



Ray Walsh House

Community Information Session

Agenda

- Welcome and housekeeping: *Kirsty O'Connell*
- Tonight's purpose: *Mayor Russell Webb*
- Video: presented by *Juliet Duffy*
Occupational Hygienist, Licensed Asbestos Assessor
- Background: *Paul Bennett - TRC General Manager*
- Asbestos removal & redevelopment: *Mark Gardiner*
Manager Project Planning & Delivery
- Capacity to fund: *Paul Bennett - TRC General Manager*
- Options for Council to Consider: *Mayor Russell Webb*
- Responses to pre-submitted questions: *Kirsty O'Connell*
- Questions from the floor
- Meeting close: 7pm

RWH Video

Presented by:

Juliet Duffy MSM SydUni IntCertOH MAICD MAIOH

Director, Occupational Hygienist , Licensed Asbestos Assessor LAA-000102, NATA Signatory

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LICENCE FOR SAMPLING AIRBORNE DUST – Inhalable and Respirable Dust and Crystalline Silica - Licence No MLA 00017341

https://youtu.be/PAIswK-Ef7I?si=Sc_GT8fi8YMRavIL

Ray Walsh House – Background

- Prior to 2020 – Council was aware there was asbestos in the building materials of RWH.
- 2022 – Airconditioning failed.
- 2022 - Public Works Advisory was engaged by Council to undertake preliminary investigations into the extent of the asbestos contamination and to prepare estimates for remediation and redevelopment.
- October 2023 - Demolition took place in order to prepare for remediation/removal of asbestos.
- February 2024 – Council sought funding from the NSW Government to remediate RWH.
- 28 May 2024 – At the Ordinary Council Meeting, Councillors resolved not to remediate the building for reoccupation by Council staff and Council operations.

Ray Walsh House – Background

- April 2025 Expressions of Interest were sought for the activation of Ray Walsh House and two submissions were received.
- September 2025 –Councillors endorsed a Mayoral Minute instructing the General Manager to prepare an options paper for the future of Ray Walsh House.
- In March 2026, Councillors considered a report about the future of Ray Walsh House and possible associated costs for further investigations.

Asbestos Removal & Building Redevelopment

2023 estimates
obtained by NSW
Public Works:

- Removal of asbestos approx. \$7million
- Reinstate fire protection approx. \$2million
- Redevelopment for re-occupation in the order of \$50million



Photo: example of sprayed vermiculite

Capacity to Fund

- Council does not have the capacity to fund capital works on RWH at the current time.
- Assuming a \$50 million loan at 6% over the next 30 years, the Principal and interest repayments would be \$4.5-\$5 million within the first 5 years.
- No State or Federal funding assistance
- Escalation of cost estimates
- Without the ability to fund the work through a loan or grant, the only option would be another Special Rate Variation.

Way Forward - Options

1. 'do nothing' – leave RWH vacant for the foreseeable future, costing rate payers money, bringing no value to the CBD or the community.
2. Remediate and redevelop – unaffordable for the foreseeable future (ie 10+ years).
3. Impose an SRV to fund remediation and redevelopment within the next 10 years (5 years before project would be complete).
4. Sell – reduce community liability, allow private investment to reactivate the building and bring economic value to the CBD.

Pre-submitted questions

Questions from the floor