Fair	• Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow to clean, check damp levels, patch and repaint to match existing. Allow for 30% lime plaster patching (skim coat gypsum and plaster).	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G11.03 Doors	**Condition:** Good.	• Remove recent off-shelf interior door to the eastern side of the room, leaving the door frame and architrave intact and repaint. • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
G11.03 Floors	**Condition:** Good.	• Allow for sanding and tung oil application on floorboards. – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15.) • Allow to clean and repaint skirting.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G11.04 Lighting / Electrical	**Condition:** Intrusive.	• Allow to remove all intrusive, modern, deteriorated fluorescent lighting. • Accept wall-mounted conduits as are, with the exception of conduits that can be deemed redundant from a visual examination – such conduits are to be removed.	
5.16: G12 – BOOKING OFFICE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G12.01 Ceiling	**Condition:** Poor	• Remove Masonite ceiling and reinstate lath and plaster ceiling. (Refer to Item 5.02.05 and 5.02.06.) • Ceiling hatch and access ladder: - Allow to remove existing ceiling hatch and associated access ladder. - Allow to provide and install a new access hatch in the same position as the current ceiling hatch, for over-ceiling maintenance. (Refer to Item 5.02.07.) Allow to adjust existing aperture to suit new ladder system. Contractor to provide shop drawing (Hold Point). - Allow to provide and install a new retractable access ladder to the new ceiling hatch, similar to AM-BOSS Commercial Series Pull-Down Access Ladder, with extended ladder handrails. New ladder system to be compliant with relevant building standards and Transport NSW codes. (Ladder handrails to extend between 900mm-1100mm above the platform landing).	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
		- (Note: new ceiling hatch and access ladder may need to be removed and relocated if required at adaptive re-use stage). • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	
G12.02 Walls	**Condition:** Fair Cracks above northern windows	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04.) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09. • Refresh of fireplace hearth.	
G12.03 Floors	**Condition:** Fair	• Allow for sanding and tung oil application on floorboards. – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Retain existing access hatch in existing position. Add 2 recessed finger brass pulls to hatch. (Refer to Item 5.02.15.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G12.04 Skirting	**Condition:** Good	• No conservation works required at this stage.	
G12.05 Doors and Windows	**Condition:** Good	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
5.17: G13 – PARCELS OFFICE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G13.01 Ceiling	**Condition:** Poor Evidence of water damage	• Retain ripple-iron ceiling: - Carefully strip and allow to repaint with 4 coats of low-gloss enamel to match existing. • Allow to restore original moulded plaster cornice (allow for 20% new matching existing exactly). • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G13.02 Walls	**Condition:** Poor Evidence of falling damp on north wall and rising damp along south wall. Plaster/ render along top of the wall is chipped/ missing. Large crack above the south door.	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09. • Reinstate fireplace. • Refresh of fireplace hearth.	
G13.03 Floors	**Condition:** Good	• Allow for sanding and tung oil application on floorboards. – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15.)	
G13.04 Skirting	**Condition:** Good	• No conservation works required at this stage.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G13.05 Doors and Windows	**Condition:** Good	• Windows: check window hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
5.18: G14 – LADIES' WAITING ROOM			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G14.01 Ceiling	**Condition:** Good	• Remove Masonite ceiling and reinstate lath and plaster ceiling. (Refer to Item 5.02.05 and 5.02.06.) • Allow to install new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07.) • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G14.02 Walls	**Condition:** Poor Cracking and missing render surrounding northern bay window. Rising damp along southern wall.	• Clean walls with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04.) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry (Refer to Item 5.02.22.) • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	
G14.03 Floors	**Condition:** Inaccessible – timber floor could not be inspected due to carpet	• Remove floor coverings to allow for inspection of floorboards and sub- floor structure. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. • Allow for sanding and tung oil application on floorboards. – Allow 10% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15)	
G14.04 Skirting	**Condition:** Fair	• Reconstruct and replace skirting along Northern wall to match existing.	

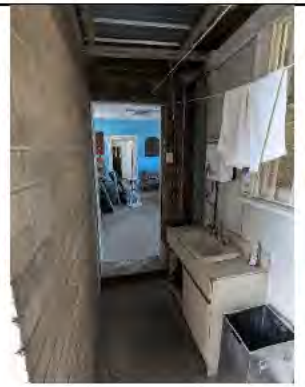
ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G14.05 Doors and Windows	**Condition:** Fair	• Remove and dispose of glazed panels and applied framing from Southern door to platform. • Reconstruct framing over Northern Bay window. • Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Remove recent off-shelf interior door to the eastern side of the room, leaving the door frame and architrave intact and repaint. • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
G14.06 Lighting / Electrical	**Condition:** Intrusive	• Remove projector.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.19: G15 & G16 – LADIES' LAVATORY			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G15.01 Ceiling	**Condition:** Poor Evidence of damp. The lighting is in poor condition.	• Remove Masonite ceilings and replace with waterproof plasterboard (e.g. Villaboard). • Allow to add new scotia moulded plaster cornices to ceilings (75mm). • Allow to install new access hatch for over-ceiling maintenance. (Refer to Item 5.02.07) • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	
G15.02 Walls	**Condition:** Fair Large crack in the eastern masonry dividing wall.	• Clean walls, including tilework, with appropriate solution to remove mould and biological growth. (Refer to Item 5.02.04) • Monitor damp on walls for the next 18 months to determine effectiveness of recent roof repair works on falling damp issues. (Refer to Item 5.02.03.) • Further works may need to be considered at a later stage, including to address rising damp. (Refer to Item 5.02.03.) • Cracks should be investigated by Structural Engineer once building has been allowed to dry. (Refer to Item 5.02.22.) • Allow to clean walls and repaint to match existing walls, as per Item 5.02.09.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G15.03 Doors		• Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
G15.04 Windows		• Check hardware, ensure operation and repaint. (Refer to Item 5.02.09.)	
G15.05 Floors	**Condition:** Inaccessible – timber floor could not be inspected due to carpet	• Remove floor coverings (lino and carpet) to allow for inspection of floorboards and sub-floor structure. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1. • Allow for sanding and tung oil application on floorboards – allow 10% floorboard replacement with 150mm T&G hardwood boards. • Allow to install new access hatch for sub-floor maintenance. (Refer to Item 5.02.15.)	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G15.06 Kitchenette and bathroom fixtures	**Condition:** Fair	• General cleaning and ensure all hydraulics are in working order. • Reconnect water to taps. • Hot water system: - Remove existing defunct hot water system, including associated wiring and connections, from under counter in kitchenette. - Provide new laminated chipboard base to interior of kitchenette cupboard where missing. - Provide and fit a new Rheem Steller stainless steel 50 litre storage unit, type 4A1050. Note: Check kilowatt rating – min. 4.8 KW unit Note: Size – 400m diameter, 700mm high - To be fitted with a 0.7mm copper tray with min. 70mm upturn around all 4 sides. - Drain to stack using copper pipework. • Remove any redundant/obsolete hydraulic fixtures. • Bathroom sink: provide new working tap, similar to that in the kitchenette. • Provide new seat to toilet.	
G15.07 Other fixtures		• Built-in shelving unit to northern wall – retain in-situ and repaint. • Storage unit to eastern wall – carefully remove storage unit from room, to be re-used elsewhere (e.g. in new extension or off-site).	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.20: G17, G18, G19 – LAVATORY AND STORES			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G17.01 Ceiling	**Condition:** Fair.	• Fabric is of little heritage value - no conservation works required at this stage. • Replace ceiling lining with Villaboard. • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	
G17.02 Walls	**Condition:** Good.	• Fabric is of little heritage value – No conservation works required at this stage. • Allow for new plasterboard wall lining on partition wall or remove it if required for adaptive re-use. • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G17.03 Bathroom fixtures and hygiene facilities	**Condition:** Fair.	• General cleaning and ensure all hydraulics are in working order. • Remove any redundant/obsolete hydraulic fixtures.	
G17.04 Floor	**Condition:** Good.	• Fabric is of little heritage value - no conservation works required at this stage.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G17.05 Doors & Windows	**Condition:** Fair. Missing bottom louvre.	• Fabric is of little heritage value - No conservation works required at this stage. • If required for security replace missing louvre to match. • Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
5.21: G20 & G21 – LAVATORY AND STORES			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G20.01 Ceiling	**Condition:** Fair.	• Fabric is of little heritage value - No conservation works required at this stage. • Replace ceiling lining with Villaboard. • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	

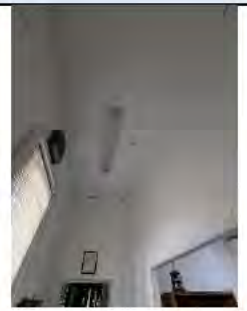
ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G20.02 Walls	**Condition:** Fair. Evidence of historic damage from damp which may have been addressed by roof repairs.	• Fabric is of little heritage value. • Remove loose paint, patch and repaint to match existing. (As per Item 5.02.09.)	
G20.03 Floor	**Condition:** Good.	• Fabric is of little heritage value - No conservation works required at this stage.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G20.04 Toilet fixtures	**Condition:** Fair.	• General cleaning and ensure all hydraulics are in working order. • Remove any redundant/obsolete hydraulic fixtures.	
G20.05 Doors & Windows	**Condition:** Good.	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.22: G22			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G22.01 Ceiling	**Condition:** Fair.	• Fabric is of little heritage value - No conservation works required at this stage. • Replace ceiling lining with Villaboard. • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	
G22.02 Walls	**Condition:** Good.	• Fabric is of little heritage value – No conservation works required at this stage. • Allow for new plasterboard wall lining on partition wall. • Allow to clean, check damp levels and, if acceptable, repaint to match existing as per Item 5.02.09.	
G22.03 Floors	**Condition:** Inaccessible – Floor could not be inspected due to carpet	• Remove floor coverings to allow for inspection.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G22.04 Doors & Windows	**Condition:** Good.	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
5.23: G23 – POST AND TELEGRAPH OFFICE			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G23.01 Ceiling	**Condition:** Fair.	• Fabric is of little heritage value - No conservation works required at this stage. • Patch and repaint Gyprock ceiling lining – Allow 20% replacement to match existing. • Earlier ceiling above not visible – inspect when possible. • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
G23.02 Walls	**Condition:** Good.	• Fabric is of little heritage value. • Allow for new wall lining on partition wall or remove it if required for adaptive re-use. • Allow to clean, patch and repaint to match existing as per Item 5.02.09.	
G23.03 Floor	**Condition:** Good.	• Fabric is of little heritage value - No conservation works required at this stage. • Replace carpet to match existing. • Remove floor coverings to allow for inspection of floorboards. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the *Hazardous Building Materials Management Plan* prepared for Petersham Railway Station, particularly Section 6.4.1.	
G23.04 Doors & Windows	**Condition:** Good.	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.24: G24 & G25			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
G24.01 Ceiling	**Condition:** Good.	• Retain ripple-iron ceiling. - Remove redundant / obsolete services. - Strip and repaint with 4 coat low-gloss enamel to match existing as per 5.02.09 above.	
G24.02 Walls	**Condition:** Good.	• Fabric is of little heritage value. • Allow for new wall lining on partition wall or remove it if required for adaptive re-use. • Allow to clean, patch and repaint to match existing as per Item 5.02.09.	
G24.03 Floor	**Condition:** Good.	• Fabric is of little heritage value - no conservation works required at this stage. • Replace carpet to match existing. • Remove floor coverings to allow for inspection of floorboards. - HOLD POINT: Assume asbestos content when removing floor coverings. Investigate and proceed with caution as per Work Health & Safety regulations and as per the	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
		Hazardous Building Materials Management Plan prepared for Petersham Railway Station, particularly Section 6.4.1.	
G24.04 Doors & Windows	**Condition:** Good.	• Windows: check hardware, ensure operation and repaint. (As per Item 5.02.09.) • Doors: address doors and door hardware as per 5.02.09, 5.02.10 and 5.02.12.	
5.25: 1954 EXTENSION TO EASTERN END OF BUILDING			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
Generally		• Allow for painting of rooms G26, G27, G28 and G29 as follows: - Allow for contractor to move contents of each room to another suitable room on-site and to then repaint the room. - This process is to be carried out one room at a time until all rooms have been repainted. • Remove redundant/obsolete fixtures. • Repaint as per 5.02.09 above.	

ELEMENT	CONDITION & DESCRIPTION OF DEFECTS	PROPOSED WORK / METHODOLOGY / OCP ARCHITECTS COMMENT	PHOTOGRAPHS
5.26: ROOFSPACE (including 1885 building and 1954 building)			
Note: refer to and allow for works as per "Generally above in 5.02" (beyond itemized elements below)			
Generally		• Allow for Contractor's tradesmen to remove all air conditioning systems and associated ducts, outlets and services from the roofspace of the 1885 building. • Allow to clean and vacuum roofspace after removal of air conditioning systems.	

Appendix A – Architectural Drawings

01 / 00 SITE PLAN
PETERSHAM STATION 1:500

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3	FURTHER CLIENT REVIEW	14/05/2025
2	FURTHER CLIENT REVIEW	07/04/2025
1	PRELIMINARY FOR CLIENT REVIEW	27/03/2025

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TITLE
SITE PLAN

SCALE	DRAWN/CHECKED	DRAWING NO.
1:500	MS/OC	00
PROJECT NO. 24052	ISSUE 3	

01 LANDSCAPE PLAN
01 PETERSHAM STATION 1:350

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TITLE
LANDSCAPE PLAN

SCALE	DRAWN/CHECKED	DRAWING NO.
1:500	MS/OC	01
PROJECT NO.	ISSUE	
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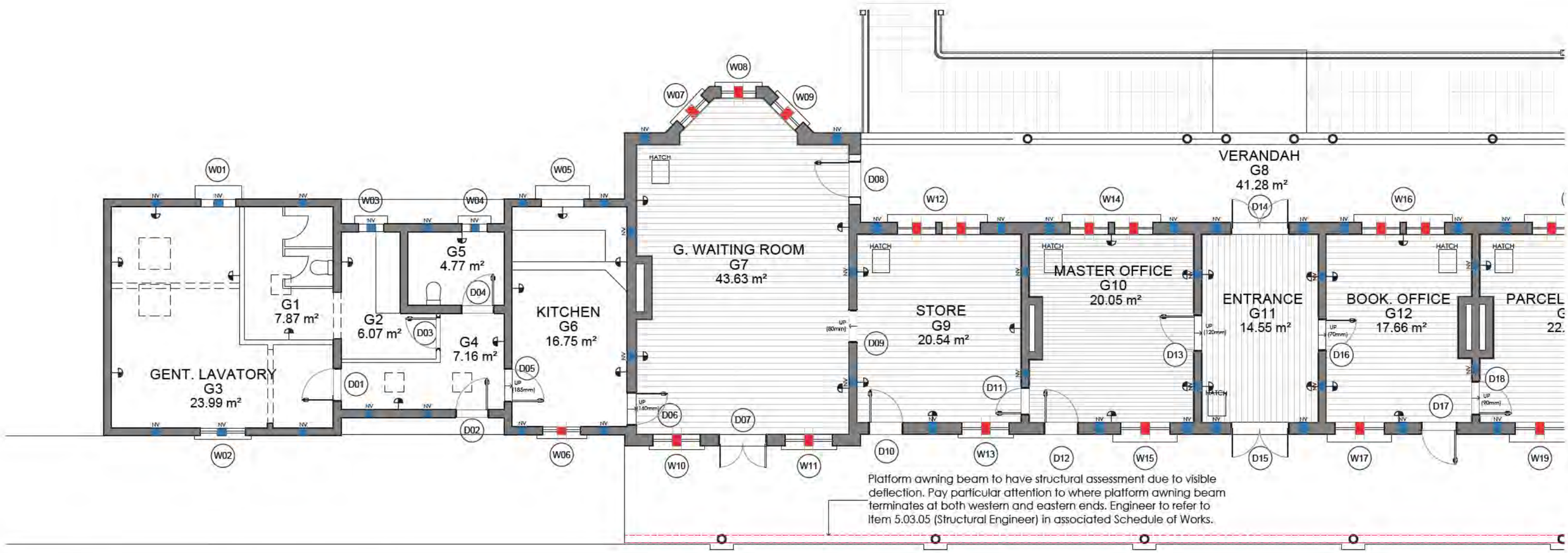

01 02 FLOOR PLAN - SECTOR A
PETERSHAM STATION 1:100

V EXISTING SUB-FLOOR VENTS

NV NEW SUB-FLOOR VENTS

DOUBLE GPO ON TIMBER BACKING BOARD

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TITLE
FLOOR PLAN - SECTOR A

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PROJECT NO.	ISSUE	
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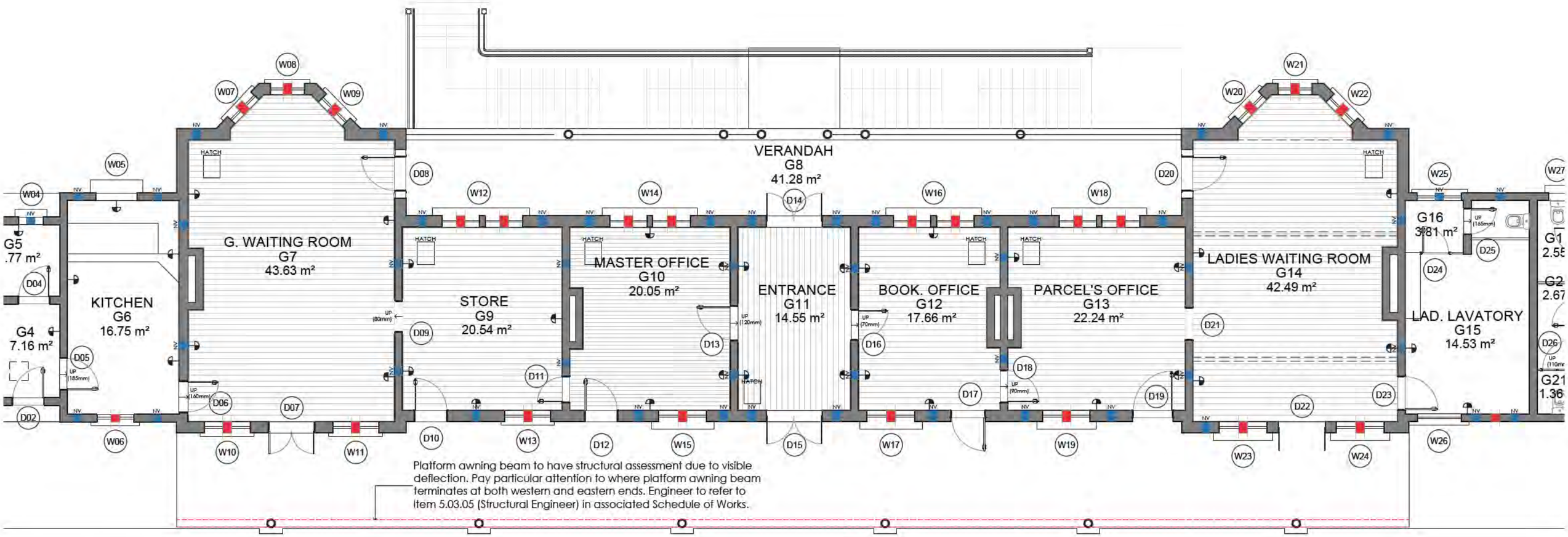

01 / 03 FLOOR PLAN - SECTOR B
PETERSHAM STATION 1:100

V EXISTING SUB-FLOOR VENTS

NV NEW SUB-FLOOR VENTS

DOUBLE GPO ON TIMBER BACKING BOARD

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TITLE
FLOOR PLAN - SECTOR B

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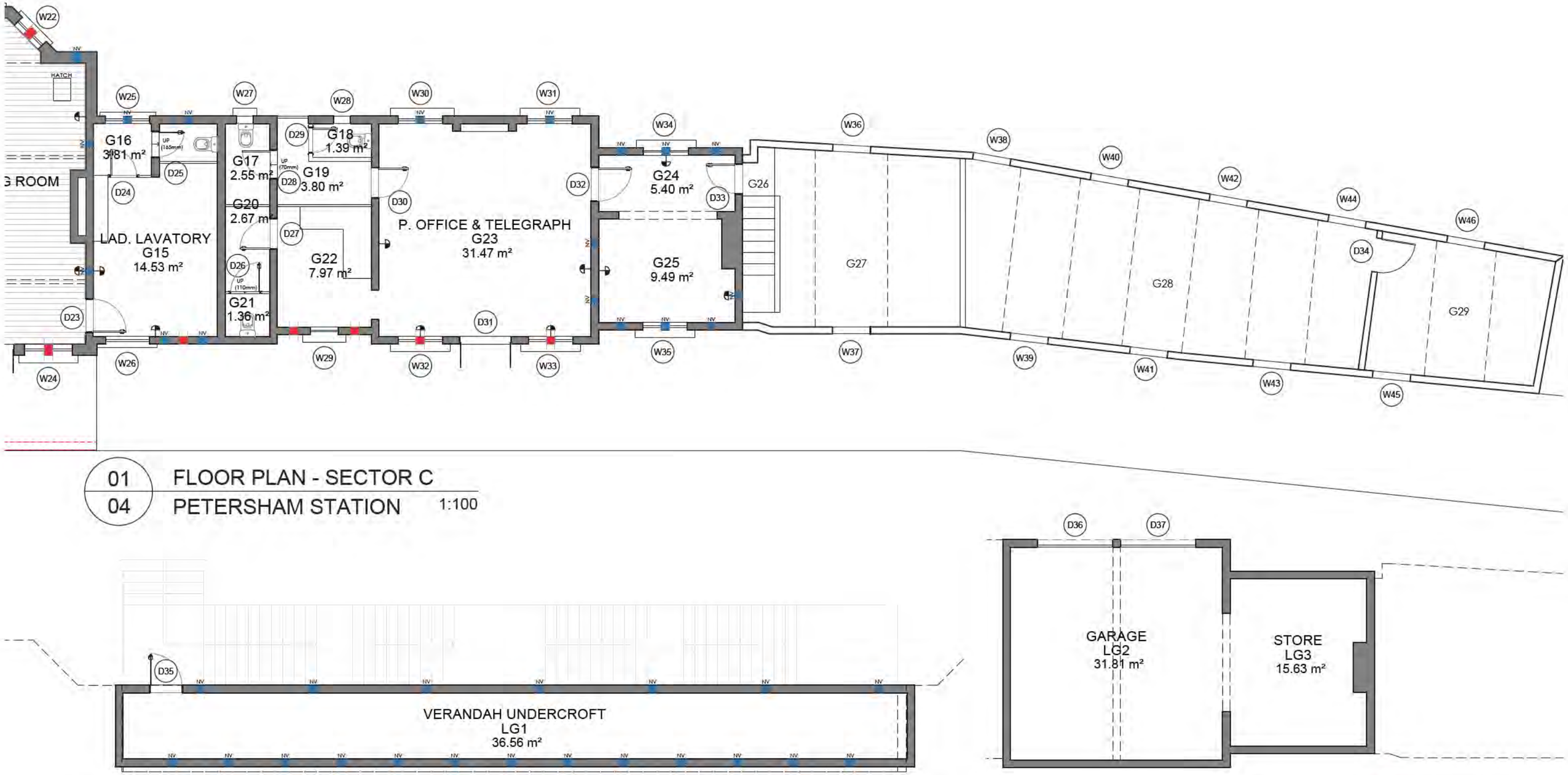
PROJECT NO. 24052	ISSUE 3	



01 04 FLOOR PLAN - SECTOR C
PETERSHAM STATION 1:100

02 04 FLOOR PLAN - SECTOR D
PETERSHAM STATION 1:100

V EXISTING SUB-FLOOR VENTS

NV NEW SUB-FLOOR VENTS

DOUBLE GPO ON TIMBER BACKING BOARD

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TITLE
FLOOR PLAN - SECTOR C & D

SCALE	DRAWN/CHECKED	DRAWING NO.
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PROJECT NO.	ISSUE	
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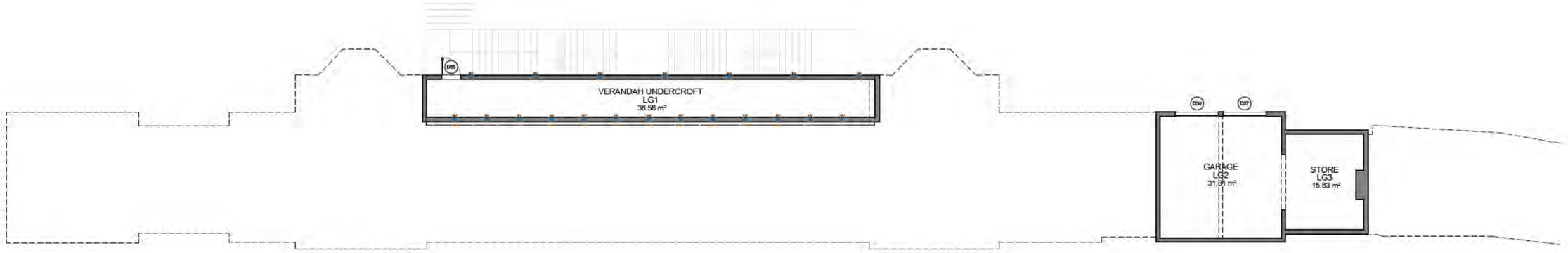
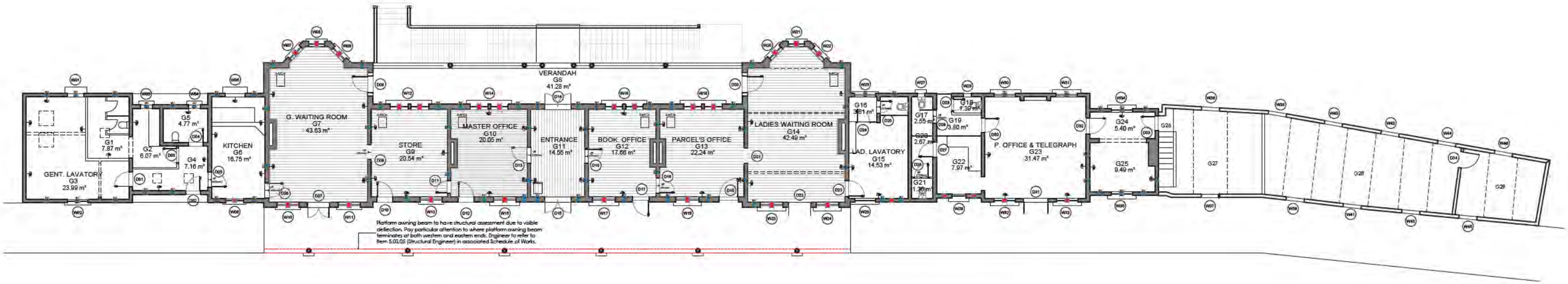


01 05 FLOOR PLAN - LOWER GROUND
PETERSHAM STATION 1:200



02 05 FLOOR PLAN - GROUND LEVEL
PETERSHAM STATION 1:200

V EXISTING SUB-FLC VENTS

NV NEW SUB-FLOOR VENTS

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ALL DIMENSIONS ARE IN MILLIMETRES. VERIFY ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK. REPORT DISCREPANCIES TO ARCHITECT. DO NOT SCALE OFF DRAWING.

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PROJECT
INTERIOR CONSERVATION
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TITLE
GENERAL PLANS

SCALE	DRAWN/CHECKED	DRAWING NO.
1:200	MS/OC	05
PROJECT NO.	ISSUE	
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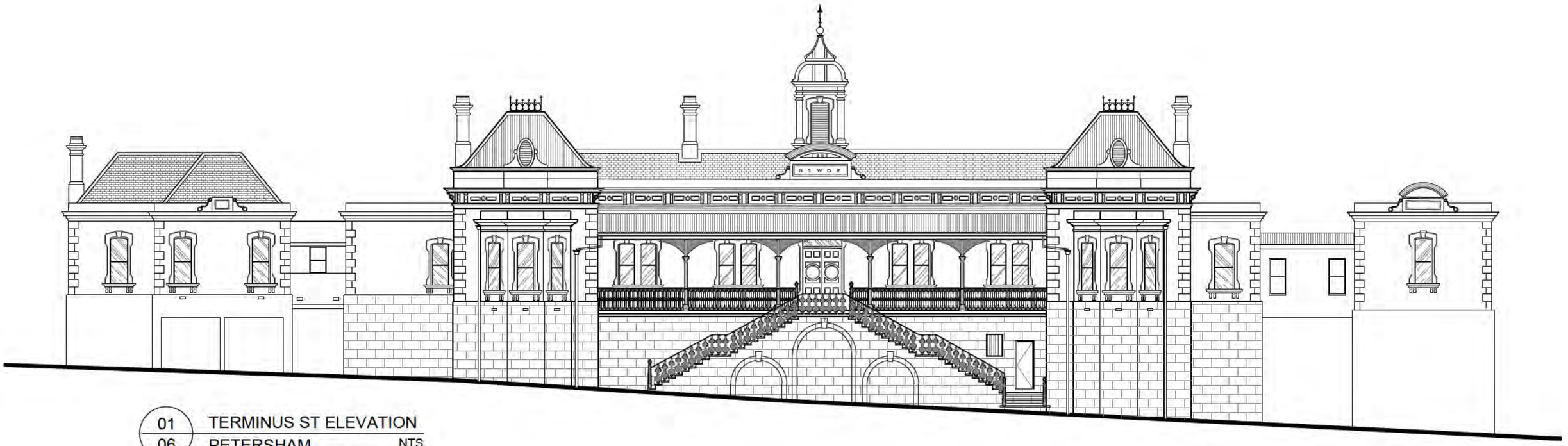
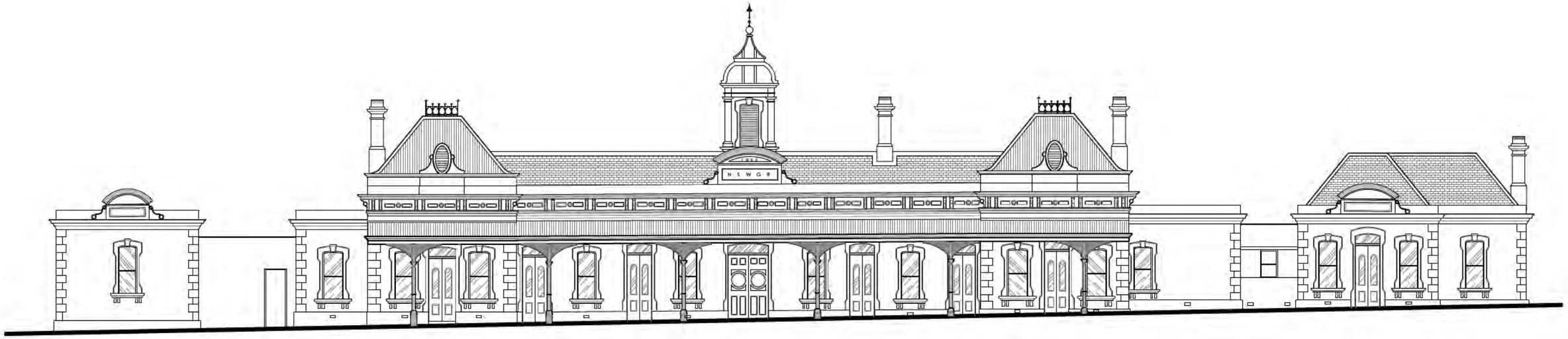


01/06 TERMINUS ST ELEVATION
PETERSHAM NTS



02/06 PLATFORM ELEVATION
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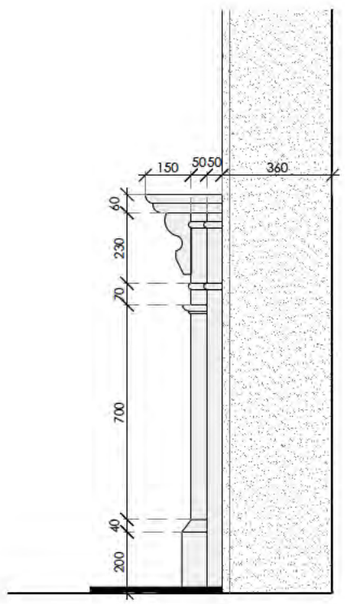
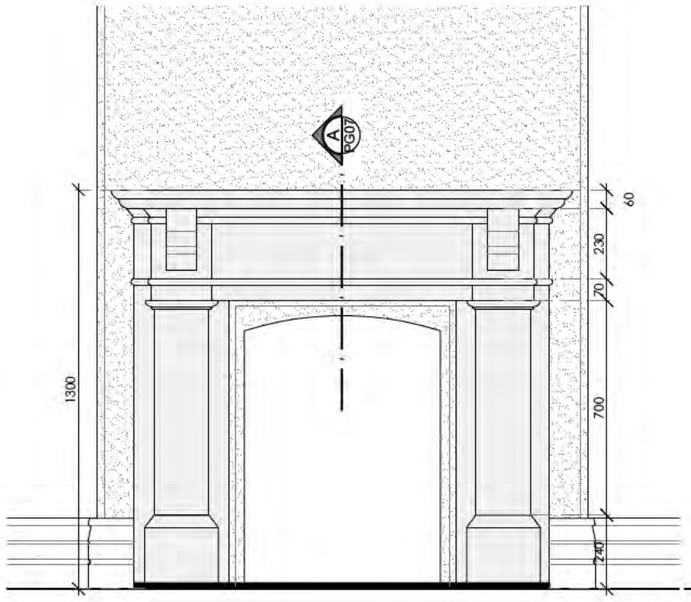
TITLE
ELEVATIONS

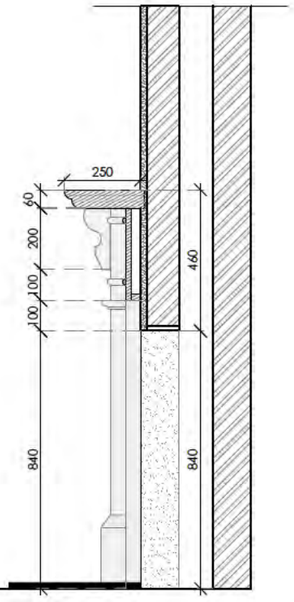
SCALE	DRAWN/CHECKED	DRAWING NO.
NTS	MS/OC	06
PROJECT NO. 24052	ISSUE 3	



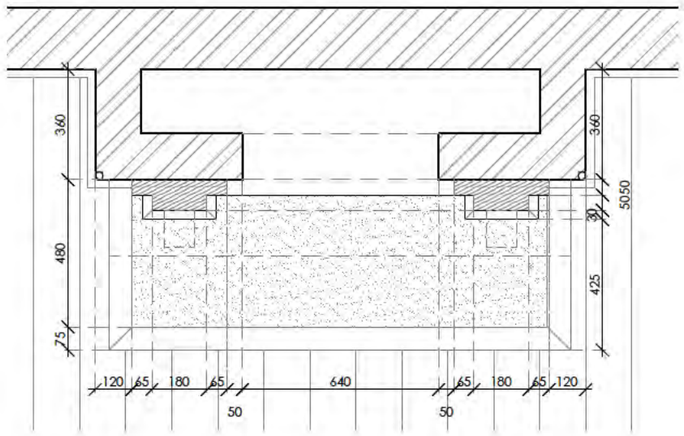
01/07 NEW CHIMNEY SIDE ELEVATION 1:20



02/07 NEW CHIMNEY FRONT ELEVATION 1:20



03/07 NEW CHIMNEY SECTION A 1:20



04/07 NEW CHIMNEY PLAN VIEW 1:20

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AMEND	DESCRIPTION	DATE
3	FURTHER CLIENT REVIEW	14/05/2025
2	FURTHER CLIENT REVIEW	07/04/2025
1	PRELIMINARY FOR CLIENT REVIEW	27/03/2025

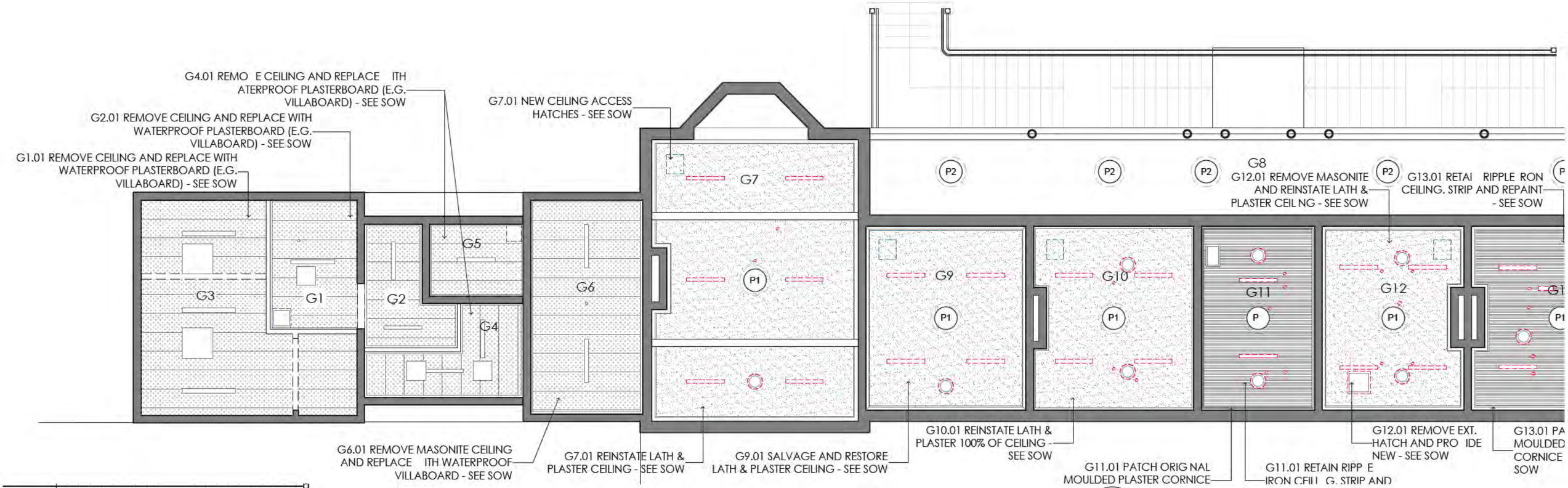
TN

CLIENT
TRANSPORT for NSW/
SYDNEY TRAINS for TAHE

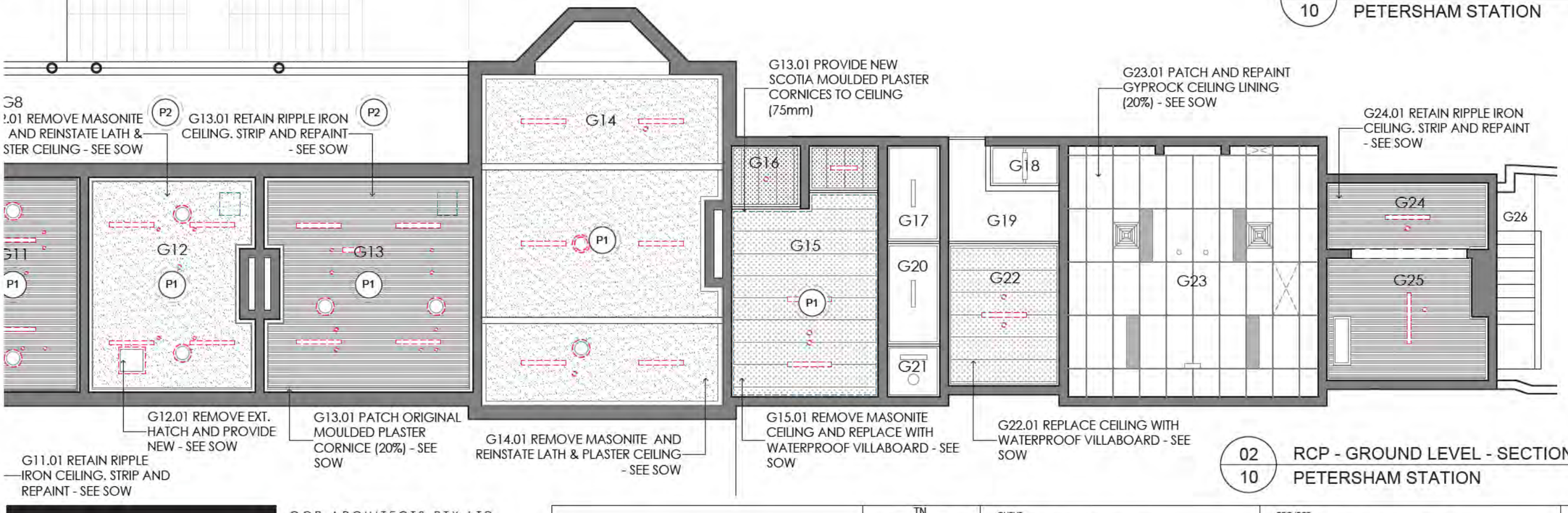
PROJECT
INTERIOR CONSERVATION
MAIN STATION BUILDING,
TERMINUS ST. PETERSHAM

TITLE
CHIMNEY DETAILS

SCALE	DRAWN/CHECKED	DRAWING NO.
1:20	MS/OC	07
PROJECT NO.	ISSUE	
24052	3	



01/10 RCP - GROUND LEVEL - SECTION A
PETERSHAM STATION 1:200



02/10 RCP - GROUND LEVEL - SECTION B
PETERSHAM STATION 1:200

LEGEND
KEY:

- RIPPLE IRON CEILING
- LATH & PLASTER CEILING
- VILLABOARD CEILING
- FIXTURES TO BE REMOVED
- PATCHING/REPAIRS
- NEW ACCESS HATCHES
- P1 NEW PENDANTS
- P2 NEW PENDANTS

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AMEND	DESCRIPTION	DATE
3	FURTHER CLIENT REVIEW	14/05/2025
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1	PRELIMINARY FOR CLIENT REVIEW	27/03/2025

TN

CLIENT
TRANSPORT for NSW/
SYDNEY TRAINS for TAHE

PROJECT
INTERIOR CONSERVATION
MAIN STATION BUILDING,
TERMINUS ST. PETERSHAM

TITLE
REFLECTED CEILING PLAN

SCALE	DRAWN/CHECKED	DRAWING NO.
1:100	MS/OC	08
PROJECT NO. 24052	ISSUE 3	

Appendix B – Hazardous Building Materials Management Plan

REDOHMS GROUP

OHMS HYGIENE

OHMS ENVIRONMENT

OHMS TRAINING

OHMS HAZMAT

Hazardous Building Materials Management Plan

Building 1 Old Petersham Station

ECAAS iso9001 CERTIFIED

ECAAS iso14001 CERTIFIED

ECAAS iso45001 CERTIFIED

JAS-ANZ

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CONTENTS

AUTHORISATION	
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1 INTRODUCTION

RED OHMS Group (OHMS) have been engaged by Sydney Trains to prepare a Hazardous Materials Management Plan (HMMP) for the management and control of asbestos containing materials (ACM) and other hazardous building materials identified within Building 1 Old Petersham Station, Terminus Street Petersham NSW.

This HMMP has been developed in accordance with current state and territory legislation, industry standards, codes of practice and guidance documents for the management of asbestos and associated hazardous building materials.

2 OBJECTIVE

The objective of this HMMP is to assist the client in managing ACM, lead containing materials, synthetic mineral fibres (SMF), polychlorinated biphenyls (PCBs) and ozone depleting substances (ODS) identified at the sites for the purpose of ensuring that all practicable steps are taken to prevent or minimise the risk of exposure to ACM and other hazardous building materials, for all stakeholders.

This includes direct employees, subcontractors and the public who may experience contact with the in-situ hazardous materials.

In order to comply with this HMMP, relevant legislation provides guidance on specific protocols and practices to achieve the objective. These include:

- Identifying ACM's and other hazardous building materials;
- Maintaining the material in a good condition;
- Inspecting and reviewing the condition of hazardous building materials;
- Implement sufficient controls to ensure accidental disturbance does not occur; and
- Develop and implement organisational specific strategies for the ACM and other hazardous building materials.

3 BACKGROUND

In 19 April 2022 Sydney Trains engaged OHMS to undertake a hazardous materials re-inspection of Building 1 Old Petersham Station and to develop a HMMP based on the inspection findings. The following buildings were included as part of this investigation;

- Building 1 Old Petersham Station
- Original Petersham Station

4 HAZARDOUS MATERIALS RE-INSPECTION FINDINGS

The hazardous building materials re-inspection findings of the assessment completed on the 19 April 2022 at Building 1 Old Petersham Station, Terminus Street Petersham NSW can be reviewed in **Appendix A – Hazardous Materials Register.**

5 CONTROL OF ASBESTOS AND HAZARDOUS MANAGEMENT

All asbestos works should be conducted in accordance with Sydney Trains documents SMS-06-OP-3045 Managing Asbestos Works and SMS-06-OP-3034 Manage risks with hazardous materials. To organise an inspection of a new or existing asset or to submit hazardous materials information (such as asbestos sample information, removal documentation, air-monitoring etc.), contact the Sydney Trains Hazardous Materials Management Team: hazardousmaterials@transport.nsw.gov.au or on **0476 843 685** who can assist with the organising of the inspections and update of the WebGIS System and SharePoint location (Rolling Stock not included). All asbestos and hazardous materials related findings/reports/enquiries and related documents must be reported to the Sydney Trains Hazardous Materials Management Team.

For any invasive works involving demolition/renovation/drilling, additional inspections by a competent hazardous materials surveyor should be undertaken prior to works to identify potentially hidden hazardous materials items and their associated risks. All workers must be aware of emergency procedures with regard to accidental disturbance of hazardous materials. Newly identified hazardous materials must be reported to the site representative who must in turn report these through either SHEM/First Priority as a new hazard or to the Sydney Trains Hazardous Materials Management Team: hazardousmaterials@transport.nsw.gov.au or on **0476 843 685**.

6 CONTROLS

6.1 General Principles

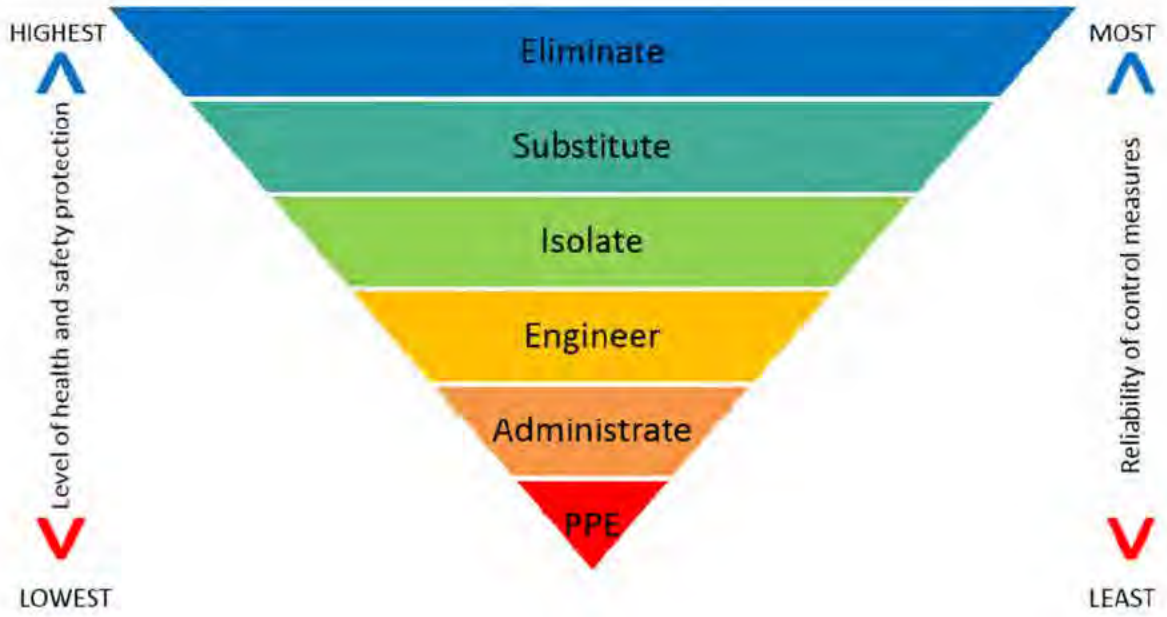
The following general principles are applied in developing this hazardous materials management plan:

- The main aim for all workplaces should be, to be free of all ACM and hazardous building materials. Therefore, consideration should be given to the removal of ACM's during renovation, refurbishment and/or maintenance, where practicable, in preference to other control measures.
- A risk assessment must be conducted for all identified or presumed asbestos and hazardous building materials.
- Control measures must be developed and implemented to prevent exposure to asbestos fibres, lead dust and paint, polychlorinated biphenyls (PCB) oil and synthetic mineral fibres (SMF). The risk assessment should be utilised to determine appropriate controls.
- Where asbestos has been identified or presumed, the locations must be recorded in a site register along with the other hazardous building materials.
- Reasonable steps must be taken to label all identified asbestos. The other items can be labelled but are not a legislative duty.
- Consultation, involvement and information sharing with the end user should be implemented during each step of the development of the asbestos management plan.
- The identification of asbestos, hazardous materials and their associated risk assessments should only be undertaken by competent persons.

- All workers and contractors on premises where asbestos is present or presumed to be present, and all other persons who may be exposed to asbestos as a result of being on the premises, must be provided with full information on the occupational health and safety consequences of exposure to asbestos and appropriate control measures. The provision of this information should be recorded.

6.2 The Hierarchy of Controls

As per legislation throughout the different states and territories, all materials suspected of containing asbestos must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each hazardous building material and appropriate control measures implemented to ensure the safety of the relevant stakeholders. The control measures as defined is this HMMP have been determined by a competent person to reflect the hierarchy of controls as indicated below.



6.3 Friability of Asbestos

Following identification of ACM's at the site, a risk assessment is conducted to determine the potential for release of fibres to assist in prioritising higher risk materials and establishing suitable control measures. The friability of a product is assessed due to the fact a material with a higher potential to release fibres must be subjected to higher prioritisation and also, more stringent controls.

The definition of friable asbestos is, 'a material containing asbestos that when dry, is in powder form or may be crushed or pulverised into powder form using your hand'.

Whereas non-friable (or bonded) asbestos is usually mixed with a binder such as cement or vinyl to form a stable structure to the material.

It is noted that non-friable asbestos may become friable as a result of work processes (power tools), degradation or other processes such as damage by fire.

The below figure aids in the understanding of what asbestos containing materials are more likely to release airborne fibres.

By understanding what materials are of higher risk, aids in the selection of the control measures outlined in the following sections.

6.4 Removal of Hazardous Building Materials

6.4.1 Asbestos Removal

Where ACMs have been identified and are not in good condition or are in a vulnerable position and liable to damage, removal should be considered. Where it is not practical to repair, enclose or encapsulate the ACMs, they will need to be removed. ACMs will also need to be removed if the area is due to undergo refurbishment which will disturb the ACM, or where a building is going to be demolished. This work will generally have to be undertaken by licensed asbestos removal contractors with a suitable license.

To aid in the understanding of the license requirements for asbestos remediation the following guide is provided below:

- Class A / unrestricted asbestos license holder – Licensed and qualified to remove both friable and non-friable asbestos.
- Class B / restricted asbestos license holder – Licensed and qualified to remove non-friable asbestos only.

Proposed Action

Location	Item	Hazardous Material / Asbestos Content	Recommendations
Building 1 Old Petersham Station, Basement, Basement	Staircase walls - Fibre cement sheet	Positive - Chrysotile / Amosite	Remove under non-friable conditions.
Building 1 Old Petersham Station, Basement, Room under stairs	Ceiling - Fibre cement sheet	Positive - Chrysotile / Amosite	Remove under non-friable conditions.

6.4.2 Lead in Paint (LCP) and Lead in Dust (LCD) Removal

Where LCP has been identified and is in poor condition or are in a vulnerable position and liable to damage, removal should be considered. Where it is not practical to repair, enclose or encapsulate the LCP and LCDs, they will need to be removed. LCP will also need to be removed if the area is due to undergo refurbishment which will disturb the LCP, or where a building is going to be demolished. This work will generally have to be undertaken by suitably qualified removal contractors. There is currently no licensing requirements for the removal of lead based paints or dust. However it is strongly recommended a contractor with an unrestricted asbestos removal license is utilised, under their asbestos license as they will have the suitable controls and experience to satisfactorily mitigate the risk and spread of lead whilst undertaking the works.

Abrasive techniques should not be adopted for the removal of LCP.

To aid in the understanding of the license requirements for asbestos remediation and therefore the removal of lead, the following guide is provided below:

- Class A / unrestricted asbestos license holder – Licensed and qualified to remove both friable and non-friable asbestos.
- A Class B / restricted license holder is unlikely to have the suitable equipment to implement relevant control measures.

Proposed Action

Location	Item	Hazardous Material / Asbestos Content	Recommendations
Building 1 Old Petersham Station, Basement, Basement, room beneath stairs	Walls (Green paint)	Positive - Lead Containing Paint	Remove in accordance with legislation (industrial applications).
Building 1 Old Petersham Station, 1st Floor, Ceiling space	Settled Dust	Strongly Presumed – Lead Contaminated Dust	Remove in accordance with legislation.
Building 1 Old Petersham Station, 1st Floor, External	Window frames & Bars (Peach Brown paint)	Positive - Lead Containing Paint	Remove in accordance with legislation (industrial applications).
Original Petersham Station, 1st Floor, All office rooms, Entry foyer, Toilet and Bathroom	Original ceilings (White paint)	Positive - Lead Containing Paint	Remove in accordance with legislation (industrial applications).
Original Petersham Station, 1st Floor, Ceiling space	Settled Dust	Presumed – Lead Contaminated Dust	Remove in accordance with legislation

Original Petersham Station, 1st Floor, Unisex Toilet, Male Toilet and Female Toilet	Walls and Ceiling	Positive - Lead Containing Paint	Remove in accordance with legislation (industrial applications).

6.4.3 Polychlorinated Biphenyls (PCB) Removal

To eliminate the potential hazard posed by PCB-containing light ballasts in the most efficient manner, it is recommended to remove PCB-containing ballasts as part of a complete lighting retrofit. A complete lighting retrofit includes removing old fluorescent tubes as well as ballasts and replacing the entire lighting fixture with newer, more energy efficient fixtures. A complete lighting retrofit not only eliminates the hazard, it also increases energy efficiency.

A suitably qualified contractor in the handling and disposal of PCB's is required. If a full retrofit of the fixture is opted for it is essential that the contractor is also suitably qualified to work on electrical items.

The existing fittings with PCB-containing equipment should be placed directly into a sealed container that is clearly marked with the details of the contents. It should also be internally lined to prevent spillage alternatively the item should be placed into a polythene bag similar to asbestos waste before placing into the sealed container. Absorbent material should be utilised in each bag/container to alleviate the risk of PCB oils leaking.

Where equipment which is too large for disposal via the above prescribed method, consideration will need to be given for decanting the oil into suitable containers ready for disposal.

Bunded areas should be erected for the safe storage of PCB waste prior to disposal off site at a licenced waste facility. Clear warning signs are required on each waste bag/container. The location should be selected away from ignition sources and food areas as a precaution. The waste should not be held on site for longer than is reasonably required prior to disposal. However, if on site storage of PCB waste for an extended period of time is due to occur, it is imperative the extent of PCB waste is communicated to the site manager in the event of any emergency so this can be provided to the relevant authority and emergency service.

If spillage occurs, access should be restricted to trained personnel who are familiar with emergency procedures for handling PCBs. The appropriate NSW EPA department must be immediately notified of the spillage.

Waste management facilities should be contacted prior to disposal for specific cartage and containment requirements.

6.4.4 Synthetic Mineral Fibre (SMF) Removal

Works that may disturb SMF materials through maintenance, refurbishment or demolition should be conducted in accordance with, '*The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)]*'.

Appropriate control measures such as RPE and PPE should be implemented by any contractor disturbing or handling SMF. Although some SMF is not deemed as hazardous as asbestos, consideration for suitably controlled work areas to prevent the spread of airborne fibres should be given.

Suitable barriers and signage should be implemented prior to works with correct dust suppression techniques i.e. water misting subjected to the SMF prior to disturbance. All waste should be placed into sealed containers for disposal with a clean utilising a HEPA vacuum conducted within the work area prior to reoccupation of the area.

There is no requirement for air monitoring or clearance testing but the principles of assessing for asbestos can be implemented for SMF; therefore consideration for an independent hygienist should also be given.

6.5 Restrict Access

If identified or presumed asbestos / hazardous materials are deemed to be in a poor or unstable condition combined with the material being accessible with a risk to health from exposure, then access restrictions to the immediate area should be applied.

Where identified, the work area must be isolated and access restricted to essential workers only. Barriers and warning signs will likely be required. All warning signs should comply with *Australian Standard 1319:1994 (reconfirmed in 2018) Safety Signs for the Occupational Environment*.

Air monitoring should be considered for asbestos / synthetic mineral fibres / lead, within and adjacent to the area in question. Removal is recommended as soon as practicable using an appropriately licensed asbestos removal contractor (LARC).

Proposed Action
No action required

6.6 Encapsulate /Seal

6.6.1 Asbestos Encapsulation

There are two types of encapsulants:

- Ω bridging encapsulants which form a durable layer adhering to the surface of the ACM; and
- Ω penetrating encapsulants which are designed to penetrate the ACM before hardening and locking the material together to give the ACM additional strength.

Bridging encapsulants include high build elastomers, cementitious coatings and polyvinyl acetate (PVA). The different types of encapsulants available will suit different circumstances and ACMs. High build elastomers can provide substantial impact resistance as well as elasticity, especially when they incorporate a reinforcing membrane. These types of encapsulants are reported to provide up to 20 years of life if undisturbed.

Cementitious coatings are generally spray-applied and are compatible with most asbestos applications. They provide a hard-set finish but may crack over time. PVA is used for sealing of asbestos insulating board and may be spray or brush applied. It is not suitable for use on friable ACMs such as insulation or sprayed coatings. PVA will only provide a very thin coating and may not be suitable as a long-term encapsulant.

Penetrative encapsulants are spray-applied and will penetrate friable asbestos materials, strengthening them as well as providing an outer seal.

Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination; that is the coming away of the ACM from the substrate it was covering.

Proposed Action

Location	Item	Hazardous Material / Asbestos Content	Recommendations
Building 1 Old Petersham Station, 1st Floor, External, Kitchen	South Wall - Fibre cement sheet	Positive - Chrysotile	Encapsulate, label and manage in-situ (non-friable).
Original Petersham Station, Basement, Basement, Undercroft	Shelves - Fibre cement sheet	Positive - Chrysotile	Remove under non-friable conditions.
Original Petersham Station, 1st Floor, Rooms No.2 East, No.4 East, No.2 West & No.5 West	Ceiling linings - Fibre cement sheet	Positive - Chrysotile	Encapsulate, label and manage in-situ (non-friable).

6.6.2 Lead-Based Paint Encapsulation

Encapsulation is permitted with a non-lead-based paint i.e. containing <0.1% of lead in content. This may also be undertaken by a contractor with knowledge of working on lead-based paints but doesn't require a specific licence to do so. Provision of adequate procedures when undertaking this work along with suitable insurances and references should be applicable.

Where encapsulation is opted for, it is important to ensure suitable controls are implemented so that the risk of lead poisoning through ingestion is mitigated. This would typically involve utilisation of disposable gloves and appropriate hygiene measures. Paint brushes should not be reused to prevent cross contamination in other locations.

Areas of damage should be removed by a suitably qualified contractor prior to encapsulation. If flaking of paint is significant, encapsulation may not be suitable and alternative remediation measures should be considered.

Proposed Action

Location	Item	Hazardous Material / Asbestos Content	Recommendations
Building 1 Old Petersham Station, 1st Floor, Board room	Walls (Peach paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, Board room and Storage room	Window frames and Timber Trim (White paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, External	Entry door (Brown paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, External	Fascia Board (Peach Brown paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, Main Entry, Office, Kitchen, Stairs and Male Toilets	Walls (Blue paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, Male Toilets	Walls (Blue paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint

Building 1 Old Petersham Station, 1st Floor, Storage room	Walls (Peach, green undercoat paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, Toilet area	Hand rail (Dark Green paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Building 1 Old Petersham Station, 1st Floor, Trophy Room	Walls and Ceiling (White paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Original Petersham Station, Basement, Basement, Undercroft	Windows (Grey with white undercoat paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint
Original Petersham Station, 1st Floor, Exterior	Walls and Window Sills (Yellow mustard paint)	Positive - Lead Containing Paint	Encapsulate with non-lead based paint

6.7 Air Monitoring

6.7.1 Asbestos Air Monitoring

Asbestos fibre monitoring must be conducted during the removal of friable ACMs. However, it can also be utilised to ensure that high and medium risk items of asbestos identified on site are not readily releasing fibres, in turn resulting in an increased risk to human health. In some instances, immediate removal/enclosing/encapsulation of the item may not be possible due to logistics therefore air monitoring can be conducted to give reassurance that any risk of exposure to airborne asbestos fibres is alleviated.

The requirements for the air monitoring must be established prior to the commencement of the works and set actions dependent on results must be agreed upon. A monitoring plan will be developed to determine the frequency, locations and parameters for implementing the specific type of control(s).

All air monitoring must be conducted in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003(2005)]* and all results must be analysed by a National Association of Testing Authorities (NATA), accredited laboratory.

6.7.1.1 Control Levels

When air monitoring control levels are exceeded during asbestos removal works or routine control monitoring, it indicates that there is a need to review the control measures used during the removal or for day to day occupation. The control levels are occupational hygiene 'best practice' and are not health-based standards i.e. they are more prudent than the Occupational Exposure Standard (OES) for asbestos.

The control levels provided below should be used for the purposes of determining the effectiveness of control measures.

Control Level (airborne asbestos fibres/ml)	Control Action
< 0.01	Continue with control measures
≥ 0.01	Stop work, investigate and review control measures
≥ 0.02	Stop work notify the Sydney Trains Management Plan Controller and the Regulator and address the elevated fibre levels.

When exceeding 0.01 it is recommended that a review of the control measures will be undertaken with an inspection of the location where the failed filter was positioned, to identify what issues have occurred to lead to a higher fibre loading. Where issues are identified, these will be rectified.

It should be noted that personal monitoring may exceed the 0.02 fibres/mL however this should only likely occur within a live asbestos removal enclosure. Personal (exposure) monitoring should be used to ensure filter efficiency of the respirators are sufficient and to monitor the controls in place for inside a live enclosure.

6.7.2 Airborne Lead Monitoring

Inhalable lead dust monitoring should be conducted during the removal of lead-based paint or lead in dust. It will provide confidence that the controls put in place as part of the remediation are suitable for the task at hand.

The requirements for the air monitoring must be established prior to the commencement of the works and set actions dependent on results must be agreed. A monitoring plan will be developed to determine the frequency, locations and parameters for implementing specific types of controls.

All air monitoring must be conducted in accordance with the *AS3640: Workplace atmospheres - Method for sampling and gravimetric determination of inhalable dust* and all results must be analysed by a National Association of Testing Authorities (NATA), accredited laboratory.

6.7.2.1 Control Levels

The referenced airborne lead dust exposure limit is shown below and is based on the *Safe Work Australia (2019) Workplace Exposure Standards for Airborne Contaminants* for an 8-hour shift.

Element	Airborne Exposure Limit (TWA) mg/m^3
Lead – Pb (inorganic)	0.05

6.8 Re-inspection of Hazardous Building Materials

Risk assessments should be reviewed regularly in accordance with Australian Government, State and Territory legislative requirements.

The time between inspections will depend on the type of material, where it is and its condition, but it should be undertaken on a periodic basis. The following lists the minimum timescales that the review of the asbestos risk assessment should be undertaken in NSW at least every 5 years.

Specifically, the person with control of a business (PCBU) or undertaking, in consultation with workers and/or their representatives, should review the risk assessment, and any measures adopted to control the risks, whenever:

- there is evidence that the risk assessment is no longer valid;
- there is evidence that any control measures are not effective;
- a significant change is proposed for the workplace or for work practices or procedures relevant to the risk assessment;
- there is a change in the condition of the ACM; or
- the ACM have been removed, enclosed or sealed.
- Whenever the register is reviewed this AMP should also be reviewed to ensure both documents are fit for purpose.

Reinspection's of lead containing materials, SMFs and PCBs are not legislatively prescribed however, where asbestos is identified at the site all other materials should be reinspected at the same periodic frequency. Where no asbestos is identified, it is the Sydney Train's decision as to how to ensure deterioration is acknowledged and ultimately managed. Therefore, a selected periodic frequency for reinspection should be assigned accordingly.

6.9 Warning Labels

Reasonable steps must be taken to label all identified asbestos. Where asbestos is identified or presumed, the locations must be recorded in a register of ACM.

This method increases awareness of the presence of asbestos and where it is located. For example, if maintenance work is required on or near the asbestos, it is immediately clear that the item contains asbestos and appropriate precautions must be taken to avoid exposure. Where direct labelling is not possible, labels should be situated as close as possible to the asbestos containing item or area, for example:

- Ω a room with asbestos containing vinyl floor tiles may have labels with an arrow pointing down placed on the skirting boards on all four walls;
- Ω a ceiling space that has asbestos contaminated dust may have a label placed at the access door/hatch; and
- Ω an asbestos cement roof may have labels placed at access points to the roof.

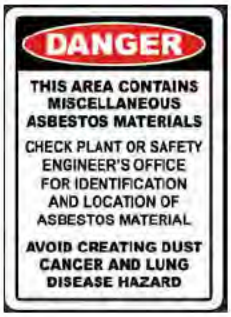
All warning signs and labels should comply with *Australian Standard 1319:1994 (reconfirmed in 2018) Safety Signs for the Occupational Environment*.

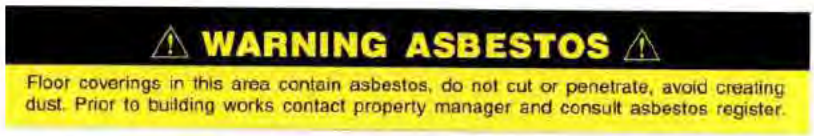
In the case of pipework colour-coding, the insulation may be suitable. This may work in a factory environment but may not be acceptable in a suite of offices or in public areas, for example, retail premises.

Any areas of a workplace which contain asbestos, including plant, equipment and components, should be signposted with warning signs to ensure that the asbestos is not unknowingly disturbed without the correct precautions being taken. These signs should be placed at all main entrances to buildings where asbestos is present.

Warning signs and the asbestos register should warn people of the presence of asbestos. A competent person should determine the number and positions of the labels required. The location of labels should be consistent with the location of the material as outlined in the register. Labels used for this purpose must identify the material as containing asbestos.

Examples of suitable warning signs are provided below.





The decision to label or not will in part depend on confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective. A standard for labelling to ensure consistency of use on the ACMs. If the asbestos record is up to date and control over maintenance workers and contractors is tight, through, for example, the use of permit-to-work systems, then labelling may be unnecessary. Labelling and colour coding alone should not be relied on as control measures in themselves. They may become dirty, obscured or fall off and therefore should only be used as a back-up measure. It is important that good lines of communication between the managers of the asbestos management system and workers and contractors should be maintained, so that they have access to good, accurate information about ACMs in the premises.

OHMS supply the below for guidance purposes only, labelling recommendations for common products identified during our assessments.

As with reinspection's there is no specific requirement to label other hazardous materials other than asbestos, however it may be prudent to do so to enable mitigation of disturbance.

6.10 Hazardous Materials Awareness Training

Information and training must be provided to workers, contractors and others who may come into contact with ACM and other hazardous materials in a workplace, either directly or indirectly.

The training should be designed to incorporate several factors, such as:

- Ω an increased awareness and knowledge for management personnel in relation to their statutory obligations for the management of hazardous materials at the site;
- Ω to provide introductory information to staff/contractors who may have to enter areas where hazardous materials are present and are at risk of exposure through the potential of disturbance; and
- Ω to assist employers in addressing their statutory duties with respect to providing information, instruction and training to those exposed to the risk.

Through consultation and depending on the circumstances, hazardous materials awareness training may include the following:

- Ω the purpose of the training;
- Ω background information on asbestos and other hazardous materials;
- Ω the health risks of exposure to asbestos and other hazardous materials;
- Ω the types, uses and likely locations of ACM in buildings and plant contained within the workplace;
- Ω the roles and responsibilities under the workplace's asbestos management plan;
- Ω where the workplace's register is located and how it can be accessed;
- Ω client specific asbestos locations of significance;
- Ω decisions about management options;
- Ω the timetable for controls to be implemented for ACM in the workplace;
- Ω the processes and procedures to be followed to prevent exposure, including exposure from any accidental release of asbestos dust into the workplace;
- Ω where applicable, the correct use of maintenance and control measures, protective equipment and work methods to minimise the risks from asbestos, limit the exposure of workers and limit the spread of asbestos fibres outside any asbestos work area;
- Ω the national exposure standard and control levels for asbestos; and
- Ω the purpose of any air monitoring or health surveillance that may occur.

6.11 Controls for Maintenance Work

The person with control should develop a system to control any maintenance work within a workplace that contains ACM or other hazardous materials. Particular attention should be paid to controlling work activities that affect inaccessible areas listed in the hazardous materials register, such as wall cavities and ceiling spaces. The control system may take one of several forms, depending on the size and complexity of the organisation. For example:

- smaller organisation may prefer in-house controls, with one person being nominated to control all work carried out by maintenance workers and all contractors; and
- formal, written safe systems of work, incorporating permits-to-work, may be used to control both maintenance workers and contractors.

Whatever the method used, it should be effective in making all maintenance workers and contractors aware of the presence of ACM and other hazardous materials whilst preventing any work activity that might expose them, or others nearby, to airborne asbestos fibres and contaminants. There should be full consultation concerning any maintenance and service work that might disturb ACM or hazardous materials. All people performing the work should receive all necessary training, and the work should be documented and supervised.

The following typical maintenance and service tasks are likely to disturb ACM, and may be performed, only after a risk assessment has been conducted and only after control measures have been implemented to prevent exposure to airborne asbestos fibres:

- drilling asbestos cement and other highly bonded products;
- sealing, painting and coating asbestos cement products;
- cleaning leaf litter from the gutters and roofs made of asbestos cement;
- replacing cabling in asbestos cement conduits or troughing;
- working on electrical mounting boards (switchboards) containing asbestos; and
- inspections of asbestos friction materials or seals.

If other maintenance or service tasks are assessed by a competent person as involving similar levels of risk, they, too, may be performed only after the risks for that task have been assessed and appropriate control measures implemented.

Where painting is to be undertaken it is important to consider the risk of exposure to lead therefore any maintenance personnel undertaking planned works should adhere to *AS/NZS 4361.2:2017 Guide to hazardous paint management Lead paint in residential, public and commercial buildings*

6.12 Personal Protective Equipment (PPE) Requirements

The risk assessment should determine the need for, and appropriate types and levels of, PPE for the task to be undertaken. It is important that personal clothing does not become contaminated with asbestos fibres or other hazardous materials. Disposable coveralls, booties (boot covers) and gloves are one use only and must be disposed of as contaminated waste after each use.

Personal Protective Equipment (PPE)	
Disposable coveralls rated Type 5 / 6	
Appropriate safety glasses or goggles	
Appropriate disposable gloves – Nitrile gloves may be appropriate for some hazardous materials	
Disposable booties	

6.13 Respiratory Protection Equipment (RPE) Requirements

The risk assessment should determine the need for, and appropriate types and levels of, RPE for the task to be undertaken. All respiratory protection equipment should meet the requirements of *AS/NZS 1716-2012 Respiratory Protective Devices* and quantitatively fit tested in accordance with *AS/NZS 1715-2009 Selection, use and maintenance of respiratory protective equipment*. In general, the selection of suitable respiratory protective equipment depends on the nature of the asbestos work, the probable maximum concentrations of asbestos fibres that would be encountered in this work and any personal characteristics of the wearer that may affect the facial fit of the respirator (e.g., facial hair and glasses).

In terms of other hazardous materials alternative types of filters and cartridges may be required. Asbestos, synthetic mineral fibre and lead can be respirable particulate contaminants whereas the filters will not be suitable

for vapours or gasses. It is important from the risk assessment to understand the required type of mask and filters that should be implemented.

Respiratory Protection Equipment (RPE)	
Disposable respirators. P2 maximum. Typically, not suited to asbestos removal works but maybe applicable in a variety of maintenance situations.	
Half faced respirator with a P2/P3 particulate filter cartridge to be used for non-friable/bonded asbestos removal works.	
Full faced respirator with a P2/P3 particulate filter cartridge to be used for friable asbestos removal works.	
Head Tops - Full faced respirator with a P2/P3 particulate filter cartridge to be used for friable asbestos removal works. Suitable for staff with facial hair and glasses.	
PAPR - Powered air purifying respirator FOR PARTICLES ONLY is an alternative to negative-pressure filter respirators in situations where these are recommended. The fan-assisted air flow may be of benefit during extended periods of work in warm conditions.	

7 ROLES AND RESPONSIBILTIES

The roles and responsibilities of key stakeholders regarding the management of hazardous materials at the Sydney Trains owned or managed sites are detailed in the following sections.

7.1 Management Plan Controller (MPC)

The HMMP is to be managed and updated by the person in control of the management plan. The MPC will have the following responsibilities:

- Ensure a competent hygienist has been engaged to undertake the initial site assessment for the presence of asbestos containing material and hazardous materials;
- Maintain the HAZMAT Register for the site and ensure that the ACM are regularly reassessed by ensuring the re-inspection and risk assessments of all ACM are carried out by a competent person on a periodic basis as recommended by the previous risk assessment;
- Maintain the HMMP and ensure the HMMP is reviewed whenever the HAZMAT Register is reviewed/updated;
- Ensure the requirements of this HMMP are adhered to and all stakeholders are aware of their responsibilities under this HMMP;
- Oversee the installation of warning signage and labels to ACM. This will assist with mitigating the risk of accidental disturbance by stakeholders;
- Liaise with staff, contractors and maintenance personnel and ensure that all contractors whose work may impact on ACM are informed of the presence of asbestos and other hazardous materials at the site;
- Administer asbestos inductions and asbestos awareness training for contractors, site management and other key personnel as necessary. This should include information on all other hazardous materials;
- In the event of remedial works to be carried out, the Management Plan Controller must ensure that a risk assessment with recommendations are performed by a competent person prior to the asbestos removal and that the licensed asbestos removal contractor takes the risk assessment and recommendations into account when developing the asbestos removal control plan. The Management Plan Controller should supply precise details of its asbestos removal requirements to the asbestos removalist, in the form of a technical asbestos removal specification;
- The MPC should also ensure that a suitably qualified contractor is engaged when undertaking removal or remediation of all other hazardous materials at the site;
- Ensure the technical asbestos removal specification is developed by a competent person;
- Provide a copy of the ACM register and AMP to the licensed asbestos removal contractor highlighting any ACM in the location of the proposed works;
- Ensure the appropriate notification of all asbestos removal works to relevant governing body;
- Engage an appropriately licensed asbestos removal contractor as applicable under legislative requirements to conduct asbestos abatement works;
- Engage a competent person / hygienist to monitor abatement work through asbestos fibre air monitoring, smoke tests (where friable works are conducted) and clearance inspections as required under legislative duty;
- Inform occupants of all asbestos remedial works and air monitoring results;
- Administer the Permit to Work system - If the site operates a permit system, it is imperative that the review of the ACM register is included in this process. The register should be reviewed and understood by the personnel prior to the commencement of work. Areas specific to where the ACM is identified should be specifically reviewed to identify if disturbance may occur. In the instance that disturbance is expected to occur, works should cease, and a licensed removalist engaged;
- Ensure a destructive ACM survey is conducted prior to refurbishment or demolition works;

- Ω Prior to refurbishment or demolition works, ensure materials identified as containing asbestos are safely removed by an appropriately licensed removal contractor from any proposed work area or appropriately contained so as to prevent accidental damage;
- Ω Ensure exposure to asbestos is kept as low as reasonably achievable and that no person is exposed to airborne asbestos fibres in excess of the exposure standard;
- Ω Ensure asbestos-related records are maintained with this AMP. Documentation must be archived and readily available on an on-going basis including historic asbestos register updates, asbestos removal specifications, contractor asbestos removal control plans and licenses, air monitoring and clearance inspection certificates and asbestos waste disposal documents.
- Ω When selecting a hygienist or licensed asbestos removal contractor it is important for the MPC to review all relevant information regarding the consultants or contractors. The following information should be requested and considered:
- Ω insurances appropriate to the type of work being conducted – professional indemnity, public liability, asbestos liability etc;
- Ω evidence of prior experience in relation to the type of work being conducted;
- Ω evidence of license for proposed type of work (friable/non-friable) and;
- Ω appropriate training and qualifications of nominated staff to undertake the work;.

7.2 Building Occupiers – Owner / Tenant / Employee Personnel

- Ω All building occupiers or nominated representatives must notify the MPC of proposed refurbishment, demolition or maintenance works that involves the disturbance of the building's structure or fabric.
- Ω They must coordinate and cooperate with the MPC and other nominated representatives such as project or property management to ensure that ACM is not disturbed and if so, that all controls are implemented appropriately.

7.3 Contractors and Sub-Contractors

Contractors must implement correct safety procedures for works and ensure they are conducted in accordance with all relevant legislative requirements and industry best practice.

A Safe Work Method Statement (SWMS) or Job Safety Analysis (JSA) should be issued to the MPC for approval prior to works being completed in areas where ACM have been identified. The SWMS/JSA should detail controls to be implemented to ensure disturbance of ACM does not occur. Contractors must also review the site specific hazardous materials register prior to conducting any potential ACM disturbance works.

In addition to the above all contractors/subcontractors have a duty to stop work if a material presumed to contain asbestos is uncovered as part of their works. The MPC should be informed and a competent person engaged to assess the material prior to works recommencing.

In the event that an ACM is disturbed during proposed works, the MPC should be notified and a competent person engaged to ascertain potential exposure and provide recommendations on the remedial action required. The accidental disturbance procedure should be followed.

7.4 Hygienist / Licenced Asbestos Assessor / Competent Person

The Management Plan Controller should appoint a suitably qualified hygienist/asbestos assessor to assist in the following areas:

- Ω initially identify and periodically review ACM on the site, as required by legislative duty;
- Ω review this AMP on a periodic basis in conjunction with the site register as part of the ongoing management of ACM;
- Ω undertake risk assessments to assess the potential for disturbance of an ACM prior to commencing proposed works;
- Ω conduct intrusive inspections for the presence of hidden asbestos prior to any refurbishment or demolition that will alter the fabric of the building. Minor maintenance including such things as drilling should not require a full intrusive inspection unless the risk assessment deems it a requirement or control measures cannot be implemented;
- Ω develop a 'technical scope of works', for any proposed remediation or removal of ACM. This document can then be used as request for tender to obtain comparative pricing from contractors;
- Ω oversee the competitive tendering process for the abatement works on behalf of the client;
- Ω provide hygiene services during abatement works which may include the following;
- Ω review of licensed asbestos removalists, asbestos removal control plan (ARCP);
- Ω control, leak, clearance and exposure asbestos fibre air monitoring;
- Ω smoke integrity test; and
- Ω clearance inspection following removal and provision of clearance report.

7.5 Licensed Asbestos Removal Contractors (LARC) includes HAZMAT

The Management Plan Controller must appoint a suitably licensed asbestos removal contractor (LARC) to assist in the following areas:

- Ω produce a site/job specific asbestos removal control plan or suitable SWMS/JSA for other hazardous materials;
- Ω notify the relevant authorities with regards planned asbestos works;
- Ω implement methods and controls as defined within the technical scope of works in conjunction with any additional controls deemed pertinent to the works. These may include:
- Ω installation of warning barriers;
- Ω erection of enclosure using suitable materials to control spread of asbestos;
- Ω installation of drop sheet / catchment;
- Ω wet or dry stripping techniques;
- Ω HEPA vacuum cleaners;
- Ω airlocks / baglocks;
- Ω negative pressure units (NPU's);
- Ω transit routes;
- Ω decontamination units;
- Ω dry decontamination zones;
- Ω provide a site safety plan with emergency procedures;
- Ω waste disposal; and
- Ω health and safety procedures including RPE/PPE, working at heights, hot works etc.

The LARC must undertake all works in accordance with licensing requirements and standard industry practice for asbestos materials.

7.6 Regulatory Bodies

Each State has its own legislative Acts, Regulations, Codes of Practice and Guidelines detailing the requirements for the management of asbestos. In each state there is a governing body who administers and enforces ACM related legislation.

The governing bodies are listed below by State with links to websites:

- Safe Work Australia - https://www.safeworkaustralia.gov.au/
- Australian Capital Territory (ACT) – https://www.accesscanberra.act.gov.au/app/home/workhealthandsafety
- New South Wales (NSW) - https://www.safework.nsw.gov.au/

Individual Acts detail the overriding general obligation of various parties, including the Person Conducting Business or Undertaking (PCBU), officers, contractors, employers, self-employed persons and persons in control of workplaces to ensure the workplace health and safety of persons affected by their work activities.

Government health and safety regulatory inspectors may request access to ACM related documentation.

Inspectors also have the legal right to enter, at any time, any workplace including aircraft, ships and vehicles where employees work or are likely to be in the course of their work. This right means inspectors have unrestricted access to workplaces, except where there is a statutory restriction.

8 UNEXPECTED DISCOVERY OF ASBESTOS / HAZARDOUS MATERIALS

If during proposed works, unknown materials are uncovered, which you believe to be asbestos then work must stop immediately. A warning sign should be installed to ensure nobody enters the area.

The MPC should be contacted to report the discovery and to arrange for a sample of the material to analysed. Depending on the analysis result the two options are detailed below:

- If it does not contain asbestos, then work can continue; or
- If the material does contain asbestos, then follow the flow chart to decide if the work needs a licensed contractor. Alternatively, you can presume that the material contains asbestos and apply the appropriate controls i.e. using a licensed contractor if required.

It is imperative that the person who identified the material notifies the MPC in order to update the ACM register and AMP.

The Figure 1: Unexpected Discovery of Asbestos and Accidental Disturbance must be adhered to when a suspected ACM has been identified.

9 ACCIDENTIAL DISTURBANCE

For any previously identified or suspected ACM that is accidentally disturbed and the release of asbestos fibres is likely to have occurred during works, it must be dealt with quickly and appropriately. The MPC should be notified to engage a suitable hygienist and/or LARC. Also, when conducting air monitoring if the control levels are exceeded the below emergency procedure should be implemented.

The emergency procedures for all works should include the management of an uncontrolled release of asbestos fibres into the workplace. The process flow to follow should be adhered to:

- stop work and warn anybody who may be affected;

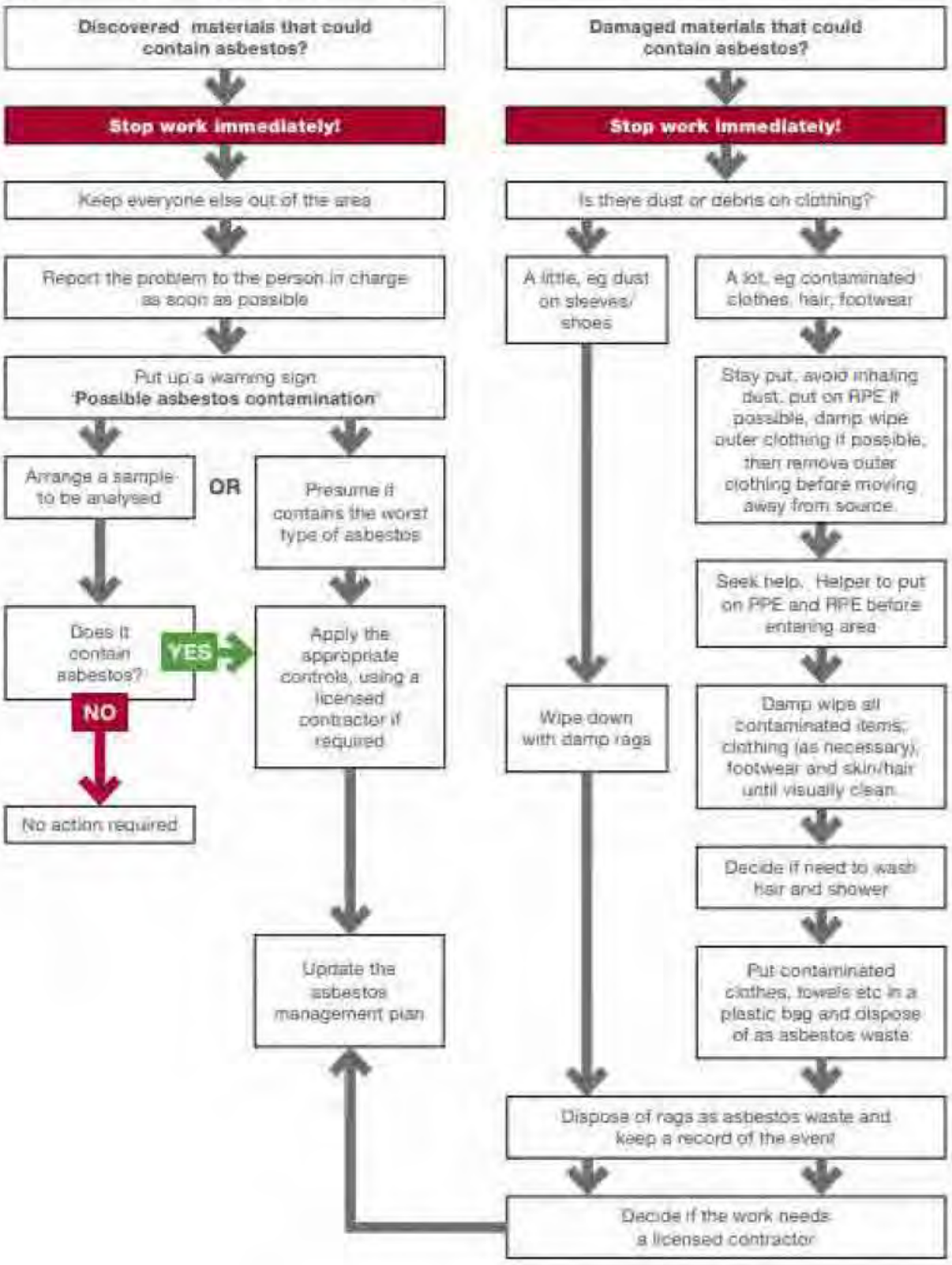
- Ω exclude from the area anyone not exposed or needed to deal with the incident and restrict access to the location;
- Ω identify the cause of the uncontrolled release;
- Ω implement controls as soon as possible;
- Ω make sure anyone in the work area who is not affected and is not wearing personal protective equipment (PPE), including respiratory protective equipment (RPE), leaves the affected area immediately. Minimise the spread of asbestos by ensuring they are suitably decontaminated if required;
- Ω anyone affected that can't be decontaminated should be provided RPE until decontamination can occur;
- Ω prevent the spread of asbestos by wiping yourself down with damp rags. Clothes may need to be disposed of as contaminated waste;
- Ω clean up dust and debris – likely an LARC will be engaged to do so;
- Ω decontaminate anyone who is contaminated with dust and debris; and
- Ω ensure rags, clothing or PPE is decontaminated or disposed of as contaminated waste.

Consideration should be given to lone and/or remote workers to ensure they can alert the MPC if necessary.

The MPC will instigate the appropriate corrective actions following the initial emergency procedure by arranging to have the damage assessed, if necessary, and the materials repaired or removed as required.

The Figure 1: Unexpected Discovery of Asbestos and Accidental Disturbance must be adhered to when a known or suspected ACM has been disturbed.

Figure 1: Unexpected Discovery of Asbestos and Accidental Disturbance



10 Appendix A – Hazardous Materials Register

Hazardous Material Register

Please note that the below represents indicative locations of Hazardous Materials and Asbestos within the site. For any invasive works involving demolition/renovation/drilling, additional inspections by a competent hazardous materials surveyor should be undertaken prior to works to identify potentially hidden hazardous materials items and their associated risks. All workers must be aware of emergency procedures with regard to accidental disturbance of hazardous materials. Newly identified hazardous materials must be reported to the site representative who will in turn report these to the register custodian or through SHEM/First Priority as a new hazard. Please contact Sydney Trains SER for additional Hazardous Materials information.

Site: Building 1 Old Petersham Station

Consultant/Hygienist: RED OHMS Group - Daniel Sharkey

Register Owner: Spencer Varndell - Sydney Trains

Address: Terminus Street Petersham NSW

Inaccessible areas: All areas at height not easily accessible with a 1.8 metre ladder, all electrical equipment and plant

GPS Location: 151.1551268 , -33.8939191

Register Issue Date: 23/05/2022

Next item review date: Apr-23

Last Inspection date: 19/04/2022

		Location						Material Description										Risk Management			Corrective Actions							
Date Identified	Event	Station / Asset / Track	Platform / Other Location Info	GPS Location	Building	Room	Surface / Component	Material Application	Quantity	Units	Hazard Type	Sample Id No.	Photo No.	Analytical Result	Friable	Material Condition as Surveyed	Disturbance Potential	Risk Status	Control Recommendations / Comments	Review Date	Consultant / Hygienist Name	Control Action Taken (or SKMS Reference)	Date Actioned	Contractor details	Active	Attach
-	77156	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement	Staircase walls	Fibre cement sheet	10 m²	m²	Asbestos	Previously Sampled: 003	77156.jpg	Chrysotile / Amosite	Non-Friable	Medium	Low	Very Low	Remove under controlled asbestos removal conditions as soon as reasonably practical by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77160	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement	Access door	Fibre cement sheet	1 m²	m²	Asbestos	Previously Sampled: OHMS-41907	77160.jpg	Chrysotile	Non-Friable	Good condition	Rare	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77148	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement, File room	Ceiling	Fibre cement sheet	16 m²	m²	Asbestos	Previously Sampled: 002	77148.jpg	Chrysotile / Amosite	Non-Friable	Medium	Low	Low	Manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77155	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement, Room under stairs	Ceiling	Fibre cement sheet	2 m²	m²	Asbestos	Previously Sampled: 003	77155.jpg	Chrysotile / Amosite	Non-Friable	Medium	Rare	Very Low	Remove under controlled asbestos removal conditions as soon as reasonably practical by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
19/04/2022	77151	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement, throughout	Floor covering	Bituminous membrane	-		Asbestos	P2100299-OHMS-41911	77151.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77146	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board room	Emergency exit door	Fire door core	-		Asbestos	P2100299-Visual inspection	77146.jpg	Presumed	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
19/04/2022	77144	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board room and Store	Ceiling	Paper Product	-		Asbestos	P2100299-OHMS-41905	77144.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77158	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board Room, Office, Kitchen and Trophy room	Safe	Insulation	-		Asbestos	P2100299-Visual inspection	77158.jpg	Presumed	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77152	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Entry foyer	Electrical cabinet	Fibre cement sheet	-		Asbestos	P2100299-Visual	77152.jpg	Presumed	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
19/04/2022	77143	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Entry room	Electrical board	Bituminous backing board	2 no	no	Asbestos	P2100299-OHMS-41906	77143.jpg	Chrysotile	Non-Friable	Low	Rare	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77150	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Windows	Window caulking	-		Asbestos	Previously Sampled: OHMS-41915	77150.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77159	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Eaves	Fibre cement sheet	15 m²	m²	Asbestos	Previously Sampled: OHMS-41907	77159.jpg	Chrysotile	Non-Friable	Good condition	Low	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
19/04/2022	77147	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External, Kitchen	South Wall	Fibre cement sheet	8 m²	m²	Asbestos	P2100299-OHMS-41907	77147.jpg	Chrysotile	Non-Friable	Medium	Low	Very Low	Encapsulate exposed sections, apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77162	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Female toilet	Incinerator	Insulation	-		Asbestos	P2100299-Visual inspection	77162.jpg	Presumed	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77164	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Female toilet	Ceiling	Fibre cement sheet	4 m²	m²	Asbestos	Previously Sampled: OHMS-41907	77164.jpg	Chrysotile	Non-Friable	Good condition	Rare	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77157	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Female toilets	Walls	Fibre cement sheet	8 m²	m²	Asbestos	Previously Sampled: 002	77157.jpg	Chrysotile	Non-Friable	Low	Low	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77149	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Male toilet	Ceiling lining	Fibre cement sheet	2 m²	m²	Asbestos	Previously Sampled: OHMS-41907	77149.jpg	Chrysotile	Non-Friable	Good condition	Rare	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77145	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Storage room	Ducting	Insulating Board	-		Asbestos	P2100299-Visual inspection	77145.jpg	Presumed	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
19/04/2022	77163	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Storage room	Floor	Hessian backed sheet vinyl	-		Asbestos	P2100299-OHMS-41903	77163.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77170	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Basement, Undercroft	Shelves	Fibre cement sheet	10 m²	m²	Asbestos	Previously Sampled: 011	77170.jpg	Chrysotile	Non-Friable	Medium	Low	Very Low	Remove under controlled asbestos removal conditions as soon as reasonably practical by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey					
-	77153	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	External	Gable Ends	Fibre cement sheet	-		Asbestos	-	77153.jpg	Presumed	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					
-	77165	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Exterior	Window	Window caulking	-		Asbestos	Previously Sampled: OHMS-41915	77165.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey					

-	77171	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Kitchen	Door infill		-		Asbestos	P2100299-Visual inspection	77171.jpg	Presumed No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
-	77169	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Male Toilet	Partitions	Compressed cement sheet	6 m²	m²	Asbestos	Previously Sampled: 007	77169.jpg	Chrysotile	Non-Friable	Good condition	Low	Very Low	Apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	77161	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Office room, West	Ceiling	Paper Product	-		Asbestos	P2100299-OHMS-41921	77161.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	77166	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Rooms No.2 East, No.4 East, No.2 West & No.5 West	Ceiling linings	Fibre cement sheet	80 m²	m²	Asbestos	P2100299-OHMS-41917	77166.jpg	Chrysotile	Non-Friable	High	Low	Low	Encapsulate exposed sections, apply asbestos warning labels and manage in-situ. Remove under controlled asbestos removal conditions prior to refurbishment or demolition works by minimum of a Restricted non-friable licensed asbestos removal contractor.	Apr-27	RED OHMS Group - Daniel Sharkey							
-	77168	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Unisex Toilet, Male & Female Toilet	Ceiling		-		Asbestos	P2100299-Visual inspection	77168.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	77167	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Western most Office area	Floor	Vinyl floor tiles	-		Asbestos	P2100299-OHMS-41922	77167.jpg	No asbestos detected	-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10946	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement	Ceiling (White paint)	Paint	44 m²	m²	Lead Containing Paint	L24	Photos_LeadPaint\523.jpg	Positive Swab	-	Good condition	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10967	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement	Walls (Peach with green undercoat paint)	Paint	Throughout		Lead Containing Paint	OHMS-41901	Photos_LeadPaint\564.jpg	Positive Swab	-	Low damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10959	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Basement, room beneath stairs	Walls (Green paint)	Paint	8 m²	m²	Lead Containing Paint	OHMS-41912	Photos_LeadPaint\546.jpg	Lead Containing Paint	-	High damage	Low	Medium	Remove in accordance with AS/NZS 4361.12017 - Guide to hazardous paint management - Part 1 Lead and other hazardous metallic pigments in industrial applications.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10952	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board room	Walls (Peach paint)	Paint	50 m²	m²	Lead Containing Paint	OHMS-41901	Photos_LeadPaint\533.jpg	Lead Containing Paint	-	Medium damage	Low	Medium	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10943	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board room & Store	Ceiling beams (Cream paint)	Paint	10 m²	m²	Lead Containing Paint	OHMS-41904	Photos_LeadPaint\516.jpg	Lead Containing Paint	-	Good condition	Rare	Very Low	Manage in-situ. Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10966	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board room and Storage room	Window frames and Timber Trim (White paint)	Paint	6 m²	m²	Lead Containing Paint	L22	Photos_LeadPaint\562.jpg	Positive Swab	-	Low damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10950	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Ceiling space	Settled Dust	Lead Contaminated Dust	Throughout m²		Lead Containing Paint	Visual inspection	Photos_LeadPaint\530.jpg		-	Medium damage	Rare	Low	Remove in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10958	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Entry Foyer, Office, Kitchen, Trophy room Basement	Door and window frames (White paint)	Paint	12 m²	m²	Lead Containing Paint	L24	Photos_LeadPaint\545.jpg	Positive Swab	-	Low damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10948	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Windows	Paint			Lead Containing Paint	-	Photos_LeadPaint\526.jpg		-	-	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10954	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Down Pipe (Yellow paint)	Paint	10 lm	lm	Lead Containing Paint	OHMS-41909	Photos_LeadPaint\535.jpg	Lead Containing Paint	-	Low damage	Rare	Very Low	Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10955	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Window frames & Bars (Peach Brown paint)	Paint	4 m²	m²	Lead Containing Paint	OHMS-41914	Photos_LeadPaint\542.jpg	Lead Containing Paint	-	High damage	Low	Medium	Remove in accordance with AS/NZS 4361.12017 - Guide to hazardous paint management - Part 1 Lead and other hazardous metallic pigments in industrial applications.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10957	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Entry door (Brown paint)	Paint	2 m²	m²	Lead Containing Paint	OHMS-41910	Photos_LeadPaint\544.jpg	Lead Containing Paint	-	Good condition	Low	Low	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10965	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External	Fascia Board (Peach Brown paint)	Paint	2 m²	m²	Lead Containing Paint	OHMS-41914	Photos_LeadPaint\557.jpg	Lead Containing Paint	-	Medium damage	Rare	Low	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10961	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	External q	Window frames and Bars (Brown paint)	Paint	4 m²	m²	Lead Containing Paint	OHMS-41910	Photos_LeadPaint\550.jpg	Lead Containing Paint	-	Medium damage	Low	Low	Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10964	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Main Entry, Office, Kitchen, Stairs and Male Toilets	Walls (Blue paint)	Paint	100 m²	m²	Lead Containing Paint	L23	Photos_LeadPaint\555.jpg	Positive Swab	-	Medium damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10960	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Male toilet	Walls (Blue paint)	Paint	8 m²	m²	Lead Containing Paint	L23	Photos_LeadPaint\547.jpg	Lead Containing Paint	-	Medium damage	Low	Medium	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10944	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Storage room	Walls (Peach, green undercoat paint)	Paint	20 m²	m²	Lead Containing Paint	OHMS-41901	Photos_LeadPaint\517.jpg	Lead Containing Paint	-	Low damage	Low	Low	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10963	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Storage room	Windows (Cream paint)	Paint	2 m²	m²	Lead Containing Paint	OHMS-41902	Photos_LeadPaint\552.jpg	Lead Containing Paint	-	Low damage	Low	Low	Manage in-situ. Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10962	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Toilet area	Hand rail (Dark Green paint)	Paint	1 m²	m²	Lead Containing Paint	OHMS-41908	Photos_LeadPaint\551.jpg	Lead Containing Paint	-	Low damage	Periodic	Medium	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10947	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Trophy Room	Walls and Ceiling (White paint)	Paint	80 m²	m²	Lead Containing Paint	L21	Photos_LeadPaint\525.jpg	Positive Swab	-	Medium damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10968	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Basement, Undercroft	Windows (Grey with white undercoat paint)	Paint	3 m²	m²	Lead Containing Paint	L38	Photos_LeadPaint\569.jpg	Positive Swab	-	Low damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10976	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Basement, Undercroft	Walls (White paint)	Paint	90 m²	m²	Lead Containing Paint	OHMS-41924	Photos_LeadPaint\584.jpg	No Lead Detected	-	High damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10956	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	External	Iron work, railings & posts (Maroon paint)	Paint	40 m²	m²	Lead Containing Paint	L42	Photos_LeadPaint\543.jpg	Positive Swab	-	Good condition	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							

19/04/2022	10969	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	All office rooms, Entry foyer, Toilet and Bathroom	Original ceilings (White paint)	Paint	>100 m²	m²	Lead Containing Paint	OHMS-41918	Photos_LeadPaint\570.jpg	Lead Containing Paint	-	Medium damage	Low	Low	Remove in accordance with AS/NZS 4361.12017 - Guide to hazardous paint management - Part 1 Lead and other hazardous metallic pigments in industrial applications.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10974	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	All office rooms, Entry foyer, Toilet and Bathroom	Walls (White paint)	Paint	>100 m²	m²	Lead Containing Paint	OHMS-41918	Photos_LeadPaint\580.jpg	Lead Containing Paint	-	High damage	Low	High	Remove in accordance with AS/NZS 4361.12017 - Guide to hazardous paint management - Part 1 Lead and other hazardous metallic pigments in industrial applications.	Apr-23	RED OHMS Group - Daniel Sharkey							
19/04/2022	10973	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Ceiling space	Settled Dust	Paint	>100 m²	m²	Lead Containing Paint	-	Photos_LeadPaint\577.jpg		-	Medium damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10971	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Exterior	Entry door (Brown paint)	Paint	2 m²	m²	Lead Containing Paint	OHMS-41910	Photos_LeadPaint\574.jpg	Lead Containing Paint	-	Low damage	Low	Low	Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10972	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Exterior	Walls and Window Sills (Yellow mustard paint)	Paint	60 m²	m²	Lead Containing Paint	OHMS-41925	Photos_LeadPaint\575.jpg	Lead Containing Paint	-	Low damage	Low	Low	Encapsulate with non-lead based paint, if required remove any flaking sections in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10975	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	External, Awning	Timber work (Green paint)	Paint	60 m²	m²	Lead Containing Paint	OHMS-41923	Photos_LeadPaint\581.jpg	Lead Containing Paint	-	Good condition	Low	Very Low	Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10951	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Internal, Office rooms	Former fire place stone	Paint	4 m²	m²	Lead Containing Paint	OHMS-41920	Photos_LeadPaint\532.jpg	No Lead Detected	-	Medium damage	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10945	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Office rooms, Lunch room, toilet and Bathroom	Timber skirting (White paint)	Paint	~100 lm	lm	Lead Containing Paint	OHMS-41919	Photos_LeadPaint\521.jpg	Lead Containing Paint	-	Low damage	Low	Low	Manage in accordance with AS/NZS 4361.22017 - Guide to hazardous paint management - Part 2 Lead paint in residential, public and commercial buildings.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10949	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Office rooms, Lunch room, toilet and Bathroom	Window frames (White paint)	Paint	40 m²	m²	Lead Containing Paint	L28	Photos_LeadPaint\528.jpg	Positive Swab	-	Good condition	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10953	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Office rooms, Lunch room, toilet and Bathroom	Door and Door frames (White paint)	Paint	40 m²	m²	Lead Containing Paint	L28	Photos_LeadPaint\534.jpg	Positive Swab	-	Good condition	-	-	No action required.	-	RED OHMS Group - Daniel Sharkey							
19/04/2022	10970	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Unisex Toilet, Male Toilet and Female Toilet	Walls and Ceiling	Paint	10 m²	m²	Lead Containing Paint	OHMS-41916	Photos_LeadPaint\572.jpg	Lead Containing Paint	-	High damage	Low	Medium	Remove in accordance with AS/NZS 4361.12017 - Guide to hazardous paint management - Part 1 Lead and other hazardous metallic pigments in industrial applications.	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10765	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board Room and Office	Fujitsu - R-401a HFC	Refrigerant	2 units	Units	Ozone Depleting Substance	Visual	Photos_ODS\554.jpg	Non-ODS	-	-	-	-	Presumed negative due to age and appearance.	-	RED OHMS Group - Daniel Sharkey							
-	10766	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Ceiling space	Ducted A/C - R-22 CFC	Refrigerant	2 units	Units	Ozone Depleting Substance	Visual	Photos_ODS\563.jpg	ODS	-	Good	Rare	Very Low	Chlorofluorocarbon CFC - Ozone Depleting Substance. Remove by a licensed refrigerant handler as part of the phase out, in accordance with Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10749	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Board room and Storage room	Light fitting	Insulation Fluid	3 fittings	fittings	Polychlorinated Biphenyl	-	Photos_PCB\510.jpg	PCB	-	Good	Rare	Very Low	Due to the age and appearance of the electrical fittings these have been suspected to contain PCB oils. Confirm status through sampling or remove and dispose of in accordance with the PCB Management Plan, revised edition 2003.	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10750	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Main Entry	Light fitting	Insulation Fluid	Throughout	fittings	Polychlorinated Biphenyl	-	Photos_PCB\515.jpg	PCB	-	Good	Rare	Very Low	Due to the age and appearance of the electrical fittings these have been suspected to contain PCB oils. Confirm status through sampling or remove and dispose of in accordance with the PCB Management Plan, revised edition 2003.	Apr-27	RED OHMS Group - Daniel Sharkey							
19/04/2022	10751	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Internal	Flourescent lights	Insulation Fluid	12 fittings	fittings	Polychlorinated Biphenyl	-	Photos_PCB\568.jpg	PCB	-	Good	Rare	Very Low	Due to the age and appearance of the electrical fittings these have been suspected to contain PCB oils. Confirm status through sampling or remove and dispose of in accordance with the PCB Management Plan, revised edition 2003.	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10791	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Ceiling space	Insulation Batts	Insulation	10 m²	m²	Synthetic Mineral Fibre		Photos_SMF\529.jpg	SMF	Unbonded	Average	Rare	Low	SMF content, manage in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC20061990	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10793	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Ceiling space	Insulation	Insulation	90 m²	m²	Synthetic Mineral Fibre	OHMS-41913	Photos_SMF\537.jpg	SMF	Unbonded	Average	Rare	Low	SMF content, manage in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC20061990	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10790	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Main Entry	Ceiling tiles	Insulation	16 m²	m²	Synthetic Mineral Fibre	Visual inspection	Photos_SMF\518.jpg	SMF	Bonded	Good	Rare	Very Low	SMF content, manage in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC20061990	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10794	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Building 1 Old Petersham Station	Male toilet	Hot Water Heater	Insulation	1 unit	Units	Synthetic Mineral Fibre	Visual inspection	Photos_SMF\548.jpg	SMF	Bonded	Good	Rare	Very Low	SMF content, manage in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC20061990	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10792	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Ceiling space	Flexible A/C ducting	Insulation	80 lm	lm	Synthetic Mineral Fibre		Photos_SMF\531.jpg	SMF	Bonded	Good	Rare	Very Low	SMF content, manage in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC20061990	Apr-27	RED OHMS Group - Daniel Sharkey							
-	10795	Building 1 Old Petersham Station		151.1551268 , -33.8939191	Original Petersham Station	Unisex Toilet, Female Toilet and Lunch room	Hot Water Heater	Insulation	3 units	Units	Synthetic Mineral Fibre	Visual inspection	Photos_SMF\566.jpg	SMF	Bonded	Good	-	Very Low	SMF content, manage in accordance with the National Code of Practice for the Safe Use of Synthetic Mineral Fibres NOHSC20061990	Apr-27	RED OHMS Group - Daniel Sharkey							

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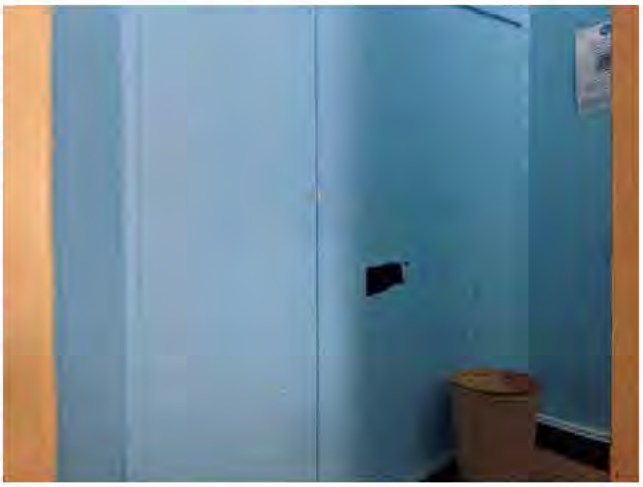
11 Appendix B – Photographic Record

Site Address	Building 1 Old Petersham Station, Terminus Street Petersham NSW

Item Number	1	**Reinspection Date**	Apr-27
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement	
Item Location and Description		Staircase walls - Fibre cement sheet	
Sample Number		Previously Sampled: 003	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile / Amosite	
Risk Assessment	9	**Priority Rating**	Very Low
Recommendations	Remove under non-friable conditions.		



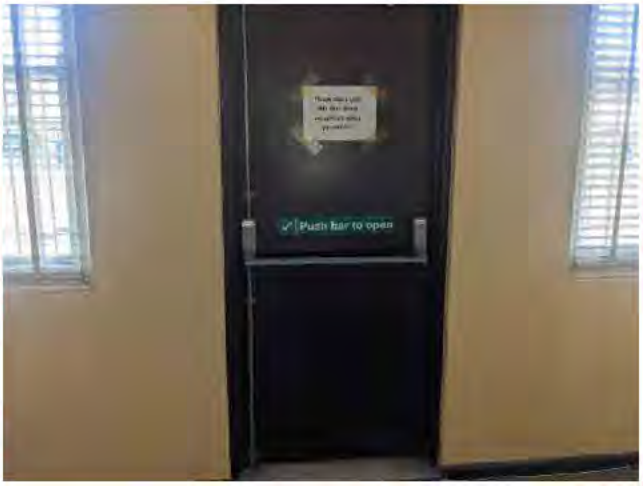
Item Number	2	**Reinspection Date**	Apr-27
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement	
Item Location and Description		Access door - Fibre cement sheet	
Sample Number		Previously Sampled: OHMS-41907	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	3	**Priority Rating**	Very Low
Recommendations	Label and manage in-situ (non-friable).		

Item Number	3	**Reinspection Date**	Apr-27
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement, File room	
Item Location and Description		Ceiling - Fibre cement sheet	
Sample Number		Previously Sampled: 002	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile / Amosite	
Risk Assessment	10	**Priority Rating**	Low
Recommendations	Manage in-situ (non-friable).		

Item Number	4	**Reinspection Date**	Apr-27
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement, Room under stairs	
Item Location and Description		Ceiling - Fibre cement sheet	
Sample Number		Previously Sampled: 003	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile / Amosite	
Risk Assessment	7	**Priority Rating**	Very Low
Recommendations	Remove under non-friable conditions.		

Item Number	5	**Reinspection Date**	-
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement, throughout	
Item Location and Description		Floor covering - Bituminous membrane	
Sample Number		P2100299-OHMS-41911	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required		

Item Number	6	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board room	
Item Location and Description		Emergency exit door - Fire door core	
Sample Number		P2100299-Visual inspection	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed	
Risk Assessment	-	Priority Rating	-
Recommendations		No action required	



Item Number	7	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board room and Store	
Item Location and Description		Ceiling - Paper Product	
Sample Number		P2100299-OHMS-41905	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	Priority Rating	-
Recommendations		No action required	

Item Number	8	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board Room, Office, Kitchen and Trophy room	
Item Location and Description		Safe - Insulation	
Sample Number		P2100299-Visual inspection	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed	
Risk Assessment	-	Priority Rating	-
Recommendations		No action required	

Item Number	9	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Entry foyer	
Item Location and Description		Electrical cabinet - Fibre cement sheet	
Sample Number		P2100299-Visual	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required		

Item Number	10	**Reinspection Date**	Apr-27
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Entry room	
Item Location and Description		Electrical board - Bituminous backing board	
Sample Number		P2100299-OHMS-41906	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	5	**Priority Rating**	Very Low
Recommendations	Label and manage in-situ (non-friable).		

Item Number	11	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External	
Item Location and Description		Windows - Window caulking	
Sample Number		Previously Sampled: OHMS-41915	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required		

Item Number	12	Reinspection Date	Apr-27
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External	
Item Location and Description		Eaves - Fibre cement sheet	
Sample Number		Previously Sampled: OHMS-41907	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	5	Priority Rating	Very Low
Recommendations	Label and manage in-situ (non-friable).		

Item Number	13	Reinspection Date	Apr-27
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External, Kitchen	
Item Location and Description		South Wall - Fibre cement sheet	
Sample Number		P2100299-OHMS-41907	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	8	Priority Rating	Very Low
Recommendations	Encapsulate, label and manage in-situ (non-friable).		

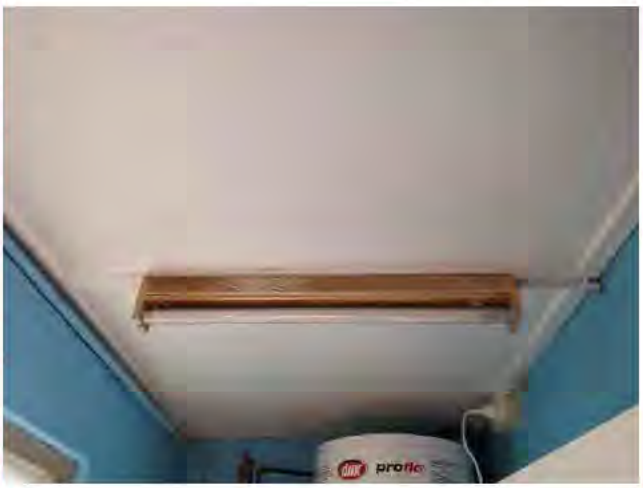
Item Number	14	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Female toilet	
Item Location and Description		Incinerator - Insulation	
Sample Number		P2100299-Visual inspection	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed	
Risk Assessment	-	Priority Rating	-
Recommendations	No action required		

Item Number	15	**Reinspection Date**	Apr-27
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Female toilet	
Item Location and Description		Ceiling - Fibre cement sheet	
Sample Number		Previously Sampled: OHMS-41907	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	4	**Priority Rating**	Very Low
Recommendations	Label and manage in-situ (non-friable).		

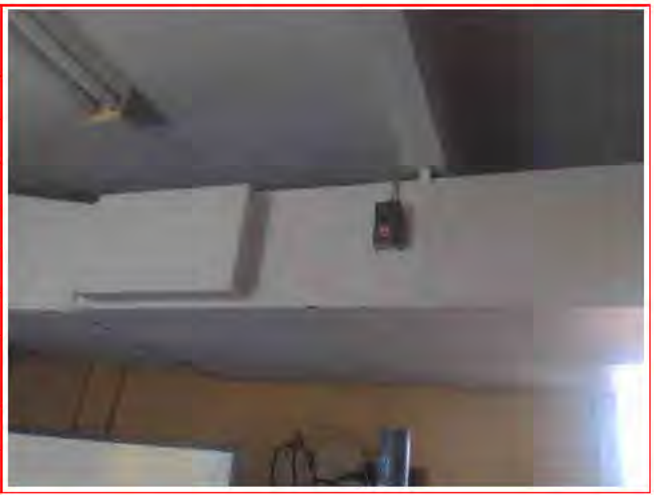
No Photo Available

Item Number	16	**Reinspection Date**	Apr-27
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Female toilets	
Item Location and Description		Walls - Fibre cement sheet	
Sample Number		Previously Sampled: 002	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	7	**Priority Rating**	Very Low
Recommendations	Label and manage in-situ (non-friable).		

Item Number	17	**Reinspection Date**	Apr-27
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Male toilet	
Item Location and Description		Ceiling lining - Fibre cement sheet	
Sample Number		Previously Sampled: OHMS-41907	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	4	**Priority Rating**	Very Low
Recommendations	Label and manage in-situ (non-friable).		



Item Number	18	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Storage room	
Item Location and Description		Ducting - Insulating Board	
Sample Number		P2100299-Visual inspection	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed	
Risk Assessment	-	**Priority Rating**	-
Recommendations		No action required	



Item Number	19	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Storage room	
Item Location and Description		Floor - Hessian backed sheet vinyl	
Sample Number		P2100299-OHMS-41903	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations		No action required	

Item Number	20	**Reinspection Date**	Apr-27
Survey Level		Basement	
Building		Original Petersham Station	
Room		Basement, Undercroft	
Item Location and Description		Shelves - Fibre cement sheet	
Sample Number		Previously Sampled: 011	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	8	**Priority Rating**	Very Low
Recommendations		Remove under non-friable conditions.	

Item Number	21	**Reinspection Date**	-
Survey Level		Basement	
Building		Original Petersham Station	
Room		External	
Item Location and Description		Gable Ends - Fibre cement sheet	
Sample Number		-	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed	
Risk Assessment	-	**Priority Rating**	-
Recommendations		No action required	

Item Number	22	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Exterior	
Item Location and Description		Window - Window caulking	
Sample Number		Previously Sampled: OHMS-41915	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations		No action required	

Item Number	23	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Kitchen	
Item Location and Description		Door infill	
Sample Number		P2100299-Visual inspection	
Sample Status		Negative	
Hazardous Material / Asbestos Content		Presumed No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations		No action required	

Item Number	24	**Reinspection Date**	Apr-27
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Male Toilet	
Item Location and Description		Partitions - Compressed cement sheet	
Sample Number		Previously Sampled: 007	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	6	**Priority Rating**	Very Low
Recommendations	Label and manage in-situ (non-friable).		

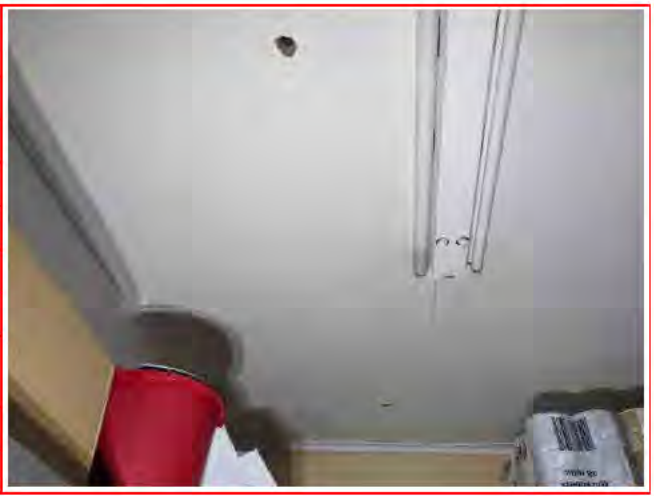
Item Number	25	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Office room, West	
Item Location and Description		Ceiling - Paper Product	
Sample Number		P2100299-OHMS-41921	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required		

Item Number	26	**Reinspection Date**	Apr-27
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Rooms No.2 East, No.4 East, No.2 West & No.5 West	
Item Location and Description		Ceiling linings - Fibre cement sheet	
Sample Number		P2100299-OHMS-41917	
Sample Status		Positive	
Hazardous Material / Asbestos Content		Chrysotile	
Risk Assessment	12	**Priority Rating**	Low
Recommendations	Encapsulate, label and manage in-situ (non-friable).		

Item Number	27	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Unisex Toilet, Male & Female Toilet	
Item Location and Description		Ceiling	
Sample Number		P2100299-Visual inspection	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required		

Item Number	28	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Western most Office area	
Item Location and Description		Floor - Vinyl floor tiles	
Sample Number		P2100299-OHMS-41922	
Sample Status		Negative	
Hazardous Material / Asbestos Content		No asbestos detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations		No action required	

Item Number	29	**Reinspection Date**	-
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement	
Item Location and Description		Ceiling (White paint)	
Sample Number		L24	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations		Manage in-situ.	

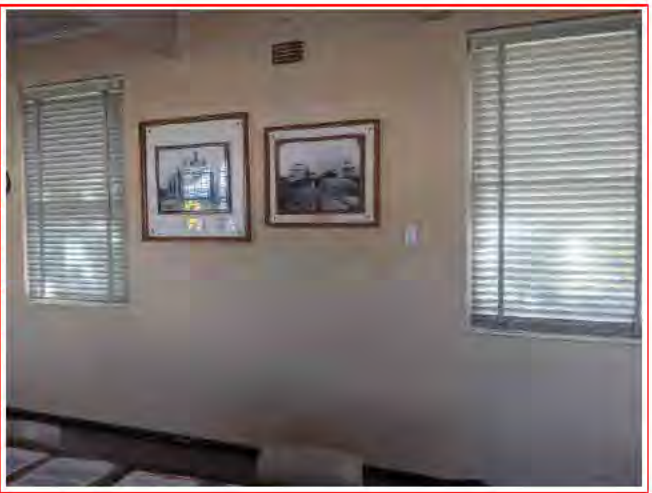


Item Number	30	**Reinspection Date**	-
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement	
Item Location and Description		Walls (Peach with green undercoat paint)	
Sample Number		OHMS-41901	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations		Manage in-situ.	

Item Number	31	**Reinspection Date**	-
Survey Level		Basement	
Building		Building 1 Old Petersham Station	
Room		Basement, room beneath stairs	
Item Location and Description		Walls (Green paint)	
Sample Number		OHMS-41912	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	10	**Priority Rating**	Medium
Recommendations	Remove in accordance with legislation (industrial applications).		

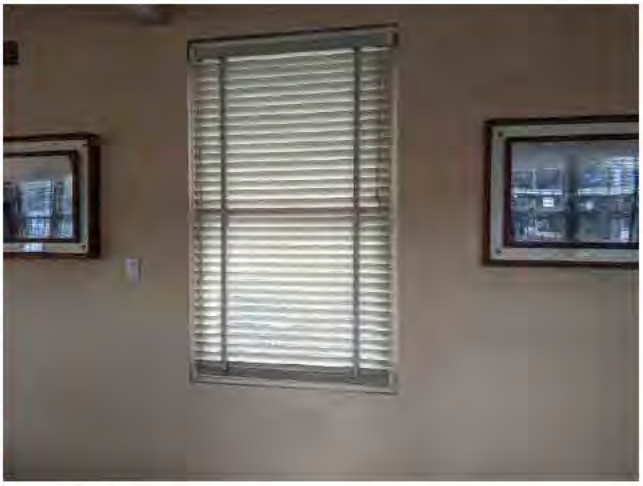
No Photo Available

Item Number	32	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board room	
Item Location and Description		Walls (Peach paint)	
Sample Number		OHMS-41901	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	10	**Priority Rating**	Medium
Recommendations	Encapsulate with non-lead based paint		



Item Number	33	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board room & Store	
Item Location and Description		Ceiling beams (Cream paint)	
Sample Number		OHMS-41904	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	4	**Priority Rating**	Very Low
Recommendations	Manage in-situ.		

Item Number	34	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board room and Storage room	
Item Location and Description		Window frames and Timber Trim (White paint)	
Sample Number		L22	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations	Encapsulate with non-lead based paint		



Item Number	35	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Ceiling space	
Item Location and Description		Settled Dust	
Sample Number		Visual inspection	
Sample Status		Strongly Presumed	
Hazardous Material / Asbestos Content		Lead Contaminated Dust	
Risk Assessment	-	**Priority Rating**	Low
Recommendations	Remove in accordance with legislation.		

Item Number	36	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Entry Foyer, Office, Kitchen, Trophy room Basement	
Item Location and Description		Door and window frames (White paint)	
Sample Number		L24	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations	Manage in-situ.		

Item Number	37	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External	
Item Location and Description		Down Pipe (Yellow paint)	
Sample Number		OHMS-41909	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	4	**Priority Rating**	Very Low
Recommendations		Manage in-situ.	

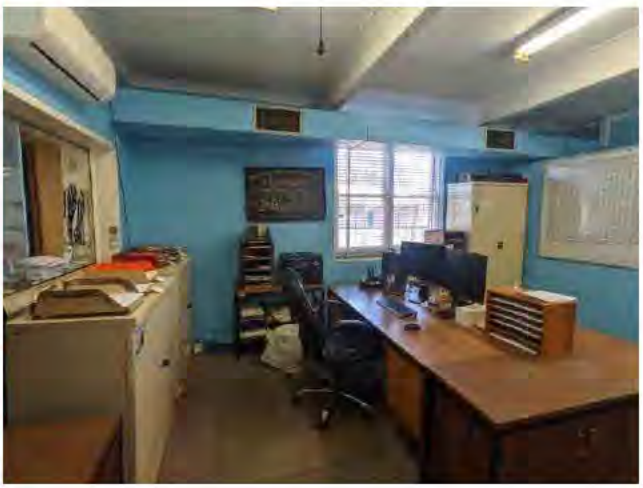
Item Number	38	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External	
Item Location and Description		Window frames & Bars (Peach Brown paint)	
Sample Number		OHMS-41914	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	9	**Priority Rating**	Medium
Recommendations		Remove in accordance with legislation (industrial applications).	

Item Number	40	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External	
Item Location and Description		Entry door (Brown paint)	
Sample Number		OHMS-41910	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	5	**Priority Rating**	Low
Recommendations		Encapsulate with non-lead based paint	

Item Number	41	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External	
Item Location and Description		Fascia Board (Peach Brown paint)	
Sample Number		OHMS-41914	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	6	**Priority Rating**	Low
Recommendations	Encapsulate with non-lead based paint		

Item Number	42	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		External q	
Item Location and Description		Window frames and Bars (Brown paint)	
Sample Number		OHMS-41910	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	8	**Priority Rating**	Low
Recommendations	Manage in-situ.		

Item Number	43	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Main Entry, Office, Kitchen, Stairs and Male Toilets	
Item Location and Description		Walls (Blue paint)	
Sample Number		L23	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations	Encapsulate with non-lead based paint		

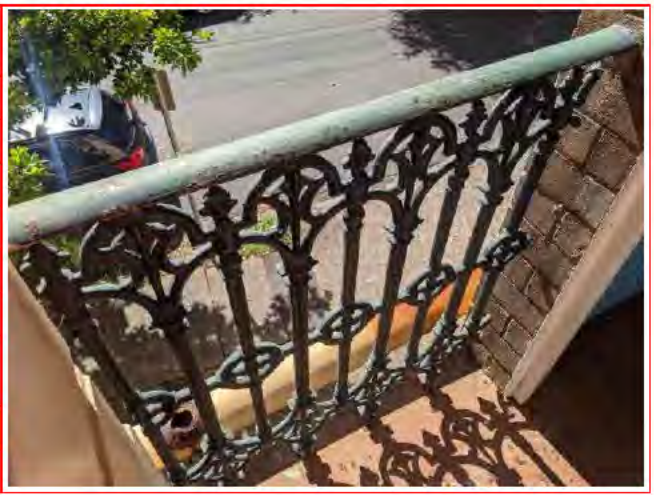


Item Number	44	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Male toilet	
Item Location and Description		Walls (Blue paint)	
Sample Number		L23	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	10	**Priority Rating**	Medium
Recommendations	Encapsulate with non-lead based paint		

Item Number	45	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Storage room	
Item Location and Description		Walls (Peach, green undercoat paint)	
Sample Number		OHMS-41901	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	7	**Priority Rating**	Low
Recommendations	Encapsulate with non-lead based paint		

Item Number	46	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Storage room	
Item Location and Description		Windows (Cream paint)	
Sample Number		OHMS-41902	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	7	**Priority Rating**	Low
Recommendations	Manage in-situ.		

Item Number	47	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Toilet area	
Item Location and Description		Hand rail (Dark Green paint)	
Sample Number		OHMS-41908	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	10	**Priority Rating**	Medium
Recommendations	Encapsulate with non-lead based paint		



Item Number	48	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Trophy Room	
Item Location and Description		Walls and Ceiling (White paint)	
Sample Number		L21	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations	Encapsulate with non-lead based paint		

Item Number	49	**Reinspection Date**	-
Survey Level		Basement	
Building		Original Petersham Station	
Room		Basement, Undercroft	
Item Location and Description		Windows (Grey with white undercoat paint)	
Sample Number		L38	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations	Encapsulate with non-lead based paint		

Item Number	50	**Reinspection Date**	-
Survey Level		Basement	
Building		Original Petersham Station	
Room		Basement, Undercroft	
Item Location and Description		Walls (White paint)	
Sample Number		OHMS-41924	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		No Lead Detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required (no lead)		

Item Number	51	**Reinspection Date**	-
Survey Level		Basement	
Building		Original Petersham Station	
Room		External	
Item Location and Description		Iron work, railings & posts (Maroon paint)	
Sample Number		L42	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations	Manage in-situ.		

Item Number	52	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		All office rooms, Entry foyer, Toilet and Bathroom	
Item Location and Description		Original ceilings (White paint)	
Sample Number		OHMS-41918	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	7	**Priority Rating**	Low
Recommendations	Remove in accordance with legislation (industrial applications).		

Item Number	53	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		All office rooms, Entry foyer, Toilet and Bathroom	
Item Location and Description		Walls (White paint)	
Sample Number		OHMS-41918	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	15	**Priority Rating**	High
Recommendations	Remove in accordance with legislation (industrial applications).		

Item Number	54	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Ceiling space	
Item Location and Description		Settled Dust	
Sample Number		-	
Sample Status		Strongly Presumed	
Hazardous Material / Asbestos Content		Lead Contaminated Dust	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations	Remove in accordance with legislation		

Item Number	55	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Exterior	
Item Location and Description		Entry door (Brown paint)	
Sample Number		OHMS-41910	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	8	**Priority Rating**	Low
Recommendations	Manage in-situ.		

Item Number	56	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Exterior	
Item Location and Description		Walls and Window Sills (Yellow mustard paint)	
Sample Number		OHMS-41925	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	7	**Priority Rating**	Low
Recommendations	Encapsulate with non-lead based paint		

Item Number	57	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		External, Awning	
Item Location and Description		Timber work (Green paint)	
Sample Number		OHMS-41923	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	4	**Priority Rating**	Very Low
Recommendations	Manage in-situ.		

Item Number	58	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Internal, Office rooms	
Item Location and Description		Former fire place stone	
Sample Number		OHMS-41920	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		No Lead Detected	
Risk Assessment	-	**Priority Rating**	-
Recommendations	No action required (no lead)		

Item Number	59	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Office rooms, Lunch room, toilet and Bathroom	
Item Location and Description		Timber skirting (White paint)	
Sample Number		OHMS-41919	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	8	**Priority Rating**	Low
Recommendations		Manage in-situ.	

Item Number	60	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Office rooms, Lunch room, toilet and Bathroom	
Item Location and Description		Window frames (White paint)	
Sample Number		L28	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations		Manage in-situ.	

Item Number	61	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Office rooms, Lunch room, toilet and Bathroom	
Item Location and Description		Door and Door frames (White paint)	
Sample Number		L28	
Sample Status		Previously Sampled	
Hazardous Material / Asbestos Content		Positive Swab	
Risk Assessment	-	**Priority Rating**	-
Recommendations		Manage in-situ.	

Item Number	62	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Unisex Toilet, Male Toilet and Female Toilet	
Item Location and Description		Walls and Ceiling	
Sample Number		OHMS-41916	
Sample Status		Sampled	
Hazardous Material / Asbestos Content		Lead Containing Paint	
Risk Assessment	11	**Priority Rating**	Medium
Recommendations		Remove in accordance with legislation (industrial applications).	

Item Number	63	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board Room and Office	
Item Location and Description		Fujitsu - R-401a HFC	
Sample Number		Visual	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		Non-ODS	
Risk Assessment	-	**Priority Rating**	-
Recommendations	Presumed negative due to age and appearance.		

Item Number	64	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Ceiling space	
Item Location and Description		Ducted A/C - R-22 CFC	
Sample Number		Visual	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		ODS	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations	Remove in accordance with legislation.		

Item Number	65	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Board room and Storage room	
Item Location and Description		Light fitting	
Sample Number		-	
Sample Status		Positive	
Hazardous Material / Asbestos Content		PCB	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations	Confirm status or remove.		

Item Number	66	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Main Entry	
Item Location and Description		Light fitting	
Sample Number		-	
Sample Status		Positive	
Hazardous Material / Asbestos Content		PCB	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations	Confirm status or remove.		

Item Number	67	**Reinspection Date**	-
Survey Level		Ground Floor	
Building		Original Petersham Station	
Room		Internal	
Item Location and Description		Flourescent lights	
Sample Number		-	
Sample Status		Positive	
Hazardous Material / Asbestos Content		PCB	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations	Confirm status or remove.		

Item Number	68	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Ceiling space	
Item Location and Description		Insulation Batts	
Sample Number			
Sample Status		Presumed	
Hazardous Material / Asbestos Content		SMF	
Risk Assessment	-	**Priority Rating**	Low
Recommendations	Manage in-situ.		

Item Number	69	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Ceiling space	
Item Location and Description		Insulation	
Sample Number		OHMS-41913	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		SMF	
Risk Assessment	-	Priority Rating	Low
Recommendations		Manage in-situ.	

Item Number	70	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Main Entry	
Item Location and Description		Ceiling tiles	
Sample Number		Visual inspection	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		SMF	
Risk Assessment	-	Priority Rating	Very Low
Recommendations		Manage in-situ.	

Item Number	71	Reinspection Date	-
Survey Level		1st Floor	
Building		Building 1 Old Petersham Station	
Room		Male toilet	
Item Location and Description		Hot Water Heater	
Sample Number		Visual inspection	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		SMF	
Risk Assessment	-	Priority Rating	Very Low
Recommendations		Manage in-situ.	

Item Number	72	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Ceiling space	
Item Location and Description		Flexible A/C ducting	
Sample Number		-	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		SMF	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations		Manage in-situ	

Item Number	73	**Reinspection Date**	-
Survey Level		1st Floor	
Building		Original Petersham Station	
Room		Unisex Toilet, Female Toilet and Lunch room	
Item Location and Description		Hot Water Heater	
Sample Number		Visual inspection	
Sample Status		Presumed	
Hazardous Material / Asbestos Content		SMF	
Risk Assessment	-	**Priority Rating**	Very Low
Recommendations		Manage in-situ.	

12 Appendix C – Certificate of Analysis

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 293782

Client Details

Client	OHMS Hygiene
Attention	Warren Lal
Address	Shop 1, 209 Harris Street, PYRMONT, NSW, 2009

Sample Details

Your Reference	**P2100299 Building 1 Old Petersham Station**
Number of Samples	10 Material
Date samples received	21/04/2022
Date completed instructions received	21/04/2022

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

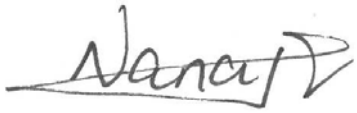
Date results requested by	29/04/2022
Date of Issue	28/04/2022

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 ***

Asbestos Approved By
Analysed by Asbestos Approved Analyst: Wonnie Condos
Authorised by Asbestos Approved Signatory: Lucy Zhu
Results Approved By
Lucy Zhu, Asbestos Supervisor

Authorised By



Nancy Zhang, Laboratory Manager

Asbestos ID - materials						
Our Reference		293782-1	293782-2	293782-3	293782-4	293782-5
Your Reference	UNITS	P2100299-OHMS-41903	P2100299-OHMS-41905	P2100299-OHMS-41906	P2100299-OHMS-41907	P2100299-OHMS-41911
Date Sampled		19/04/2022	19/04/2022	19/04/2022	19/04/2022	19/04/2022
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	28/04/2022	28/04/2022	28/04/2022	28/04/2022	28/04/2022
Mass / Dimension of Sample	-	40x20x1mm	20x10x1mm	4x4x1mm	5x5x1mm	40x30x2mm
Sample Description	-	Brown vinyl sheet & fibrous backing	Brown fibrous matted material & paint	Brown fibrous board	Grey fibre cement material	Black fibrous bituminous material
Asbestos ID in materials	-	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected	Chrysotile asbestos detected	Chrysotile asbestos detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	[NT]	[NT]	No asbestos detected

Asbestos ID - materials						
Our Reference		293782-6	293782-7	293782-8	293782-9	293782-10
Your Reference	UNITS	P2100299-OHMS-41913	P2100299-OHMS-41915	P2100299-OHMS-41917	P2100299-OHMS-41921	P2100299-OHMS-41922
Date Sampled		19/04/2022	19/04/2022	19/04/2022	19/04/2022	19/04/2022
Type of sample		Material	Material	Material	Material	Material
Date analysed	-	28/04/2022	28/04/2022	28/04/2022	28/04/2022	28/04/2022
Mass / Dimension of Sample	-	25x25x2mm	15x10x2mm	15x10x2mm	50x30x1mm	140x70x3mm
Sample Description	-	Beige vitreous fibrous insulation	Beige putty	Grey fibre cement material	Brown fibrous matted material	Beige vinyl tile & adhesive
Asbestos ID in materials	-	No asbestos detected Synthetic mineral fibres detected	No asbestos detected	Chrysotile asbestos detected	No asbestos detected Organic fibres detected	No asbestos detected Organic fibres detected
Trace Analysis	-	No asbestos detected	No asbestos detected	[NT]	No asbestos detected	No asbestos detected

Method ID	Methodology Summary
ASB-001	Asbestos ID - Qualitative identification of asbestos in bulk samples using Polarised Light Microscopy and Dispersion Staining Techniques including Synthetic Mineral Fibre and Organic Fibre as per Australian Standard 4964-2004.

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

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CERTIFICATE OF ANALYSIS 293779

Client Details

Client	OHMS Hygiene
Attention	Warren Lal
Address	Shop 1, 209 Harris Street, PYRMONT, NSW, 2009

Sample Details

Your Reference	**P2100299 Building 1 Old Petersham Station**
Number of Samples	15 Paint
Date samples received	21/04/2022
Date completed instructions received	21/04/2022

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	29/04/2022
Date of Issue	29/04/2022

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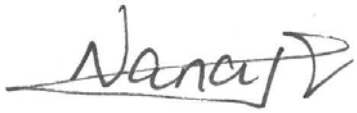
Accredited for compliance with ISO/IEC 17025 - Testing. **Tests not covered by NATA are denoted with ***

Results Approved By
Thomas Lovatt, Chemist

Authorised By



Nancy Zhang, Laboratory Manager

Lead in Paint						
Our Reference		293779-1	293779-2	293779-3	293779-4	293779-5
Your Reference	UNITS	P2100299-OHMS-41901	P2100299-OHMS-41902	P2100299-OHMS-41904	P2100299-OHMS-41908	P2100299-OHMS-41909
Date Sampled		19/04/2022	19/04/2022	19/04/2022	19/04/2022	19/04/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	27/04/2022	27/04/2022	27/04/2022	27/04/2022	27/04/2022
Date analysed	-	27/04/2022	27/04/2022	27/04/2022	27/04/2022	27/04/2022
Lead in paint	%w/w	0.14	2.3	12	0.48	0.22

Lead in Paint						
Our Reference		293779-6	293779-7	293779-8	293779-9	293779-10
Your Reference	UNITS	P2100299-OHMS-41910	P2100299-OHMS-41912	P2100299-OHMS-41914	P2100299-OHMS-41916	P2100299-OHMS-41918
Date Sampled		19/04/2022	19/04/2022	19/04/2022	19/04/2022	19/04/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	27/04/2022	27/04/2022	27/04/2022	27/04/2022	27/04/2022
Date analysed	-	27/04/2022	27/04/2022	27/04/2022	27/04/2022	27/04/2022
Lead in paint	%w/w	15	0.22	7.4	12	13

Lead in Paint						
Our Reference		293779-11	293779-12	293779-13	293779-14	293779-15
Your Reference	UNITS	P2100299-OHMS-41919	P2100299-OHMS-41920	P2100299-OHMS-41923	P2100299-OHMS-41924	P2100299-OHMS-41925
Date Sampled		19/04/2022	19/04/2022	19/04/2022	19/04/2022	19/04/2022
Type of sample		Paint	Paint	Paint	Paint	Paint
Date prepared	-	27/04/2022	27/04/2022	27/04/2022	27/04/2022	27/04/2022
Date analysed	-	27/04/2022	27/04/2022	27/04/2022	27/04/2022	27/04/2022
Lead in paint	%w/w	0.26	0.02	1.3	0.01	7.7

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	-			27/04/2022	5	27/04/2022	27/04/2022		27/04/2022	[NT]
Date analysed	-			27/04/2022	5	27/04/2022	27/04/2022		27/04/2022	[NT]
Lead in paint	%w/w	0.005	Metals-020/021/022	<0.005	5	0.22	0.29	27	98	[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.

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.

OUR LOCATIONS

PERTH
9 Richardson Street,
West Perth, WA 6005

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12/9 Aristos Place,
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