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property › environment › safety ›

Destructive Hazardous Building Materials Assessment

The Ritz Estate

203-223 Leura Mall, Leura NSW 2780

Farrell Coyne Projects

December 2025

Client No: F0053

Job No: 147460S

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Farrell Coyne Projects (Farrell Coyne) to conduct a Destructive Hazardous Building Materials Assessment (Assessment) of The Ritz Estate, 203-223 Leura Mall, Leura NSW 2780 (the Site).

The objective of this Assessment was to identify and assess the exposure risk posed by hazardous building materials that may be encountered during demolition works at the site.

The scope of the Assessment included the accessible interior and exterior areas of the Site as outlined in the attached plans provided by Farrell Coyne. Specifically, the areas that are to be impacted upon by the proposed works at Site consist of:

- A1 The Ritz Hotel Core;
- A2 The Ritz Hotel – South Wing;
- A3 The Ritz Hotel – West Wing;
- A4 The existing structure – Infill Wing;
- A5 The existing structure – Modern Extension;
- B Laundry;
- C Manager's Residence; and
- D Education Offices.

It should be noted that whilst a Destructive Assessment has been requested by Farrell Coyne, difficulties in assessing buildings in disrepair, and the limitations placed on access, may result in a limited assessment being completed. Prensa will make every effort to conduct the Assessment in accordance with NSW *Code of Practice: Demolition Work,* 2019, however, this will be subject to limitations such as occupancy, access and "live" electrical and plant status at the Site at the time of our inspection.

The following hazardous building materials were identified or assumed present at the time of the Assessment:

Property	Asbestos-Containing Materials		Synthetic Mineral Fibre	Poly-Chlorinated Biphenyls	Lead-Containing Paint	Lead-Containing Dust	Ozone Depleting Substances
	Non-friable	Friable					
The Ritz Hotel (A1-A5)	✓	✓	✓	✓	✓	-	✓
Laundry	-	-	✓	✓	-	-	-
Manager's Residence	✓	-	✓	✓	✓	-	-
Education Offices	✓	✓	✓	✓	✓	-	✓

The following significant key findings are noted:

- High risk, friable asbestos was identified in the form of pipework insulation throughout the riser in the Ritz kitchen;
- High risk, non-friable asbestos was identified in the form of debris throughout the Site;
- Medium risk, non-friable asbestos was identified in the form of fibre cement sheet to the ceilings, walls, debris, partitions and cisterns throughout the Site;

- Low risk, friable asbestos was assumed in the form of fuses throughout Site;
- Low risk, non-friable asbestos was identified in the form of corner moulding to the external sections of the Ritz the Site;
- Low risk, non-friable asbestos was identified and assumed in the form of bituminous backing boards to electrical distribution boards throughout the Site;
- Low risk, non-friable asbestos was assumed to be present in the mastic sealant to ductwork throughout the Ritz hotel;
- Medium risk LCP was identified in the form of white paint to windows, window frames, doors, door frames, walls, infill panels, fascia, eaves and beams to the external sections of the Ritz; and
- Medium risk LCP was identified in the form of green paint to the walls in the Level 2 rooms of the Ritz.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- High risk, friable asbestos lagging was identified to pipework located within risers and inaccessible areas of the Ritz kitchen. Access to these areas should be restricted and the lagging should be removed under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.
- High risk, non-friable fibre cement debris has been identified throughout the Site. Access should be restricted to the following locations until remedial works can be undertaken to remove all debris and associated installed fibre cement sheet from the following locations;
    - The Ritz, A4, external electrical hut;
    - Managers Residence, north elevation;
    - Managers Residence, bathroom; and
    - Managers Residence, north elevation room.
- Most ACM was found to not be appropriately labelled. ACM to be left on-site should be labelled in accordance with Regulation 424 of the NSW *Work Health and Safety Regulation,* 2025 and AS 1319-1994 *Safety signs for the occupational environment* to warn of the dangers of disturbing these materials.
- In accordance with Regulation 429 of the NSW *Work Health and Safety Regulation,* 2025, an Asbestos Management Plan (AMP) must be created and maintained for all ACM that remain at the site to assist the site controller with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibre.
- Any hazardous building materials which are to be disturbed during demolition/refurbishment works should be removed by an appropriately licensed contractor prior to the commencement of the works.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to be hazardous are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

A number of other recommendations were made in the body of this report which addresses the ongoing management of hazardous building materials at this Site.

This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This document has been prepared in response to specific instructions from Farrell Coyne to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Farrell Coyne and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advises that the report should only be relied upon by Farrell Coyne and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of Farrell Coyne, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing/hazardous materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos/hazardous materials within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos/hazardous materials were sampled and analysed. It is noted that some asbestos/hazardous materials may have been suspected to contain asbestos/hazardous materials based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos/hazardous materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Farrell Coyne therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

Table of Contents

List of Appendices

1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Farrell Coyne Projects (Farrell Coyne) to conduct a Destructive Hazardous Building Materials Assessment (Assessment) of The Ritz Estate, 203-223 Leura Mall, Leura NSW 2780 (the Site). Prensa conducted the Assessment on the 9th December 2025 at the request of Phillip Hammersley of Farrell Coyne.

2 Objective

The objective of this Assessment was to identify and assess the exposure risk posed by hazardous building materials which may be encountered during demolition/refurbishment works within nominated areas of the Site in accordance with the NSW *Work Health and Safety Regulation* 2025, and the NSW *Code of Practice: Demolition Work,* 2019.

3 Scope of Works

The scope of the Assessment will include all reasonably and safely accessible interior and exterior areas of the Site as outlined in the attached plans provided by Farrell Coyne. Specifically, the areas that are to be impacted upon by the proposed works at Site consist of:

- A1 The Ritz Hotel Core;
- A2 The Ritz Hotel – South Wing;
- A3 The Ritz Hotel – West Wing;
- A4 The existing structure – Infill Wing;
- A5 The existing structure – Modern Extension;
- B Laundry;
- C Manager's Residence; and
- D Education Offices.

It should be noted that whilst a Destructive Assessment has been requested by Farrell Coyne**,** difficulties in assessing buildings in disrepair, and the limitations placed on access, may result in a limited assessment being completed. Prensa will make every effort to conduct the Assessment in accordance with NSW *Code of Practice: Demolition Work,* 2019, however, this will be subject to limitations such as occupancy, access and "live" electrical and plant status at the Site at the time of our inspection.

These nominated areas will be the focus of Prensa's Assessment.

Specifically, Prensa included the following hazardous building materials in the scope of this assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP);
- Lead-containing dust (LCD); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours, and the Site was unoccupied at the time of our inspection.

4 Site Description

The Site consists of four (4) buildings, details of which are provided in **Tables 1 – 4** below.

Table 1: The Ritz Hotel (A1-A5) Information			
Site Address	203-223 Leura Mall, Leura NSW 2780		
Age (Circa):	A1 1892; A2 and A3 1914; A4 1970's; and A5 2004	**External walls:**	Plasterboard, weatherboard, fibre cement sheet and concrete
Approximate area:	2,500 m^2	**Internal walls:**	Plasterboard, fibre cement sheet and concrete
Levels:	3	**Ceiling:**	Plasterboard and fibre cement sheet
Roof type:	Metal, concrete and tile	**Floor and coverings:**	Concrete, carpet and sheet vinyl

Table 2: Laundry (B) Information			
Site Address	203-223 Leura Mall, Leura NSW 2780		
Age (Circa):	1970	**External walls:**	Plasterboard, fibre cement sheet and concrete
Approximate area:	300 m^2	**Internal walls:**	Plasterboard, fibre cement sheet, and concrete
Levels:	1	**Ceiling:**	Plasterboard and fibre cement sheet
Roof type:	Metal, concrete, and tile	**Floor and coverings:**	Concrete and carpet

Table 3: Manager's Residence (C) Information			
Site Address	203-223 Leura Mall, Leura NSW 2780		
Age (Circa):	1914	**External walls:**	Plasterboard, fibre cement sheet and concrete
Approximate area:	350 m^2	**Internal walls:**	Plasterboard, fibre cement sheet, and concrete
Levels:	1	**Ceiling:**	Plasterboard and fibre cement sheet
Roof type:	Metal, concrete and tile	**Floor and coverings:**	Concrete, carpet and sheet vinyl

Table 4: Education Offices (D) Information			
Site Address	203-223 Leura Mall, Leura NSW 2780		
Age (Circa):	1910	**External walls:**	Plasterboard, fibre cement sheet and concrete
Approximate area:	200 m^2	**Internal walls:**	Plasterboard, fibre cement sheet, and concrete
Levels:	1	**Ceiling:**	Plasterboard and fibre cement sheet
Roof type:	Metal, concrete and tile	**Floor and coverings:**	Concrete, carpet and sheet vinyl

5 Methodology

The Assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous building materials at the Site is presented in the following sections.

Asbestos-containing Materials – This component of the Assessment was conducted in accordance with the NSW *Work Health and Safety Regulation* 2025 and the NSW *Code of Practice: How to Manage and Control Asbestos in the Workplace,* 2022. When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant. Samples of suspected ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings.**

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC:2006(1990)].* This report broadly identifies SMF materials found or suspected of being present during the assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the Australian and New Zealand Environment and Conservation Council (ANZECC) Identification of *PCB-containing Capacitors information booklet* 1997. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the assessment report on the likelihood of PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were sampled in locations for the presence of lead and laboratory analysis undertaken to quantitatively determine the content of lead in the paint. In accordance with AS 4361.2:2017 *Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*, suspected paint samples can be collected by removing

paint chips and testing at a NATA accredited laboratory. Any paint containing >0.1% w/w lead is classified as lead containing (with results expressed as percentage weight for weight).

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards).

The objective of LCP identification in this Assessment is to highlight the presence of LCP within the site building(s) not to specifically identify every location of LCP.

Lead-containing Dust – Where applicable and accessible, samples of accumulated dust were collected in areas such as ceiling cavities that were suspected to contain lead.

Ozone Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

6 Findings

6.1 Document Review and Interview

As part of this Assessment, Prensa requested copies of previous documentation pertaining to hazardous building materials at the Site.

No Hazardous Materials documentation was made available for this Assessment or were known to exist by Farrell Coyne.

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

A total of 56 samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, 17 samples were reported to contain asbestos.

6.2.2 Lead-containing Paint Analysis

A total of 22 samples suspected to contain lead in the form of paint were collected and submitted to Eurofins, which is NATA accredited to conduct lead analysis in paint. The Eurofins sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Reports** of this Assessment report. In summary, 15 samples were reported to contain lead above the respective criteria for lead content in paint.

6.3 Assessment Findings

The findings of this Assessment and any hazardous building materials that have been photographed are presented in tabulated format in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

The following significant key findings are noted:

6.3.1 Asbestos containing Materials

- High risk, friable asbestos was identified in the form of pipework insulation throughout the riser in the Ritz kitchen;
- High risk, non-friable asbestos was identified in the form of debris throughout the Site;

- Medium risk, non-friable asbestos was identified in the form of fibre cement sheet to the ceilings, walls, debris, partitions and cisterns throughout the Site;
- Low risk, friable asbestos was assumed in the form of insulation material to fuses throughout Site;
- Low risk, non-friable asbestos was identified in the form of corner moulding to the external sections of the Ritz the Site;
- Low risk, non-friable asbestos was identified and assumed in the form of bituminous backing boards to electrical distribution boards throughout the Site; and
- Low risk, non-friable asbestos was assumed to be present in the mastic sealant to ductwork throughout the Ritz hotel.

6.3.2 Synthetic Mineral Fibre Materials

- SMF in the form of insulation material behind walls and in ceiling voids was suspected throughout the site;
- SMF in the form of insulation material was suspected to be present within hot water units, extraction hoods and heaters present throughout the site; and
- SMF in the form of insulation material was suspected to be present within flexible ductwork, rigid ductwork and pipework throughout the Site.

6.3.3 Polychlorinated Biphenyls

- Capacitors within fluorescent light fittings could not be accessed at the time of the inspection as electrical isolation could not be confirmed. However, based on the age and style of the light fittings, it is considered likely that the capacitors contain PCB insulating oils.

6.3.4 Lead-containing Paint

- Medium risk LCP was identified in the form of white paint to windows, window frames, doors, door frames, walls, infill panels, fascia, eaves and beams to the external sections of the Ritz;
- Medium risk LCP was identified in the form of green paint to the walls in the Level 2 rooms of the Ritz; and
- Low risk LCP was identified in the form of white, red, green, beige, cream, pink, and blue upper paint throughout the Site.

6.3.5 Ozone Depleting Substances

- Three (3) ODS-containing air conditioning units were identified at the site and six (6) more were suspected to contain ODS refrigerant gas.

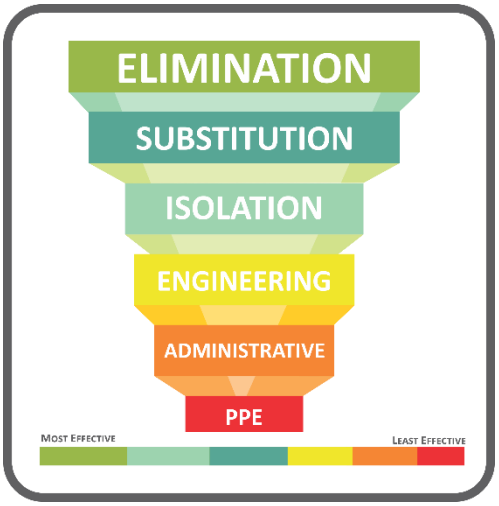
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix E: Areas Not Accessed**. Any area that was inaccessible during the Assessment must be assumed to contain hazardous materials until proven otherwise. Site specific areas that were inaccessible during Prensa's assessment and were deemed likely to contain asbestos are also listed in this **Appendix C: Hazardous Building Materials Register**.

7 Management Options

As required by legislation, materials assumed or identified as containing asbestos must be recorded in a register. Furthermore, if the hazardous material is to remain in-situ, a risk assessment must be conducted and appropriate control measures implemented. Prensa adopts a similar approach for the identification, recording and management of hazardous materials. The control measures adopted for each material have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control measures, as required by legislation, and is as follows:



1. **Elimination** / **Removal** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering** controls, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative** controls – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment** (PPE) (least preferred).

To manage the hazardous building materials, a combination of the above techniques may be required.

All identified/assumed/suspected hazardous materials that may impact upon the planned demolition/refurbishment works must be removed prior to the commencement of any works that may disturb these materials. If removal is considered not reasonably practicable, then the hazardous materials must be managed under controlled conditions for the duration of the works.

8 Site Specific Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Building Materials Register** of this Assessment report.

8.1 Asbestos containing Materials

- High risk, friable asbestos lagging was identified to pipework located within risers and inaccessible areas of the Ritz kitchen. Access to these areas should be restricted and the lagging should be removed under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.
- High risk, non-friable fibre cement debris has been identified throughout the Site. Access should be restricted to the following locations until remedial works can be undertaken to remove all debris and associated installed fibre cement sheet from the following locations;
    - The Ritz, A4, external electrical hut;
    - Managers Residence, north elevation;
    - Managers Residence, bathroom; and

  - Managers Residence, north elevation room.
- Most ACM was found to not be appropriately labelled. ACM to be left on-site should be labelled in accordance with Regulation 424 of the NSW *Work Health and Safety Regulation,* 2025 and AS 1319-1994 *Safety signs for the occupational environment* to warn of the dangers of disturbing these materials.
- In accordance with Regulation 429 of the NSW *Work Health and Safety Regulation,* 2025, an Asbestos Management Plan (AMP) must be created and maintained for all ACM that remain at the site to assist the site controller with the management of these materials. The AMP must ensure that suitable control measures are implemented to prevent site personnel and others from being exposed to airborne asbestos fibre.
- When asbestos removal works are required, the person that commissions the works must ensure that this is undertaken by an appropriately licensed asbestos contractor. The asbestos removal works must be conducted under controlled asbestos removal working conditions.
- When non-friable asbestos removal works are to be conducted within or adjacent to a highly sensitive area or public location, Prensa recommends that a hygienist who is independent of the asbestos contractor should be engaged to undertake airborne asbestos fibre monitoring along the boundary of the works and within the work area on completion of the works.
- Where friable asbestos removal works are to be conducted a licensed asbestos assessor who is independent of the asbestos contractor must be engaged to:
  - Inspect the asbestos removal work area prior to commencement of the works;
  - Undertake asbestos fibre air monitoring before and during friable removal works in the surrounding areas and clearance asbestos fibre air monitoring at the conclusion of the asbestos removal work; and
  - Complete a visual inspection of the asbestos removal area and the area immediately surrounding it and ensure these are free from visible asbestos contamination.
- The licensed asbestos assessor or competent person (non-friable only) must provide a Clearance Certificate that documents the visual clearance inspection and the satisfactory completion of the asbestos removal works. The Clearance Certificate should state that all visible asbestos dust and debris resulting from the asbestos removal process has been removed from the removal area(s) and from areas adjacent to the removal work area(s).
- Where a partial or targeted assessment has been undertaken, Prensa recommends that further destructive assessments are undertaken should the scope of the proposed work increase or if it has not been practicable to fully assess the site at this time.
- During demolition/refurbishment works, if any materials that are not referenced in this report and are assumed to be asbestos-containing are encountered, then works must cease and a hygienist/asbestos assessor should be notified to determine whether the material contains asbestos.

8.2 Synthetic Mineral Fibre Materials

- SMF materials that are likely to be disturbed during any proposed demolition/refurbishment works should be handled in accordance with *The National Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)] and the SafeWork Australia Guide to Handling Refractory Ceramic Fibres, as appropriate.

8.3 Polychlorinated Biphenyls

- Electrical fittings suspected of containing PCB oil capacitors should be treated as containing PCB oils until such time as evidence suggest otherwise e.g. further assessed.
- Electrical fittings that contain or are suspected to contain PCB oil-containing capacitors should be removed as hazardous/regulated waste under controlled working conditions prior to the demolition/ refurbishment works in accordance with the *Polychlorinated Biphenyls Management Plan, Revised Edition April* 2003.

8.4 Lead-Containing Paint

- Any works that are likely to disturb LCP surface should be conducted in accordance with the requirements of AS 4361.2:2017 *Guide to Hazardous Paint Management – Part 2: Lead Paint in Residential, Public and Commercial Buildings*.
- Advise all relevant site personnel and site contractors of the results of the LCP and the safe work procedures required and/or work practices to be avoided in the areas of confirmed LCP.
- The safest method of dealing with LCP is to replace or remove the items in their entirety that have LCP on them and replace them with new items that do not contain lead (assuming that the lead content is ≤0.1% w/w of the material). The advantage of this method is the reduction in labour requirements to remove the lead paint and also this reduces the risk to workers from exposure to lead dust or fumes. If the removal of the LCP or coatings is the preferred or required option this may generate significant amounts of potential hazardous waste. This waste must be removed, collected and disposed of by an appropriately licensed contractor under controlled conditions that minimises the release to air, water and soil. Disposal of lead waste must be disposed of as hazardous waste at an approved waste facility.
- Any remediation works that may generate dust or fumes (i.e. sanding, burning) must be performed under controlled conditions by a suitably resourced and experienced hazardous material/waste abatement contractor (e.g. a Class A licensed asbestos removal contractor).
- LCP removal work conditions may include:
    - Clear separation of the removal area from other areas;
    - Controlled air flow within the work area;
    - Wet removal techniques employed;
    - Use of HEPA vacuum cleaner
    - Management of lead paint/dust and waste;
    - Wet decontamination facilities;
    - Prohibitions on eating, drinking, smoking and gum within the work area;
    - Use of appropriate PPE; and
    - Lead dust removal clearance requirements.

8.5 Ozone Depleting Substances

- If the ozone depleting substances identified on-site require removal they should be appropriately decanted and disposed of by a licensed contractor in accordance with the *Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation Measure No. 1,* 2017*;*
- In accordance with the Commonwealth Ozone Protection Legislation, Prensa recommends, in line with Australia's commitment to phase out ODS-containing substances that units which are required to be replaced due to their age, damage or functionality, have their ODS-containing refrigerants replaced with a non-ODS alternative with a lower global warming potential (GWP).
- It is important to note that, if a system which utilises ODS-refrigerants is in good working order, there is no need to transition to an alternative refrigerant/system (until 2029).

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

To assess the exposure risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this Assessment. The following risk factors are defined to assist in determining the relative exposure risk posed by each item.

Condition

The condition of the hazardous building materials identified during the Assessment is reported as being **good**, **fair** or **poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so unless further disturbance occurs.
- **Bonded** SMF describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product.
- **Un-bonded** SMF is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Exposure Risk Status

The risk factors described above are used to grade the potential exposure risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low exposure risk** describes a material that poses a negligible or low exposure risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium exposure risk** describes a material that poses a moderate exposure risk due to the material status and activity in the area.
- A **high exposure risk** describes a material that poses a high exposure risk to personnel or the public in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of exposure risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of exposure risk posed by the asbestos containing material;
- Potential commercial implications of the finding; and
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

P1

High Risk Requiring **Immediate** Action

Status: ACM which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the material is allowed.

Recommendation: If the ACM is in a poor/unstable condition and accessible with high risk of exposure, immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removalist.

P2

Medium Risk Requiring Action in **Short Term**

Status: ACM with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and in its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if workers are in close proximity.

Recommendation: If the ACM are easily accessible but in a stable condition, removal is preferred. Nevertheless, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practical.

P3

Low Risk Requiring Action in **Medium-Term**

Status: ACM with a low potential for disturbance due to the following conditions:

- The condition of any friable asbestos-containing building material is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The asbestos-containing material is in a non-friable condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Low exposure risks if the material is left undisturbed under the control of an asbestos management plan. The site controller should consider organising the removal or encapsulation of the damaged non-friable ACM. These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection if they are to remain in-situ.

P4

Negligible (Very Low) Risk Requiring **Ongoing** Management or **Extended** Remedial Action

Status: ACM of a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a low exposure risk.

Recommendation: These ACM should be left in a good and stable condition, with ongoing maintenance and periodic inspection in line with current state legislation. It is advisable that any remaining identified or assumed ACM should be appropriately labelled (with a warning against disturbing the materials), where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential exposure risk.

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

Prensa Pty Ltd NSW
Level 1, 71 Longueville Road
Lane Cove
NSW 2066

Attention: **Dylan Burdett**

Report **1302939-S**
Project name
Project ID F0053 / 147460S
Received Date Dec 09, 2025

Client Sample ID			**147460S-001-LCP001**	**147460S-001-LCP002**	**147460S-001-LCP003**	**147460S-001-LCP004**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S25-De0032265**	**S25-De0032266**	**S25-De0032267**	**S25-De0032268**
Date Sampled			**Dec 09, 2025**	**Dec 09, 2025**	**Dec 09, 2025**	**Dec 09, 2025**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.0	< 0.01	0.58	0.02

Client Sample ID			**147460S-001-LCP005**	**147460S-001-LCP006**	**147460S-001-LCP007**	**147460S-001-LCP008**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S25-De0032269**	**S25-De0032270**	**S25-De0032271**	**S25-De0032272**
Date Sampled			**Dec 09, 2025**	**Dec 09, 2025**	**Dec 09, 2025**	**Dec 09, 2025**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	5.1	0.65	0.10	< 0.01

Client Sample ID			**147460S-101-LCP001**	**147460S-101-LCP002**	**147460S-101-LCP003**	**147460S-101-LCP004**
Sample Matrix			**Paint**	**Paint**	**Paint**	**Paint**
Eurofins Sample No.			**S25-De0032273**	**S25-De0032274**	**S25-De0032275**	**S25-De0032276**
Date Sampled			**Dec 09, 2025**	**Dec 09, 2025**	**Dec 09, 2025**	**Dec 09, 2025**
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	1.5	0.22	0.88	1.0

Client Sample ID			147460S-101-LCP005	147460S-101-LCP006	147460S-002-LCP001	147460S-002-LCP002
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins Sample No.			S25-De0032277	S25-De0032278	S25-De0032279	S25-De0032280
Date Sampled			Dec 09, 2025	Dec 09, 2025	Dec 09, 2025	Dec 09, 2025
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	0.55	0.64	< 0.01	0.02

Client Sample ID			147460S-003-LCP001	147460S-003-LCP002	147460S-003-LCP003	147460S-004-LCP001
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins Sample No.			S25-De0032281	S25-De0032282	S25-De0032283	S25-De0032284
Date Sampled			Dec 09, 2025	Dec 09, 2025	Dec 09, 2025	Dec 09, 2025
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	6.9	13	0.03	0.04

Client Sample ID			147460S-004-LCP002	147460S-004-LCP003
Sample Matrix			Paint	Paint
Eurofins Sample No.			S25-De0032285	S25-De0032286
Date Sampled			Dec 09, 2025	Dec 09, 2025
Test/Reference	LOR	Unit		
Lead (% w/w)	0.01	%	13	4.1

Sample History

Where samples are submitted/analysed over several days, the last date of extraction is reported.

If the date and time of sampling are not provided, the Laboratory will not be responsible for compromised results should testing be performed outside the recommended holding time.

Description	Testing Site	Extracted	Holding Time
Lead (% w/w)	Sydney	Dec 09, 2025	6 Months

- Method: LTM-MET-3040 Metals in Waters Soils & Sediments by ICP-MS

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Eurofins Environment Testing Australia Pty Ltd
ABN: 50 005 085 521

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Site# 1254

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Site# 25403

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NATA# 1261
Site# 18217

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Eurofins ARL Pty Ltd
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Perth
46-48 Banksia Road
Welshpool
WA 6106
+61 8 6253 4444
NATA# 2377
Site# 2370 & 2554

Company Name: Prensa Pty Ltd NSW
Address: Level 1, 71 Longueville Road
Lane Cove
NSW 2066

Project Name:
Project ID: F0053 / 147460S

Order No.:
Report #: 1302939
Phone: (02) 8968 2500
Fax:

Received: Dec 9, 2025 5:00 PM
Due: Dec 12, 2025
Priority: 3 Day
Contact Name: ** All ESDATs (Esdat file only)

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X
External Laboratory						
No	**Sample ID**	**Sample Date**	**Sampling Time**	**Matrix**	**LAB ID**	
1	147460S-001-LCP001	Dec 09, 2025		Paint	S25-De0032265	X
2	147460S-001-LCP002	Dec 09, 2025		Paint	S25-De0032266	X
3	147460S-001-LCP003	Dec 09, 2025		Paint	S25-De0032267	X
4	147460S-001-LCP004	Dec 09, 2025		Paint	S25-De0032268	X
5	147460S-001-LCP005	Dec 09, 2025		Paint	S25-De0032269	X
6	147460S-001-LCP006	Dec 09, 2025		Paint	S25-De0032270	X
7	147460S-001-LCP007	Dec 09, 2025		Paint	S25-De0032271	X
8	147460S-001-LCP008	Dec 09, 2025		Paint	S25-De0032272	X
9	147460S-101-	Dec 09, 2025		Paint	S25-De0032273	X

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email: EnviroSales@eurofinsanz.com

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Perth
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Company Name: Prensa Pty Ltd NSW
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Received: Dec 9, 2025 5:00 PM
Due: Dec 12, 2025
Priority: 3 Day
Contact Name: ** All ESDATs (Esdat file only)

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X
	LCP001					
10	147460S-101-LCP002	Dec 09, 2025		Paint	S25-De0032274	X
11	147460S-101-LCP003	Dec 09, 2025		Paint	S25-De0032275	X
12	147460S-101-LCP004	Dec 09, 2025		Paint	S25-De0032276	X
13	147460S-101-LCP005	Dec 09, 2025		Paint	S25-De0032277	X
14	147460S-101-LCP006	Dec 09, 2025		Paint	S25-De0032278	X
15	147460S-002-LCP001	Dec 09, 2025		Paint	S25-De0032279	X
16	147460S-002-LCP002	Dec 09, 2025		Paint	S25-De0032280	X
17	147460S-003-LCP001	Dec 09, 2025		Paint	S25-De0032281	X
18	147460S-003-LCP002	Dec 09, 2025		Paint	S25-De0032282	X
19	147460S-003-	Dec 09, 2025		Paint	S25-De0032283	X

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Contact Name: ** All ESDATs (Esdat file only)

Eurofins Analytical Services Manager : Bonnie Pu

Sample Detail						Lead (% w/w)
Sydney Laboratory - NATA # 1261 Site # 18217						X
19	147460S-003-LCP003	Dec 09, 2025		Paint	S25-De0032283	
20	147460S-004-LCP001	Dec 09, 2025		Paint	S25-De0032284	X
21	147460S-004-LCP002	Dec 09, 2025		Paint	S25-De0032285	X
22	147460S-004-LCP003	Dec 09, 2025		Paint	S25-De0032286	X
Test Counts						22

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Internal Quality Control Review and Glossary

General

1. Laboratory QC results for Method Blanks, Duplicates, Matrix Spikes, and Laboratory Control Samples follow guidelines delineated in the National Environment Protection (Assessment of Site Contamination) Measure 1999, as amended May 2013. They are included in this QC report where applicable. Additional QC data may be available on request.
2. Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
3. Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
4. For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
5. Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
6. Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
7. SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
8. Samples were analysed on an 'as received' basis.
9. Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
10. This report replaces any interim results previously issued.

Holding Times

Please refer to the 'Sample Preservation and Container Guide' for holding times (QS3001).

For samples received on the last day of holding time, notification of testing requirements should have been received at least 6 hours before sample receipt deadlines as stated on the SRA.

If the Laboratory did not receive the information in the required timeframe, and despite any other integrity issues, suitably qualified results may still be reported.

Holding times apply from the sampling date; therefore, compliance with these may be outside the laboratory's control.

For VOCs containing vinyl chloride, styrene and 2-chloroethyl vinyl ether, the holding time is seven days; however, for all other VOCs, such as BTEX or C6-10 TRH, the holding time is 14 days.

Units

mg/kg: milligrams per kilogram	**mg/L:** milligrams per litre	**ppm:** parts per million
µg/L: micrograms per litre	**ppb:** parts per billion	**%:** Percentage
org/100 mL: Organisms per 100 millilitres	**NTU:** Nephelometric Turbidity Units	**MPN/100 mL:** Most Probable Number of organisms per 100 millilitres
CFU: Colony Forming Unit	**Colour:** Pt-Co Units (CU)	

Terms

APHA	American Public Health Association
CEC	Cation Exchange Capacity
COC	Chain of Custody
CP	Client Parent - QC was performed on samples pertaining to this report
CRM	Certified Reference Material (ISO17034) - reported as percent recovery.
Dry	Where moisture has been determined on a solid sample, the result is expressed on a dry weight basis.
Duplicate	A second piece of analysis from the same sample and reported in the same units as the result to show comparison.
LOR	Limit of Reporting.
LCS	Laboratory Control Sample - reported as percent recovery.
Method Blank	In the case of solid samples, these are performed on laboratory-certified clean sands and in the case of water samples, these are performed on de-ionised water.
NCP	Non-Client Parent - QC performed on samples not pertaining to this report, QC represents the sequence or batch that client samples were analysed within.
RPD	Relative Percent Difference between two Duplicate pieces of analysis.
SPIKE	Addition of the analyte to the sample and reported as percentage recovery.
SRA	Sample Receipt Advice
Surr - Surrogate	The addition of a similar compound to the analyte target is reported as percentage recovery. See below for acceptance criteria.
TBTO	Tributyltin oxide (*bis*-tributyltin oxide) - individual tributyltin compounds cannot be identified separately in the environment; however, free tributyltin was measured, and its values were converted stoichiometrically into tributyltin oxide for comparison with regulatory limits.
TCLP	Toxicity Characteristic Leaching Procedure
TEQ	Toxic Equivalency Quotient or Total Equivalence
QSM	US Department of Defense Quality Systems Manual Version 6.0
US EPA	United States Environmental Protection Agency
WA DWER	Sum of PFBA, PFPeA, PFHxA, PFHpA, PFOA, PFBS, PFHxS, PFOS, 6:2 FTSA, 8:2 FTSA

QC - Acceptance Criteria

The acceptance criteria should only be used as a guide and may be different when site-specific Sampling Analysis and Quality Plan (SAQP) have been implemented.

RPD Duplicates: Global RPD Duplicates Acceptance Criteria is ≤30%; however, the following acceptance guidelines are equally applicable:

Results <10 times the LOR:	No Limit
Results between 10-20 times the LOR:	RPD must lie between 0-50%
Results >20 times the LOR:	RPD must lie between 0-30%

NOTE: pH duplicates are reported as a range, not as RPD

Surrogate Recoveries: Recoveries must lie between 20-130% for Speciated Phenols & 50-150% for PFAS. SVOCs recoveries 20 – 150%, VOC recoveries 50 – 150%

PFAS field samples containing surrogate recoveries above the QC limit designated in QSM 6.0, where no positive PFAS results have been reported or reviewed, and no data was affected.

QC Data General Comments

1. Where a result is reported as less than (<), higher than the nominated LOR, this is due to either matrix interference, extract dilution required due to interferences or contaminant levels within the sample, high moisture content or insufficient sample provided.
2. Duplicate data shown within this report that states the word "BATCH" is a Batch Duplicate from outside of your sample batch but within the laboratory sample batch at a 1:10 ratio. The Parent and Duplicate data shown are not data from your samples.
3. pH and Free Chlorine analysed in the laboratory - Analysis on this test must begin within 30 minutes of sampling. Therefore, laboratory analysis is unlikely to be completed within holding time.Analysis will begin as soon as possible after sample receipt.
4. Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
5. For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
6. Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

Quality Control Results

Test	Units	Result 1			Acceptance Limits	Pass Limits	Qualifying Code
Method Blank							
Lead (% w/w)	%	< 0.01			0.01	Pass	
Method Blank							
Lead (% w/w)	%	< 0.01			0.01	Pass	

Comments

Sample Integrity

Custody Seals Intact (if used)	N/A
Attempt to Chill was evident	N/A
Sample correctly preserved	Yes
Appropriate sample containers have been used	Yes
Sample containers for volatile analysis received with minimal headspace	Yes
Samples received within HoldingTime	Yes
Some samples have been subcontracted	No

Authorised by:

Nileshni Goundar	Analytical Services Manager
Mickael Ros	Senior Analyst-Metal

Glenn Jackson
Managing Director

Final Report – this report replaces any previously issued Report

- Indicates Not Requested

* Indicates NATA accreditation does not cover the performance of this service

Measurement uncertainty of test data is available on request or please click here.

12 December 2025

Phillip Hammersley
Farrell Coyne
Level 1, 558 Pacific Highway
St Leonards, NSW 2065

Dear Phillip,

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Please find attached the asbestos bulk sample analysis results of the 8 samples collected by Dylan Burdett and Sam Du Feu of Prensa Pty Ltd for 203-223 Leura Mall, Leura NSW 2780 on 9 December 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 10 December 2025. The samples were analysed on 11 December 2025 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples.*

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,

Amelia-Rose Pezzano
Approved Asbestos Identifier and Signatory

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 004 - 001	Internal, ground level, education offices, kitchen, floor coverings, beige - sheet vinyl Cream flexible vinyl material with attached yellow adhesive material attached to beige backing material 60 x 50 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 004 - 002	External, ground level, education offices, south elevation, wall infill panel - fibre cement sheet Grey fibrous cement material 45 x 35 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 004 - 003	Internal, ground level, education offices, throughout, walls and ceilings - fibre cement sheet Grey fibrous cement material 25 x 15 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 004 - 004	Internal, ground level, education offices, west elevation corridor, floor coverings, light green - vinyl floor tiles Light green brittle vinyl material with attached yellow adhesive material attached to brown backing material 50 x 30 x 10 mm	No asbestos fibres detected Organic fibres detected
147460S - 004 - 005	Internal, ground level, education offices, west elevation corridor, cream, floor coverings - sheet vinyl Cream flexible vinyl material with attached yellow adhesive material attached to beige backing material 70 x 65 x 2 mm	No asbestos fibres detected Organic fibres detected
147460S - 004 - 006	Internal, ground level, education offices, south elevation store room, floor covering beneath carpet - sheet vinyl Brown flexible vinyl material with attached black bituminous material 105 x 65 x 2 mm	No asbestos fibres detected Organic fibres detected
147460S - 004 - 007	Internal, ground level, education offices, east elevation balcony, electrical board - bituminous backing board Black bituminous material 15 x 15 x 1 mm	No asbestos fibres detected Organic fibres detected
147460S - 004 - 008	Internal, ground level, education offices, throughout, windows - window caulking Grey hardened mastic material 50 x 20 x 10 mm	No asbestos fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

12 December 2025

Phillip Hammersley
Farrell Coyne
Level 1, 558 Pacific Highway
St Leonards, NSW 2065

Dear Phillip,

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Please find attached the asbestos bulk sample analysis results of the 13 samples collected by Dylan Burdett and Sam Du Feu of Prensa Pty Ltd for 203-223 Leura Mall, Leura NSW 2780 on 9 December 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 10 December 2025. The samples were analysed on 11 December 2025 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples.*

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,

Amelia-Rose Pezzano
Approved Asbestos Identifier and Signatory

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 003 - 001	External, ground level, managers residence, north elevation window, infill panel - fibre cement sheet Grey fibrous cement material 25 x 15 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 003 - 002	External, ground level, managers residence, north elevation to ground, debris - fibre cement sheet Grey fibrous cement material 110 x 45 x 5 mm	***Chrysotile (white asbestos) detected*** ***Amosite (brown asbestos) detected***
147460S - 003 - 003	External, ground level, managers residence, north elevation, window - window caulking Grey hardened caulking material 40 x 20 x 5 mm	No asbestos fibres detected
147460S - 003 - 004	Internal, subfloor, managers residence, subfloor, external insulation to pipework - insulation Brown insulation material 60 x 40 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 003 - 005	External, ground level, managers residence, subfloor, packing - bitumen Black bituminous material 35 x 25 x 3 mm	No asbestos fibres detected Organic fibres detected
147460S - 003 - 006	Internal, subfloor, managers residence, subfloor, north elevation, pipework lagging - lagging Grey lagging material 70 x 50 x 15 mm	No asbestos fibres detected Organic fibres detected
147460S - 003 - 007	External, ground level, managers residence, west elevation, electrical cabinet - bituminous backing board Black bituminous material 30 x 15 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 003 - 008	External, ground level, managers residence, throughout, walls - textured coatings Grey textured coating material 40 x 35 x 5 mm	No asbestos fibres detected
147460S - 003 - 009	Internal, ground level, managers residence, north west elevation walls adjacent back entrance, walls - fibre cement sheet Grey fibrous cement material 55 x 20 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 003 - 010	Internal, ground level, managers residence, kitchen, cupboard lining, green - sheet vinyl Green brittle vinyl material with attached yellow adhesive material attached to brown hessian material 100 x 60 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 003 - 011	Internal, ground level, managers residence, bathroom, walls, partitions and debris - fibre cement sheet Grey fibrous cement material 30 x 20 x 5 mm	***Chrysotile (white asbestos) detected***

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
	Internal, ceiling space, managers residence, ceiling space, north elevation, cistern - moulded fibre cement	***Chrysotile (white asbestos) detected***
147460S - 003 - 012	Grey fibrous cement material 30 x 20 x 5 mm	Organic fibres detected
	Internal, ground level, managers residence, north elevation sun room, floor coverings, orange - hessian backed sheet vinyl	No asbestos fibres detected
147460S - 003 - 013	Orange flexible vinyl material with attached yellow adhesive material attached to brown hessian material 45 x 50 x 5 mm	Organic fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

12 December 2025

Phillip Hammersley
Farrell Coyne
Level 1, 558 Pacific Highway
St Leonards, NSW 2065

Dear Phillip,

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Please find attached the asbestos bulk sample analysis results of the 6 samples collected by Dylan Burdett and Sam Du Feu of Prensa Pty Ltd for 203-223 Leura Mall, Leura NSW 2780 on 9 December 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 10 December 2025. The samples were analysed on 11 December 2025 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples.*

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,

Amelia-Rose Pezzano
Approved Asbestos Identifier and Signatory

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 002 - 001	External, ground level, laundry, electrical cabinet adjacent laundry, electrical board - bituminous backing board Black bituminous material 30 x 30 x 2 mm	No asbestos fibres detected Organic fibres detected
147460S - 002 - 002	External, ground level, laundry, wallace shed west of laundry, walls - compressed cement sheet Grey fibrous cement material 25 x 20 x 2 mm	No asbestos fibres detected Organic fibres detected
147460S - 002 - 003	External, ground level, laundry, wallace shed west of laundry, eaves - fibre cement sheet Grey fibrous cement material 20 x 15 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 002 - 004	External, ground level, laundry, throughout, walls - fibre cement sheet Grey cement material 40 x 35 x 25 mm	No asbestos fibres detected
147460S - 002 - 005	External, ground level, laundry, throughout, eaves - fibre cement sheet Grey fibrous cement material 30 x 15 x 1 mm	No asbestos fibres detected Organic fibres detected
147460S - 002 - 006	Internal, ground level, laundry, floor coverings, beige, throughout - sheet vinyl Beige flexible vinyl material with attached yellow adhesive material 60 x 35 x 10 mm	No asbestos fibres detected Organic fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

12 December 2025

Phillip Hammersley
Farrell Coyne
Level 1, 558 Pacific Highway
St Leonards NSW 2065

Dear Phillip,

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Please find attached the asbestos bulk sample analysis results of the 25 samples collected by Dylan Burdett and Sam Du Feu of Prensa Pty Ltd for 203-223 Leura Mall, Leura NSW 2780 on 9 December 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 10 December 2025. The samples were analysed on 11 December 2025 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples.*

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,

Amelia-Rose Pezzano
Approved Asbestos Identifier and Signatory

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 001 - 001	External, ground level, the ritz, throughout, walls, cream - upper coloured textured coating Cream vermiculite material 60 x 30 x 3 mm	No asbestos fibres detected
147460S - 001 - 002	External, ground level, the ritz, throughout, small lower eaves - fibre cement sheet Grey fibrous cement material 105 x 70 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 001 - 003	External, ground level, the ritz, throughout, walls - fibre cement sheet Grey fibrous cement material 80 x 70 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 004	External, ground level, the ritz, a1, main entrance, veranda, timber board style infill panels - fibre cement sheet Grey fibrous cement material 95 x 30 x 15 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 005	External, ground level, the ritz, throughout, windows - window caulking Grey hardened caulking material 60 x 25 x 10 mm	No asbestos fibres detected
147460S - 001 - 006	External, ground level, the ritz, throughout, concrete floor slabs - construction joint mastic Black rubbery mastic material 85 x 15 x 5 mm	No asbestos fibres detected
147460S - 001 - 007	External, ground level, the ritz, a2, under external staircase, fire water supply pipework - gasket material Black gasket material 10 x 5 x 1 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 008	External, level 1, the ritz, a5, on top of external staircase, eaves - fibre cement sheet Grey fibrous cement material 110 x 60 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 009	External, level 1, the ritz, a4, external electrical hut, electrical box lining - fibre cement sheet Grey fibrous cement material 35 x 30 x 2 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 010	External, level 1, the ritz, a4, external electrical hut, ceiling - fibre cement sheet Pink fibrous cement material 135 x 65 x 5 mm	***Chrysotile (white asbestos) detected*** Organic fibres detected
147460S - 001 - 011	External, ground level, the ritz, a4, sink room adjacent electrical room, wood style infill panels - fibre cement sheet Grey fibrous cement material 90 x 65 x 10 mm	***Chrysotile (white asbestos) detected*** Organic fibres detected

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 001 - 012	Internal, ground level, the ritz, a4, sink room adjacent electrical room, walls and ceilings - fibre cement sheet Grey fibrous cement material 85 x 70 x 5 mm	***Chrysotile (white asbestos) detected*** Organic fibres detected
147460S - 001 - 013	Internal, ground level, the ritz, a4, sink room adjacent electrical room, corner moulding - moulded fibre cement Grey fibrous cement material 55 x 55 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 001 - 014	Internal, Subfloor, the ritz, throughout, pipework - woven material Brown lagging material 65 x 60 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 015	Internal, Subfloor, the ritz, throughout, packers to brick plinths and wooden beams - fibre cement sheet Pink fibrous cement material 70 x 45 x 5 mm	***Chrysotile (white asbestos) detected*** Organic fibres detected
147460S - 001 - 016	External, ground level, the ritz, a3, richards shelter, walls - fibre cement sheet Grey fibrous cement material 50 x 35 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 017	External, all levels, the ritz, a1-a4, throughout, floor coverings green - sheet vinyl Green flexible vinyl material with attached yellow adhesive material attached to beige woven material 110 x 70 x 2 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 018	Internal, ground level, the ritz, a4, kitchen, pipework - lagging Grey lagging material 30 x 25 x 5 mm	***Amosite (brown asbestos) detected*** Synthetic Mineral Fibres detected
147460S - 001 - 019	Internal, ground level, the ritz, a4, kitchen, riser internal walls - fibre cement sheet Grey fibrous cement material 80 x 60 x 5 mm	***Chrysotile (white asbestos) detected*** Organic fibres detected
147460S - 001 - 020	Internal, ground level, ritz hotel, a4, spa, cushion box - insulation White insulation material 70 x 65 x 10 mm	No asbestos fibres detected Synthetic Mineral Fibres detected
147460S - 001 - 021	Internal, level 1, a4, southern elevation, walls - fibre cement sheet Grey fibrous cement material 50 x 30 x 5 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 022	Internal, level 1, a3, veranda, awning - fibre cement sheet Grey fibrous cement material 70 x 60 x 10 mm	No asbestos fibres detected Organic fibres detected

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 001 - 023	Internal, level 1, a1, north east elevation, flooring, beige - sheet vinyl Beige flexible vinyl material with attached yellow adhesive material 65 x 65 x 3 mm	No asbestos fibres detected Organic fibres detected
147460S - 001 - 024	Internal, level 1, a3, southern elevation, electrical distribution board - bituminous backing board Black bituminous material 50 x 50 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 001 - 025	Internal, level 1, a1-a4, throughout, infill panels - fibre cement sheet Grey fibrous cement material 65 x 55 x 5 mm	No asbestos fibres detected Organic fibres detected

Only the samples submitted for analysis have been considered in presenting these results.

12 December 2025

Phillip Hammersley
Farrell Coyne
Level 1, 558 Pacific Highway
St Leonards, NSW 2065

Dear Phillip,

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Please find attached the asbestos bulk sample analysis results of the 4 samples collected by Dylan Burdett and Sam Du Feu of Prensa Pty Ltd for 203-223 Leura Mall, Leura NSW 2780 on 9 December 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 10 December 2025. The samples were analysed on 11 November 2025 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa Test Method PRLAB2002 Asbestos Identification, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples.*

If you require further information please contact the Prensa office on (02) 8968 2500.

Regards,

Amelia-Rose Pezzano
Approved Asbestos Identifier and Signatory

Asbestos Bulk Sample Analysis Report

203-223 Leura Mall, Leura NSW 2780

Sample No	Sample Location / Description / Size	Result
147460S - 101 - 001	Internal, level 3, the ritz, throughout, windows - window caulking Grey hardened caulking material 70 x 30 x 10 mm	No asbestos fibres detected
147460S - 101 - 002	Internal, level 3, the ritz, rooms throughout, floor coverings, brown - hessian backed sheet vinyl Brown paper backing material with attached yellow adhesive material attached to brown flexible vinyl material with attached brown woven material 70 x 50 x 3 mm	No asbestos fibres detected Organic fibres detected
147460S - 101 - 003	Internal, level 3, the ritz, north east elevation room, infill panel - fibre cement sheet Grey fibrous cement material 50 x 20 x 5 mm	***Chrysotile (white asbestos) detected***
147460S - 101 - 004	Internal, level 3, the ritz, bathroom, partitions - fibre cement sheet Grey fibrous cement material 25 x 20 x 5 mm	***Chrysotile (white asbestos) detected*** ***Amosite (brown asbestos) detected***

Only the samples submitted for analysis have been considered in presenting these results.

Appendix C: Hazardous Building Materials Register

KEY TO ASBESTOS-CONTAINING MATERIALS PRIORITY RISK RATING:	
Priority 1 (P1) HIGH	**High Priority** - Requiring immediate action
Priority 2 (P2) MEDIUM	**Medium Priority** – May require action in the short term
Priority 3 (P3) LOW	**Low Priority** – May require action in the medium term
Priority 4 (P4) LOW	**Very Low Priority** - Requires ongoing management or longer term remedial action

Prensa Pty Ltd.
GF, 5 Burwood Road
Hawthorn, VIC, 3122
Ph.: (03) 9508 0100

Hazardous Materials Register

Client: Farrell Coyne | **Site Address:** 203-223 Leura Mall, Leura NSW 2780 | **Client No:** F0053 | **Job No:** 147460S | **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
1	External/ Internal - All Levels	The Ritz, boundary between A2-A5	Ductwork	Grey mastic sealant	Asbestos	**Assumed Positive**	Not sampled due to unsafe access.	Non-friable	–	Low	Good	Low	100 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
2	External - Level 1	The Ritz, A3, veranda	Awning	Fibre cement sheet	Asbestos	**Negative**	147460S-001-022	–	–	–	–	–	–	–	–	–	
3	External - Level 1	The Ritz, A5, above external staircase	Awning	Fibre cement sheet	Asbestos	**Negative**	147460S-001-008	–	–	–	–	–	–	–	–	–	
4	External - Level 1	The Ritz, A5, above external staircase	Eaves	Fibre cement sheet	Asbestos	**Assumed Negative**	Similar to: 147460S-001-008	–	–	–	–	–	–	–	–	–	
5	External - Ground Level	Education Offices, south and east elevation	Eaves	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-004-003	Non-friable	–	Low	Fair	Low	10 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	–
6	External - Ground Level	Education Offices, south elevation	Wall infill panel	Fibre cement sheet	Asbestos	**Negative**	147460S-004-002	–	–	–	–	–	–	–	–	–	
7	External - Ground Level	Laundry, Electrical cabinet adjacent laundry	Electrical board	Bituminous backing board	Asbestos	**Negative**	147460S-002-001	–	–	–	–	–	–	–	–	–	

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Hazardous Materials Register

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
8	External - Ground Level	Laundry, throughout	Walls	Fibre cement sheet	Asbestos	**Negative**	147460S-002-004	–	–	–	–	–	–	–	–	–	
9	External - Ground Level	Laundry, throughout	Eaves	Fibre cement sheet	Asbestos	**Negative**	147460S-002-005	–	–	–	–	–	–	–	–	–	
10	External - Ground Level	Laundry, Wallace shed west of laundry	Eaves	Fibre cement sheet	Asbestos	**Negative**	147460S-002-003	–	–	–	–	–	–	–	–	–	
11	External - Ground Level	Laundry, Wallace shed west of laundry	Timber board style weather boards	Compressed cement sheet	Asbestos	**Negative**	147460S-002-002	–	–	–	–	–	–	–	–	–	
12	External - Ground Level	Managers Residence, north elevation to ground	Debris	Fibre cement sheet	Asbestos	**Positive**	147460S-003-002	Non-Friable	Unknown	Medium	Poor	High	5 m²	**P2**	**Restrict access and isolate area, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
13	External - Ground Level	Managers Residence, north elevation window	Infill panels	Fibre cement sheet	Asbestos	**Negative**	147460S-003-001	–	–	–	–	–	–	–	–	–	
14	External - Ground Level	Managers Residence, north elevation window	Window	Window caulking	Asbestos	**Negative**	147460S-003-003	–	–	–	–	–	–	–	–	–	

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Hazardous Materials Register

Client: Farrell Coyne **Site Address:** 203-223 Leura Mall, Leura NSW 2780 **Client No:** F0053 **Job No:** 147460S **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
15	External - Ground Level	Managers Residence, Subfloor	Loose board	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-003-002	Non-Friable	–	Low	Fair	Medium	2 m²	**P3**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
16	External - Ground Level	Managers Residence, Subfloor	Packing	Fibre cement sheet	Asbestos	**Negative**	147460S-003-005	–	–	–	–	–	–	–	–	–	
17	External - Ground Level	Managers Residence, throughout	Walls	Textured coatings	Asbestos	**Negative**	147460S-003-008	–	–	–	–	–	–	–	–	–	
18	External - Ground Level	Managers Residence, throughout	Windows	Window caulking	Asbestos	**Negative**	Similar to: 147460S-003-003	–	–	–	–	–	–	–	–	–	
19	External - Ground Level	Managers Residence, West elevation	Electrical cabinet	Bituminous backing board	Asbestos	**Positive**	147460S-003-007	Non-Friable	–	Low	Good	Low	1 Unit	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
20	External - Ground Level	The Ritz, A1, adjacent main gazebo, pipework riser	Walls and debris	Fibre cement sheet	Asbestos	**Assumed Negative**	Similar to: 147460S-001-003	–	–	–	–	–	–	–	–	–	
21	External - Ground Level	The Ritz, A1, main entrance, veranda	Timber board style weather boards	Compressed cement sheet	Asbestos	**Negative**	147460S-001-004	–	–	–	–	–	–	–	–	–	

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Hazardous Materials Register

Client: Farrell Coyne **Site Address:** 203-223 Leura Mall, Leura NSW 2780 **Client No:** F0053 **Job No:** 147460S **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
22	External - Ground Level	The Ritz, A2, under external staircase	Fire water supply pipework	Gasket material	Asbestos	**Negative**	147460S-001-007	–	–	–	–	–	–	–	–	–	
23	External - Ground Level	The Ritz, A3, Richards shelter	Walls	Fibre cement sheet	Asbestos	**Negative**	147460S-001-016	–	–	–	–	–	–	–	–	–	
24	External - Ground Level	The Ritz, A4, external electrical hut	Ceiling	Fibre cement sheet	Asbestos	**Positive**	147460S-001-010	Non-friable	–	Low	Fair	Low	40 m²	**P3**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
25	External - Ground Level	The Ritz, A4, external electrical hut	Door and debris	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-001-010	Non-friable	–	Medium	Poor	High	10 m²	**P2**	**Restrict access and isolate area, confirm status and remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
26	External - Ground Level	The Ritz, A4, external electrical hut	Electrical box lining	Fibre cement sheet	Asbestos	**Negative**	147460S-001-009	–	–	–	–	–	–	–	–	–	
27	External - Ground Level	The Ritz, A4, sink room adjacent electrical room	Timber board style weather boards	Fibre cement sheet	Asbestos	**Positive**	147460S-001-011	Non-Friable	–	Low	Good	Low	20 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
28	External - Ground Level	The Ritz, A4, sink room adjacent electrical room	Corner moulding	Moulded fibre cement	Asbestos	**Positive**	147460S-001-013	Non-friable	–	Low	Fair	Low	50 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	

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Hazardous Materials Register

Client: Farrell Coyne **Site Address:** 203-223 Leura Mall, Leura NSW 2780 **Client No:** F0053 **Job No:** 147460S **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
29	External - Ground Level	The Ritz, throughout	Small lower eaves	Fibre cement sheet	Asbestos	**Positive**	147460S-001-002	Non-friable	–	Low	Good	Low	50 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
30	External - Ground Level	The Ritz, throughout	Windows	Window caulking	Asbestos	**Negative**	147460S-001-005	–	–	–	–	–	–	–	–	–	
31	External - Ground Level	The Ritz, throughout	Walls	Cream - Upper coloured textured coating	Asbestos	**Negative**	147460S-001-001	–	–	–	–	–	–	–	–	–	
32	External - Ground Level	The Ritz, throughout	Walls	Fibre cement sheet	Asbestos	**Negative**	147460S-001-003	–	–	–	–	–	–	–	–	–	
33	External - Ground Level	The Ritz, throughout	Concrete floor slabs	Construction joint mastic	Asbestos	**Negative**	147460S-001-006	–	–	–	–	–	–	–	–	–	
34	External - Ground Level	The Ritz, throughout	Debris	Fibre cement sheet	Asbestos	**Assumed Negative**	Similar to: 147460S-001-003	–	–	–	–	–	–	–	–	–	
35	Internal - All Levels	The Ritz, A1-A4, throughout	Floor coverings - green	Sheet vinyl	Asbestos	**Negative**	147460S-001-017	–	–	–	–	–	–	–	–	–	

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Hazardous Materials Register

Client: Farrell Coyne **Site Address:** 203-223 Leura Mall, Leura NSW 2780 **Client No:** F0053 **Job No:** 147460S **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
36	Internal - Level 2	The Ritz, bathroom	Partitions	Fibre cement sheet	Asbestos	**Positive**	147460S-101-004	Non-Friable	–	Low	Fair	Medium	6 m²	**P3**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
37	Internal - Level 2	The Ritz, lift motor room	Break pads	Friction pads	Asbestos	**Assumed Positive**	Not sampled due to electrical risk	Non-Friable	–	Low	Good	Low	1 Unit	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
38	Internal - Level 2	The Ritz, north east elevation room	Infill panels	Fibre cement sheet	Asbestos	**Positive**	147460S-101-003	Non-friable	–	Low	Good	Low	5 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
39	Internal - Level 2	The Ritz, rooms throughout	Infill panels	Fibre cement sheet	Asbestos	**Positive**	Similar to: 147460S-101-003	Non-friable	–	Low	Fair	Low	20 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
40	Internal - Level 2	The Ritz, rooms throughout	Floor coverings - brown	Hessian backed sheet vinyl	Asbestos	**Negative**	147460S-101-002	–	–	–	–	–	–	–	–	–	
41	Internal - Level 2	The Ritz, throughout	Windows	Window caulking	Asbestos	**Negative**	147460S-101-001	–	–	–	–	–	–	–	–	–	
42	Internal - Level 1	The Ritz, A1, north east elevation	Floor coverings - beige	Sheet vinyl	Asbestos	**Negative**	147460S-001-023	–	–	–	–	–	–	–	–	–	

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Ph.: (03) 9508 0100

Hazardous Materials Register

Client: Farrell Coyne | **Site Address:** 203-223 Leura Mall, Leura NSW 2780 | **Client No:** F0053 | **Job No:** 147460S | **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
43	Internal - Level 1	The Ritz, A1-A4, throughout	Infill panels	Fibre cement sheet	Asbestos	**Negative**	147460S-001-025	–	–	–	–	–	–	–	–	–	
44	Internal - Level 1	The Ritz, A3, southern elevation	Electrical distribution board	Bituminous backing board	Asbestos	**Positive**	147460S-001-024	Non-friable	–	Low	Good	Low	2 Units	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
45	Internal - Level 1	The Ritz, A4	Electrical distribution board	Bituminous backing board	Asbestos	**Positive**	Similar to: 147460S-001-024	Non-friable	–	Low	Good	Low	1 Unit	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
46	Internal - Level 1	The Ritz, A4, southern elevation	Walls	Fibre cement sheet	Asbestos	**Negative**	147460S-001-021	–	–	–	–	–	–	–	–	–	
47	Internal - Level 1	The Ritz, A5, east elevation	Ductwork	Mastic sealant	Asbestos	**Assumed Negative**	–	–	–	–	–	–	–	–	**Assumed negative based on modern age and appearance.**	–	
48	Internal - Ground Level	Education Offices, bathrooms,	Partitions	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-004-003	Non-Friable	–	Low	Good	Low	10 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
49	Internal - Ground Level	Education Offices, east elevation balcony	Walls	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-004-003	Non-friable	–	Low	Good	Low	10 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	

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Hazardous Materials Register

Client: Farrell Coyne **Site Address:** 203-223 Leura Mall, Leura NSW 2780 **Client No:** F0053 **Job No:** 147460S **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
50	Internal - Ground Level	Education Offices, East elevation balcony	Electrical cabinet	Fuse	Asbestos	**Assumed Positive**	Not sampled due to electrical risk	Friable	–	Low	Good	Low	1 Unit	**P3**	**Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**09-12-2025**	
51	Internal - Ground Level	Education Offices, East elevation balcony	Electrical board	Bituminous backing board	Asbestos	**Negative**	147460S-004-007	–	–	–	–	–	–	–	–	–	
52	Internal - Ground Level	Education Offices, kitchen	Floor coverings - beige	Sheet vinyl	Asbestos	**Negative**	147460S-004-001	–	–	–	–	–	–	–	–	–	
53	Internal - Ground Level	Education Offices, south elevation store room	Floor coverings - beneath carpet	Underlay	Asbestos	**Negative**	147460S-004-006	–	–	–	–	–	–	–	–	–	
54	Internal - Ground Level	Education Offices, throughout	Walls and ceilings	Fibre cement sheet	Asbestos	**Positive**	147460S-004-003	Non-Friable	–	Low	Fair	Medium	500 m²	**P3**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
55	Internal - Ground Level	Education Offices, throughout	Windows	Window caulking	Asbestos	**Negative**	147460S-004-008	–	–	–	–	–	–	–	–	–	
56	Internal - Ground Level	Education Offices, west elevation corridor	Floor coverings - green (light)	Vinyl floor tiles	Asbestos	**Negative**	147460S-004-004	–	–	–	–	–	–	–	–	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
57	Internal - Ground Level	Education Offices, west elevation corridor	Floor coverings - cream	Sheet vinyl	Asbestos	**Negative**	147460S-004-005	–	–	–	–	–	–	–	–	–	
58	Internal - Ground Level	Laundry, throughout	Floor coverings - beige, throughout	Sheet vinyl	Asbestos	**Negative**	147460S-002-006	–	–	–	–	–	–	–	–	–	
59	Internal - Ground Level	Managers Residence, bathroom	Walls, partitions and debris	Fibre cement sheet	Asbestos	**Positive**	147460S-003-011	Non-Friable	Walls	Low	Poor	High	15 m²	**P2**	**Restrict access and isolate area, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
60	Internal - Ground Level	Managers Residence, kitchen	Cupboard lining, green	Sheet vinyl	Asbestos	**Negative**	147460S-003-010	–	–	–	–	–	–	–	–	–	
61	Internal - Ground Level	Managers Residence, north elevation room	Debris	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-003-009	Non-friable	Broken wall directly adjacent	High	Poor	High	5 m²	**P2**	**Restrict access and isolate area, confirm status and remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
62	Internal - Ground Level	Managers Residence, north elevation room	Ceiling	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-003-009	Non-Friable	–	Low	Good	Low	20 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
63	Internal - Ground Level	Managers Residence, north elevation sun room	Floor coverings - orange	Hessian backed sheet vinyl	Asbestos	**Negative**	147460S-003-013	–	–	–	–	–	–	–	–	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
64	Internal - Ground Level	Managers Residence, north west elevation walls adjacent back entrance	Walls	Fibre cement sheet	Asbestos	**Positive**	147460S-003-009	Non-friable	–	Low	Poor	Medium	10 m²	**P3**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
65	Internal - Ground Level	Managers Residence, throughout	Debris	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-003-011	Non-Friable	–	Low	Poor	Medium	Throughout	**P3**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
66	Internal - Ground Level	Managers Residence, west bathroom	Cupboard	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-003-011	Non-Friable	–	Low	Good	Low	1 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
67	Internal - Ground Level	The Ritz, A4	Ductwork	Red mastic sealant	Asbestos	**Assumed Positive**	Not sampled due to unsafe access.	Non-friable	–	Low	Good	Low	10 m²	**P4**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
68	Internal - Ground Level	The Ritz, A4, kitchen	Riser internal walls	Fibre cement sheet	Asbestos	**Positive**	147460S-001-019	Non-friable	–	Low	Good	Low	~10 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
69	Internal - Ground Level	The Ritz, A4, kitchen	Pipework	Lagging	Asbestos	**Positive**	147460S-001-018	Friable	–	Medium	Fair	High	>10 m²	**P2**	**Restrict access and isolate area, remove under controlled friable asbestos removal conditions by a Class A (friable) licensed asbestos removal contractor prior to reoccupation.**	**09-12-2025**	
70	Internal - Ground Level	The Ritz, A4, kitchen	Fuses	Insulation	Asbestos	**Assumed Positive**	Not sampled due to electrical risk	Friable	–	Low	Good	Low	>10 Units	**P3**	**Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.**	**09-12-2025**	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
71	Internal - Ground Level	The Ritz, A4, sink room adjacent electrical room	Walls and ceilings	Fibre cement sheet	Asbestos	**Positive**	147460S-001-012	Non-friable	–	Low	Fair	Low	50 m²	**P4**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
72	Internal - Ground Level	The Ritz, A4, spa	Cushion box	Insulation	Asbestos	**Negative**	147460S-001-020	–	–	–	–	–	–	–	–	–	
73	Internal - Ground Level	The Ritz, throughout	Fire doors	Fire door core	Asbestos	**Assumed Negative**	–	–	–	–	–	–	Throughout	–	**Assumed negative based on modern age and appearance. Magboard where observed.**	–	
74	Internal - Subfloor	Managers Residence, subfloor	External insulation to pipework	Insulation	Asbestos	**Negative**	147460S-003-004	–	–	–	–	–	–	–	–	–	
75	Internal - Subfloor	Managers Residence, subfloor, north elevation	Lagging debris	Lagging	Asbestos	**Negative**	Similar to: 147460S-003-006	–	–	–	–	–	–	–	–	–	
76	Internal - Subfloor	Managers Residence, subfloor, north elevation	Pipework lagging	Lagging	Asbestos	**Negative**	147460S-003-006	–	–	–	–	–	–	–	–	–	
77	Internal - Subfloor	The Ritz, throughout	Packers to brick plinths and wooden beams	Fibre cement sheet	Asbestos	**Positive**	147460S-001-015	Non-friable	–	Low	Fair	Low	10 m²	**P3**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	–

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
78	Internal - Subfloor	The Ritz, throughout	Pipework	Woven material	Asbestos	**Negative**	147460S-001-014	–	–	–	–	–	–	–	–	–	
79	Internal - Ceiling space	Managers Residence, ceiling space, north elevation	Cistern	Moulded fibre cement	Asbestos	**Positive**	147460S-003-012	Non-Friable	–	Low	Poor	Medium	2 m²	**P3**	**Remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
80	Internal - Ceiling space	The Ritz, ceiling space, water tank areas and throughout	Debris	Fibre cement sheet	Asbestos	**Assumed Positive**	Similar to: 147460S-101-003	Non-Friable	–	Low	Fair	Low	>10 m²	**P3**	**Confirm Status, remove under controlled bonded asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable & non-friable) or Class B (non-friable) licensed asbestos removal contractor.**	**09-12-2025**	
81	External - Level 1	The Ritz, landing area between A2-A5	Ductwork	Insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	30 m²	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
82	Internal - Ground Level	Education Offices, kitchen	Hot water heater	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
83	Internal - Ground Level	Managers Residence, Subfloor	Hot water cylinder	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Fair	Low	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
84	Internal - Ground Level	The Ritz, A1-A4, throughout	Insulation	Insulation batts	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Poor	Low	1,000 m²	–	**Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
85	Internal - Ground Level	The Ritz, A1-A4, throughout	Heaters	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	10 Units	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
86	Internal - Ground Level	The Ritz, A4	Air conditioning duct work	Insulation material	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Fair	Low	20 m²	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
87	Internal - Ground Level	The Ritz, A4, main alley way	Pipework	Insulation material - external	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Medium	Poor	Low	30 m²	–	**Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
88	Internal - Ground Level	The Ritz, A4, sink room adjacent electrical room	Wall cavities	Loose insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Unbonded	–	Medium	Fair	Low	100 m²	–	**Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
89	Internal - Ground Level	The Ritz, A4, spa	Flexible duct work	Insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Medium	Poor	Low	200 m²	–	**Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
90	Internal - Ground Level	The Ritz, A4, spa room	Spa bath	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
91	Internal - Ground Level	The Ritz, kitchen, wing A4	Hot water heater	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	

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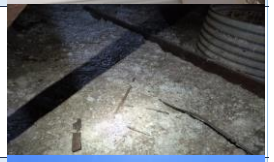
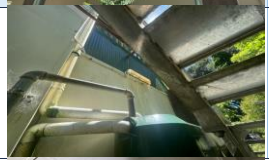
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
92	Internal - Ground Level	The Ritz, kitchen, wing A4	Extraction hood	Insulation material - internal	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	1 Unit	–	**Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
93	Internal - Ceiling Space	Education Offices, ceiling space	Insulation	Loose insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Fair	Low	400 m²	–	**Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
94	Internal - Ceiling Space	Laundry, ceiling space	Insulation	Insulation batts	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Fair	Low	500 m²	–	**Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
95	Internal - Ceiling Space	Laundry, ceiling space	Insulation	Sarking insulation	Synthetic Mineral Fibre	**Suspected Positive**	–	Bonded	–	Low	Good	Low	500 m²	–	**Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
96	Internal - Ceiling space	Managers Residence, ceiling space	Loose insulation	Insulation material	Synthetic Mineral Fibre	**Suspected Positive**	–	Unbonded	–	Low	Poor	Low	500 m²	–	**Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].**	–	
97	External - All Levels	The Ritz, throughout	Flood lights	Capacitor	Polychlorinated Biphenyl	**Suspected Positive**	–	–	–	Low	Good	Low	>10 Units	–	**PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.**	–	
98	External - Ground Level	The Ritz, A2, under external staircase	Fluorescent light fitting - double tube	Capacitor	Polychlorinated Biphenyl	**Suspected Positive**	–	–	–	Low	Good	Low	2 Units	–	**PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.**	–	

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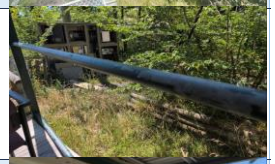
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
99	Internal - Ground Level	Education Offices, kitchen	Fluorescent light fitting - single tube	Capacitor	Polychlorinated Biphenyl	**Suspected Positive**	–	–	–	Low	Good	Low	>5 Units	–	**PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.**	–	
100	Internal - Ground Level	Laundry, throughout	Fluorescent light fitting - single tube	Capacitor	Polychlorinated Biphenyl	**Suspected Positive**	–	–	–	Low	Good	Low	10 Units	–	**PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.**	–	
101	Internal - Ground Level	Managers Residence	Fluorescent light fitting - double tube, throughout	Ballast	Polychlorinated Biphenyl	**Suspected Positive**	–	–	–	Low	Poor	Medium	3 Units	–	**PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.**	–	
102	External - All Levels	The Ritz, throughout	Windows, window frames, doors, door frames, walls, infill panels, fascia, eaves and beams	White - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-001-LCP005	–	–	Medium	Fair	Medium	750 m²	–	**5.1% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous paint management prior to renovation or demolition works.**	–	
103	External - Level 1	The Ritz, throughout	Wooden fascia, metal fascia and metal downpipes	Red (dark) - upper coloured paint system	Lead Paint Chip	**Negative**	147460S-001-LCP004	–	–	–	–	–	–	–	**0.02% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	
104	External - Ground Level	Laundry, throughout	Metal railing and features	Green (dark) - upper coloured paint system	Lead Paint Chip	**Negative**	147460S-002-LCP002	–	–	–	–	–	–	–	**0.02% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	
105	External - Ground Level	Laundry, throughout	Walls	Beige - upper coloured paint system	Lead Paint Chip	**Negative**	147460S-002-LCP001	–	–	–	–	–	–	–	**<0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	

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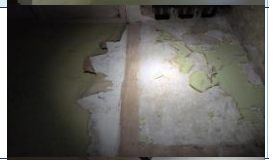
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
106	External - Ground Level	Managers Residence, throughout	Walls	Beige - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-003-LCP002	–	–	Low	Fair	Low	400 m²	–	**13% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
107	External - Ground Level	Managers Residence, throughout	Doors	White - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-003-LCP001	–	–	Low	Good	Low	20 m²	–	**6.9% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
108	External - Ground Level	The Ritz, A1, main entrance, veranda	Front steps	Green (dark) - upper coloured paint system	Lead Paint Chip	**Negative**	147460S-001-LCP002	–	–	–	–	–	–	–	**<0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	
109	External - Ground Level	The Ritz, A2, under external staircase	Fire water supply pipework	Red - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-001-LCP003	–	–	Low	Good	Low	20 m²	–	**0.58% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
110	External - Ground Level	The Ritz, throughout	Walls	Cream - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-001-LCP001	–	–	Low	Good	Low	5,000 m²	–	**1.0% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
111	Internal - All Levels	The Ritz, throughout	Walls and ceilings	White - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-001-LCP006	–	–	Low	Good	Low	8,000 m²	–	**5.1% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
112	Internal - Level 2	The Ritz, adjacent lift	Wall	Green (light) - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-101-LCP001	–	–	Low	Fair	Low	50 m²	–	**1.5% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	

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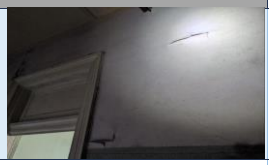
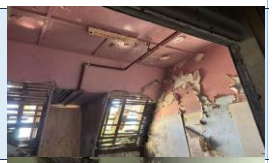
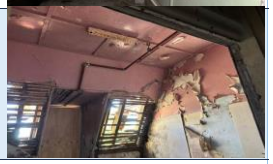
Hazardous Materials Register

Client: Farrell Coyne **Site Address:** 203-223 Leura Mall, Leura NSW 2780 **Client No:** F0053 **Job No:** 147460S **Consultant:** DXB/SDF

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
113	Internal - Level 2	The Ritz, main corridor	Upper walls	Pink - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-101-LCP003	–	–	Low	Fair	Low	500 m²	–	**0.88% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
114	Internal - Level 2	The Ritz, south elevation	Walls and ceilings	White - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-101-LCP006	–	–	Low	Good	Low	50 m²	–	**0.64% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	–
115	Internal - Level 2	The Ritz, south elevation	Walls and ceilings	Pink (dark) - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-101-LCP005	–	–	Low	Good	Low	20 m²	–	**0.55% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
116	Internal - Level 2	The Ritz, south elevation	Walls	Green (light) - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-101-LCP004	–	–	Low	Poor	Medium	30 m²	–	**1.0% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
117	Internal - Level 2	The Ritz, south elevation	Walls and ceilings	White - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-101-LCP002	–	–	Low	Fair	Low	60 m²	–	**0.22% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
118	Internal - Level 1	The Ritz, throughout	Walls behind laminate wall paper	Green - upper coloured paint system	Lead Paint Chip	**Negative**	147460S-001-LCP008	–	–	–	–	–	–	–	**<0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	–
119	Internal - Ground Level	Education Offices, throughout	Door frames	Blue (light) - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-004-LCP002	–	–	Low	Fair	Low	15 m²	–	**13% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	

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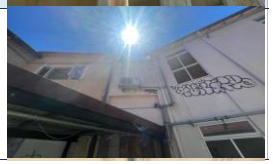
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
120	Internal - Ground Level	Education Offices, throughout	Walls	Beige - upper coloured paint system	Lead Paint Chip	**Negative**	147460S-004-LCP001	–	–	–	–	–	–	–	**0.04% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	
121	Internal - Ground Level	Education Offices, windows and door frames throughout	Windows and door frames	White - upper coloured paint system, blue - lower coloured paint system	Lead Paint Chip	**Positive**	147460S-004-LCP003	–	–	Low	Good	Low	20 m²	–	**4.1% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
122	Internal - Ground Level	Managers Residence	Walls throughout	Cream - upper coloured paint system, green - lower coloured paint system	Lead Paint Chip	**Negative**	147460S-003-LCP003	–	–	–	–	–	–	–	**0.03% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	
123	Internal - Ground level	The Ritz, A1, conservatory	Walls	Green (light) - upper coloured paint system	Lead Paint Chip	**Positive**	147460S-001-LCP007	–	–	Low	Fair	Low	1,000 m²	–	**>0.1% lead content. Remove under controlled conditions in accordance with AS/NZS 4361.2:2017 Guide to hazardous lead paint management prior to renovation or demolition works.**	–	
124	Internal - Ground level	The Ritz, A1, conservatory	Ceiling	Green - upper coloured paint system	Lead Paint Chip	**Suspected Negative**	Similar to: 147460S-001-LCP002	–	–	–	–	–	–	–	**Suspected <0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous paint management.**	–	
125	External - All Levels	The Ritz, A1, room adjacent main entrance, north east corner	Air conditioning unit	R22 Hydrochlorofluoro carbon (HCFC)	Ozone Depleting Substances	**Positive**	–	–	–	Low	Fair	Low	1 Unit	–	**Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.**	–	
126	External - Level 1	The Ritz, A5, external walkway to building D	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	**Suspected Positive**	–	–	–	Low	Good	Low	1 Unit	–	**No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.**	–	

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
127	External - Level 1	The Ritz, boundary between A2-A5	Air conditioning units	Unknown refrigerant	Ozone Depleting Substances	**Suspected Positive**	–	–	–	Low	Fair	Low	3 Units	–	**No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.**	–	
128	External - Ground Level	The Ritz, A4, sink room adjacent electrical room	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	**Positive**	–	–	–	Low	Fair	Low	1 Unit	–	**Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.**	–	
129	Internal - Level 1	The Ritz, A5	Air conditioning unit	R410A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC) non ozone depleting substances**	–	
130	Internal - Ground Level	Education Offices, kitchen	Refrigerator	Unknown refrigerant	Ozone Depleting Substances	**Suspected Positive**	–	–	–	Low	Good	Low	2 Units	–	**No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.**	–	
131	Internal - Ground Level	Education Offices, kitchen	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	**Suspected Positive**	–	–	–	Low	Good	Low	1 Unit	–	**No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.**	–	
132	Internal - Ground Level	Education Offices, kitchen	Air conditioning unit	R32 Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	1 Unit	–	**Hydrofluorocarbon (HFC) non ozone depleting substances**	–	
133	Internal - Ground level	The Ritz, A1, south-east elevation	Air conditioning unit	Unknown refrigerant	Ozone Depleting Substances	**Suspected Positive**	–	–	–	Low	Good	Low	1 Unit	–	**No data was visible at the time of the assessment, confirm status of suspected ozone depleting substances identified in the assessment.**	–	

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Hazardous Materials Register

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Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Date of Identification	Photograph
134	Internal - Ground Level	The Ritz, A4, kitchen	Walk in fridge	R404A Hydrofluorocarbon (HFC)	Ozone Depleting Substances	**Negative**	–	–	–	–	–	–	2 Units	–	**Hydrofluorocarbon (HFC) non ozone depleting substances**	–	
135	Internal - Ground Level	The Ritz, kitchen, wing A4	Air conditioning unit	R22 Hydrochlorofluorocarbon (HCFC)	Ozone Depleting Substances	**Positive**	–	–	–	Low	Good	Low	1 Unit	–	**Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012.**	–	
136	Internal - All Levels	The Ritz, south elevation	Elevator shaft and elevator internals	–	Inaccessible Area	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment.**	–	
137	Internal - Subfloor	Education Offices, throughout	–	–	Inaccessible Area	–	–	–	–	–	–	–	–	–	**No access at the time of the assessment.**	–	–

Appendix D: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the Assessment:

Areas Not Accessed
The elevator and elevator shaft within the Ritz hotel was nonoperational and inaccessible at the Site.
The subfloor area throughout the education offices was inaccessible at the Site
Underneath the concrete slab of all building structures at the Site.
Exposed soils surrounding the building structures of the Site.
Energised services, gas, electrical, pressurised vessel and chemical lines.
Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.
Within cavities that cannot be accessed by the means of a manhole or inspection hatch.
Within voids or internal areas of plant, equipment, air-conditioning ducts etc.
Within service shafts, ducts etc., concealed within the building structure.
Within those areas accessible only by dismantling equipment.
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.
All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Building Materials Register,** further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the Site.

Appendix E: Site Plans

Figure 10: The Current buildings on site.
Source: HIS 2024, John Oultram

Ref #	Building	Description
A1	The Ritz Hotel Core	The 1892 section of the former hotel.
A2	The Ritz Hotel – South Wing	Early two storey extension (1914)
A3	The Ritz Hotel –West Wing	Early two storey extension (1914)
A4	The existing structure – Infill Wing	Later and modern, two storey extension - Constructed as part of the nursing home in 1970s
A5	The existing structure – Modern Extension	Modern two storey extension constructed in 2004.
B	Laundry	Single storey service building and stores constructed in 1970.
C	Manager's Residence	Single storey, Inter War era house 1914.
D	Education Offices	Single storey weatherboard cottage constructed in 1910