



**Targeted Destructive Hazardous
Building Materials Assessment
Leichhardt Oval
68 Mary Street, Lilyfield NSW 2040**

**Inner West Council
October 2025**

**Client No: E0012
Job No: 144584S**

Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Inner West Council (IWC) to conduct a Targeted Destructive Hazardous Building Materials Assessment (Assessment) of Leichhardt Oval, 68 Mary Street, Lilyfield NSW 2040 (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 that are planned to undergo demolition in the near future.

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					
Western Grandstand	✓	✓	✓	✓	-	-	-
North Toilet	-	-	-	-	-	-	-
Seating Bowl	✓	-	-	-	-	-	-

The following significant key findings are noted:

- Friable asbestos was assumed in the form of vermiculite to beams in the Western Grandstand level 2 ceiling space.
- Non-friable asbestos was identified in the form of fibre cement packing material below the lower Western Grandstand concrete formwork and is suspected throughout the Western Grandstand and Seating Bowl.
- Non-friable asbestos was assumed in the form of bituminous backing boards throughout the Site.

There was no access to the lift motor room during the Assessment.

Recommendations

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

- Confirm the status of the vermiculite in the level 2 Western Grandstand ceiling space. If positive, engage a Class A licensed asbestos removal contractor to remove under friable asbestos removal conditions if it is to be impacted by the demolition works.
- Any hazardous building materials which are to be disturbed during demolition 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 IWC 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 IWC 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 IWC 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 IWC, 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. IWC 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.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Inner West Council (IWC) to conduct a Targeted Destructive Hazardous Building Materials Assessment (Assessment) of Leichhardt Oval, 68 Mary Street, Lilyfield NSW 2040 (the Site). Prensa conducted the Assessment on the 23rd September 2025 at the request of Scott Mullen of IWC.

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 works at 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

Refurbishment of the existing Leichhardt Oval at 68 Mary Street, Lilyfield to provide new and upgraded spectator and player amenities, broadcasting facilities, improved accessibility and increased number of fixed seating (no change to overall spectator capacity), including:

- Upgrades to the existing Western Grandstand, including:
 - Demolition of the existing spectator and player amenities located on the ground floor, existing seating, broadcast areas, hospitality and coaching facilities on level 2, existing stairs at the front of the grandstand and some facade elements.
 - Upgrades to the existing ground floor to provide new player change rooms and facilities, medical facilities, facilities for match officials and coaching staff, spectator amenities, utilities and other 'match day' related facilities,
 - Upgrades to and expansion of the mezzanine level within the grandstand to provide a new 'Grandstand Bar', gym, spectator amenities, stairs and storage, as well as the relocation of the existing telecommunications server,
 - Upgrades to the existing level 2 to deliver new spectator seating, corporate suites, television and radio broadcasting facilities, spectator amenities and the upgrading of the existing Centurions Lounge corporate area,
 - Improved spectator circulation and egress arrangements to meet standards and general upgrades and maintenance to the existing building.
- The construction of a new 'Northern Grandstand', including:
 - Earthworks and modification of existing retaining wall and embankment,
 - A new concourse to provide spectator amenities and food and beverage offerings,
 - New spectator seating to level 1 of the grandstand above the concourse,
 - The removal of 13 trees to facilitate the new grandstand,
- The replacement of existing seating to the lower seating bowl surrounding the playing field to provide greater amenity and improved wheelchair accessibility.

Prensa has limited its Assessment to the structure of the nominated buildings and the surface soil/grounds in the accessible and immediate vicinity of building footprint.

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 a large Western Grandstand building with multiple back of house rooms, a small toilet building and seating, details of which are provided in **Table 1** below.

Table 1: Site Information			
Site Address	68 Mary Street, Lilyfield NSW 2040		
Age (Circa):	1930's	External walls:	Brick, concrete & fibre cement sheet
Approximate area:	20,000 m ²	Internal walls:	Plasterboard, brick & fibre cement sheet
Levels:	3	Ceiling:	Plasterboard, compressed cement sheet & fibre cement sheet
Roof type:	Metal	Floor and coverings:	Concrete, carpet & 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.

Where analysed, the screening criteria adopted for lead-containing dust is based on the National Environment Protection Measure (NEPM¹) soil contamination criteria derived from published health based soil investigation levels for the relevant site use. For the purpose of this Assessment, if lead dust was identified, 300 mg/kg is adopted as the threshold as it is assumed that the proposed demolition works at the Site are likely to significantly disturb accumulated dusts. It is noted that 1% (or 10,000 mg/kg) is the lead in paint concentration above which the activity of sanding or dust generation would be classified as a Scheduled Lead Process under the NSW *Work Health & Safety Regulation*, 2025.

Once LCD has been identified, Prensa will use the below factors to determine the likely health-risk implications for site occupants:

- **Presence of dust accumulation** – function of concentration of lead and quantity of dust.
- **Proposed site works** – is the LCD to be disturbed as part of the works or can it be left in-situ.
- **Nature of site use** – more susceptible occupants such as children and pregnant women.
- **Source of Lead Dust** – sites which contain lead based paint or which may have been previously exposed to vehicular exhausts.
- **Exposure pathways** – likelihood of occupants being exposed to lead via inhalation, ingestion and absorption.
- **Potential for site occupants to be exposed** – occupants are more at risk within sites that generate higher levels of airborne dust.

Once the above factors have been determined and it is considered likely that the presence of LCD poses a health-risk to site occupants, Prensa will recommend the most suitable form of control

¹ **National Environment Protection Measure** - National Environment Protection Council (NEPC) *Guideline on Health Based Investigation Levels*, 1999.

measures in accordance with the hierarchy of control as detailed in **Section 7**. Recommendations will consider the specific nature of the Site and the practicability of such control measures.

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.

- Prensa is understood to have undertaken the most recent assessments of the Site which have been utilised for this Assessment, reference:
- 138869S-71000135 Leichardt Oval No. 1 Main Grandstand HAZMAT Reinspection Report; and
- 138869S-71000145 - Leichardt Oval No. 1 Underground Toilets Reinspection Report.

The report identified the following key findings:

- Non-friable asbestos was assumed to be present in the form of bituminous backing boards throughout the Site.
- Reference has been made to the findings of this report and to the NATA accredited bulk sample analysis.

6.2 Analytical Results

6.2.1 Asbestos Bulk Sample Analysis

A total of 13 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, one (1) sample was reported to contain asbestos.

6.2.2 Lead-containing Paint Analysis

No paint samples suspected to be lead-containing were collected during the Assessment.

6.2.3 Lead-containing Dust Analysis

No dust samples suspected to be lead-containing were collected during the Assessment.

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.

6.3.1 Asbestos containing Materials

- Friable asbestos was assumed in the form of vermiculite to beams in the Western Grandstand level 2 ceiling space.
- Non-friable asbestos was identified in the form of fibre cement packing material below the lower Western Grandstand concrete formwork and is suspected throughout the Western Grandstand and Seating Bowl.
- Non-friable asbestos was assumed in the form of bituminous backing boards throughout the Site.

6.3.2 Synthetic Mineral Fibre Materials

- SMF in the form of insulation material in pipework was suspected throughout the Site; and
- SMF in the form of insulation material was suspected to be present within the hot water units present 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

- No LCP was identified or suspected during the Assessment.

6.3.5 Lead-containing Dust

- No LCD was identified or suspected during the Assessment.

6.3.6 Ozone Depleting Substances

- No ODS-containing air conditioning units were identified or suspected during the Assessment.

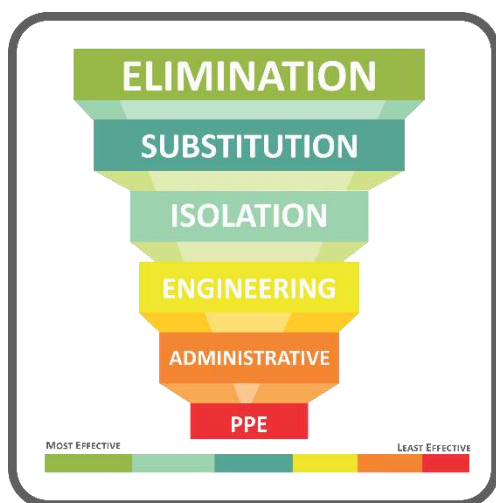
Refer to **Appendix C: Hazardous Building Materials Register** for the details of these findings.

6.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix D: 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 hazardous materials that may impact upon the planned demolition 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 (ACM)

- Confirm the status of the vermiculite in the level 2 Western Grandstand ceiling space. If positive, engage a Class A licensed asbestos removal contractor to remove under friable asbestos removal conditions if it is to be impacted by the demolition works.
- Most ACM was found to not be appropriately labelled. ACM 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*.

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

15 October 2025

Scott Mullen
Inner West Council
7-15 Wetherill Street
Leichhardt NSW 2040

Dear Scott,

Asbestos Bulk Sample Analysis Report
Leichhardt Oval, 68 Mary Street, Lilyfield NSW 2040

Please find attached the asbestos bulk sample analysis results of the 13 samples collected by Patrick Riches of Prensa Pty Ltd for Leichhardt Oval, 68 Mary Street, Lilyfield NSW 2040 on 23 September 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 23 September 2025. The samples were analysed on 24 September 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,



Sonia Kacprzak
Approved Asbestos Fibre Identifier



Amelia-Rose Pezzano
Prensa Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

Leichhardt Oval, 68 Mary Street, Lilyfield NSW 2040

Sample No	Sample Location / Description / Size	Result
144584S - 001 - 001	Internal, ground level, Western Grandstand, home locker room bathroom, east elevation wall, pipe work - pipe collar	No asbestos fibres detected
	PVC piping material 5 x 5 x 1 mm	Organic fibres detected
144584S - 001 - 002	Internal, ground level, Western Grandstand, home locker room bathroom, shower walls, wall, dividing - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement material 30 x 20 x 5 mm	
144584S - 001 - 003	Internal, ground level, Western Grandstand, referees room bathroom, south east elevation wall, wall - mastic sealant	No asbestos fibres detected
	Grey hardened mastic material 15 x 10 x 5 mm	
144584S - 001 - 004	External, ground level, Western Grandstand, tunnel entrance below seating, floor - fibre cement sheet	Chrysotile (white asbestos) detected
	Grey fibrous cement material 20 x 10 x 5 mm	Amosite (brown asbestos) detected
144584S - 001 - 005	External, ground level, Western Grandstand, adjacent tunnel entrance, expansion joint - construction joint mastic	No asbestos fibres detected
	Black hardened mastic material 20 x 15 x 5 mm	Organic fibres detected
144584S - 001 - 006	Internal, level 2, Western Grandstand, suite 5, ceiling - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement sheeting 20 x 20 x 5 mm	Organic fibres detected
144584S - 001 - 007	External, level 2, Western Grandstand, south elevation adjacent corporate catering room, wall - fibre cement sheet	No asbestos fibres detected
	Grey fibrous cement sheeting 25 x 15 x 5 mm	Organic fibres detected
144584S - 001 - 008	Internal, level 2, Western Grandstand, hallway adjacent suite 6, expansion joint - construction joint mastic	No asbestos fibres detected
	Black hardened mastic material 10 x 5 x 5 mm	Organic fibres detected
144584S - 001 - 009	Internal, level 2, Western Grandstand, suite 6, below carpet, floor - woven material	No asbestos fibres detected
	Yellow woven rope material 45 x 15 x 10 mm	Organic fibres detected
144584S - 001 - 010	External, ground level, Western Grandstand, north east elevation, bay 5 stairs, wall - textured coatings	No asbestos fibres detected
	Grey textured coating material 40 x 30 x 15 mm	Organic fibres detected

Asbestos Bulk Sample Analysis Report

Leichhardt Oval, 68 Mary Street, Lilyfield NSW 2040

Sample No	Sample Location / Description / Size	Result
144584S - 001 - 011	External, ground level, Western Grandstand, north east elevation, adjacent female bathroom, expansion joint - construction joint mastic Grey rubbery mastic material 40 x 30 x 10 mm	No asbestos fibres detected
144584S - 001 - 012	External, ground level, Western Grandstand, north east elevation, adjacent female bathroom, Concrete facade joints - construction joint mastic Brown hardened mastic material 10 x 10 x 5 mm	No asbestos fibres detected
144584S - 001 - 013	External, ground level, Western Grandstand, north east elevation, bay 5 stairs top of concrete slab, wall - adhesive Brown adhesive material 25 x 10 x 5 mm	No asbestos fibres detected Organic fibres detected

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

15 July 2025
Glen Tanner
Inner West Council
PO Box 14
Petersham NSW 2049

Dear Glen,

Asbestos Bulk Sample Analysis Report

71000135 - Leichardt Oval No.1 Main Grandstand and Clubrooms, Mary Street, Lilyfield NSW 2040

Please find attached the asbestos bulk sample analysis results of the 1 sample collected by Amelia-Rose Pezzano of Prensa Pty Ltd for 71000135 - Leichardt Oval No.1 Main Grandstand and Clubrooms, Mary Street, Lilyfield NSW 2040 on 10 June 2025 and received at the Prensa Pty Ltd laboratory (Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066) on 18 June 2025. The sample was analysed on 18 June 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,



Sonia Kacprzak
Approved Asbestos Fibre Identifier



Amelia-Rose Pezzano
Prensa Signatory



Suite 102, Level 1, 71 Longueville Road, Lane Cove NSW 2066 ABN: 12 142 106 581

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Asbestos Bulk Sample Analysis Report

**71000135 - Leichardt Oval No.1 Main Grandstand and Clubrooms, Mary Street,
Lilyfield NSW 2040**

Sample No	Sample Location / Description / Size	Result
138869S - 71000135 - 001	Internal, level 1, throughout, windows, window sills - window caulking	No asbestos fibres detected
	Black hardened mastic material	Organic fibres detected
	40 x 35 x 3 mm	

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

15 March 2018

Rick Jarvis
Inner West Council
7-15 Wetherill Street
Leichhardt NSW 2040

Dear Rick,

Asbestos Bulk Sample Analysis Report

Leichhardt Oval No.1 - Main Grandstand/Clubrooms (Letchem Robinson Stand)

Please find attached the asbestos bulk sample analysis results of the 7 samples collected by Mackenzie Morrison of Prensa Pty Ltd for Leichhardt Oval No.1 - Main Grandstand/Clubrooms (Letchem Robinson Stand) on 27 February 2018 and received at the Prensa Pty Ltd laboratory (Level 2, 115 Military Road, Neutral Bay NSW 2089) on 27 February 2018. The samples were analysed on 28 February 2018 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's National Association of Testing Authorities (NATA), Australia approved PRLAB2002 Asbestos Identification Test Method, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples* and AS ISO/IEC 17025 – 2005, *General requirements for the competence of testing and calibration laboratories*.

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

Regards,



Chetansi Kumar

Approved Asbestos Fibre Identifier and Signatory



Accredited for compliance with ISO/IEC 17025 - Testing. Corporate Site Number 21837. This document shall not be reproduced except in full. Sampling is not covered by the scope of the NATA accreditation.

Asbestos Bulk Sample Analysis Report

Leichhardt Oval No.1 - Main Grandstand/Clubrooms (Latchem Robinson Stand)

Sample No	Sample Location / Description / Size	Result
57722 - 054 - 001	Interior, level 1, behind bar, floor coverings - black vinyl Black semi-flexible vinyl material ~56 x 35 x 3 mm	No asbestos fibres detected Organic fibres detected
57722 - 054 - 002	Interior, level 1, higher level infill panel - fibre cement sheeting White-coated pink-beige fibre cement sheet material ~32 x 14 x 3 mm	No asbestos fibres detected Organic fibres detected
57722 - 054 - 003	Exterior, level 1, walls - fibre cement sheeting White-coated pink-beige fibre cement sheet material ~18 x 12 x 2 mm	No asbestos fibres detected Organic fibres detected
57722 - 054 - 004	Exterior, south-west elevation, floor, expansion joint - construction mastic Black sticky bituminous material ~31 x 20 x 4 mm	No asbestos fibres detected Organic fibres detected
57722 - 054 - 005	Exterior, men's toilets, higher level expansion joints - construction mastic Black sticky bituminous material ~30 x 20 x 4 mm	No asbestos fibres detected Organic fibres detected
57722 - 054 - 006	Exterior, south-east elevation, floor, expansion joints - construction mastic Black sticky bituminous material ~39 x 17 x 7 mm	No asbestos fibres detected Organic fibres detected
57722 - 054 - 007	Exterior, north-east elevation, floor, expansion joints - construction mastic Black sticky bituminous material ~33 x 16 x 6 mm	No asbestos fibres detected Organic fibres detected

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

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



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
NATA is a signatory to the ILAC Mutual Recognition
Arrangement for the mutual recognition of the
equivalence of testing, medical testing, calibration,
inspection, proficiency testing scheme providers and
reference materials producers reports and certificates.

Attention: Jack Wearne

Report 1233550-S

Project name

Project ID 138869S

Received Date Jun 17, 2025

Client Sample ID			138869S-71000135-LCP001	138869S-71000135-LCP002	138869S-71000135-LCP003	138869S-71000135-LCP004
Sample Matrix			Paint	Paint	Paint	Paint
Eurofins Sample No.			S25-Jn0046234	S25-Jn0046235	S25-Jn0046236	S25-Jn0046237
Date Sampled			Jun 10, 2025	Jun 10, 2025	Jun 10, 2025	Jun 10, 2025
Test/Reference	LOR	Unit				
Lead (% w/w)	0.01	%	< 0.01	< 0.01	0.01	< 0.01

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

Lead (% w/w)

Testing Site

Sydney

Extracted

Jun 17, 2025

Holding Time

6 Months

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



web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079	Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554	Auckland 35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Auckland (Focus) Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402
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Company Name: Prensa Pty Ltd NSW
Address: Level 1, 71 Longueville Road
Lane Cove
NSW 2066

Project Name:
Project ID: 138869S

Order No.: 138869S
Report #: 1233550
Phone: (02) 8968 2500
Fax:

Received: Jun 17, 2025 6:30 PM
Due: Jun 24, 2025
Priority: 5 Day
Contact Name: Jack Wearne

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	138869S-71000135-LCP001	Jun 10, 2025		Paint	S25-Jn0046234	X
2	138869S-71000135-LCP002	Jun 10, 2025		Paint	S25-Jn0046235	X
3	138869S-71000135-LCP003	Jun 10, 2025		Paint	S25-Jn0046236	X
4	138869S-71000135-LCP004	Jun 10, 2025		Paint	S25-Jn0046237	X
Test Counts						4

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 (<i>bis</i> -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.

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
Mickael Ros

Analytical Services Manager
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](#).

Eurofins shall not be liable for loss, cost, damages or expenses incurred by the client, or any other person or company, resulting from the use of any information or interpretation given in this report. In no case shall Eurofins be liable for consequential damages including, but not limited to, lost profits, damages for failure to meet deadlines and lost production arising from this report. This document shall not be reproduced except in full and relates only to the items tested. Unless indicated otherwise, the tests were performed on the samples as received.

13 March 2018

Rick Jarvis
Inner West Council
7-15 Wetherill Street
Leichhardt NSW 2040

Dear Rick,

Asbestos Bulk Sample Analysis Report

Leichhardt Oval No.1 - Underground Toilets

Please find attached the asbestos bulk sample analysis results of the 2 samples collected by Mackenzie Morrison of Prensa Pty Ltd for Leichhardt Oval No.1 - Underground Toilets on 27 February 2018 and received at the Prensa Pty Ltd laboratory (Level 2, 15 Mayneview Street, Milton QLD 4064) on 8 March 2018. The samples were analysed on 13 March 2018 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's National Association of Testing Authorities (NATA), Australia approved PRLAB2002 Asbestos Identification Test Method, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples* and AS ISO/IEC 17025 – 2005, *General requirements for the competence of testing and calibration laboratories*.

If you require further information please contact the Prensa office on (07) 3291 9700.

Regards,



Susan Simmonds

Approved Asbestos Fibre Identifier and Signatory



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Asbestos Bulk Sample Analysis Report

Leichhardt Oval No.1 - Underground Toilets

Sample No	Sample Location / Description / Size	Result
57722 - 149 - 001	Interior, cisterns, throughout - Moulded Cement	No asbestos fibres detected
	Cream painted grey cement material ~ 10 x 10 x 2 mm	
57722 - 149 - 002	Exterior, floor, throughout, expansion joint - construction mastic	No asbestos fibres detected
	Black bituminous mastic (with embedded orange coloured flakes) ~ 25 x 25 x 5 mm	

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

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



NATA Accredited
Accreditation Number 1261
Site Number 18217

Accredited for compliance with ISO/IEC 17025 – Testing
 NATA is a signatory to the ILAC Mutual Recognition
 Arrangement for the mutual recognition of the
 equivalence of testing, medical testing, calibration,
 inspection, proficiency testing scheme providers and
 reference materials producers reports and certificates.

Attention: **Jack Wearne**

Report **1233585-S**
 Project name
 Project ID **138869S**
 Received Date Jun 17, 2025

Client Sample ID			138869S-71000145-LCP001
Sample Matrix			Paint
Eurofins Sample No.			S25-Jn0046480
Date Sampled			Jun 10, 2025
Test/Reference	LOR	Unit	
Lead (% w/w)	0.01	%	< 0.01

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

Lead (% w/w)

Testing Site

Sydney

Extracted

Jun 17, 2025

Holding Time

6 Months

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



web: www.eurofins.com.au
email: EnviroSales@eurofinsanz.com

Melbourne 6 Monterey Road Dandenong South VIC 3175 +61 3 8564 5000 NATA# 1261 Site# 1254	Geelong 19/8 Lewalan Street Grovedale VIC 3216 +61 3 8564 5000 NATA# 1261 Site# 25403	Sydney 179 Magowar Road Girraween NSW 2145 +61 2 9900 8400 NATA# 1261 Site# 18217	Canberra Unit 1,2 Dacre Street Mitchell ACT 2911 +61 2 6113 8091 NATA# 1261 Site# 25466	Brisbane 1/21 Smallwood Place Murarrie QLD 4172 +61 7 3902 4600 NATA# 1261 Site# 20794 & 2780	Newcastle 1/2 Frost Drive Mayfield West NSW 2304 +61 2 4968 8448 NATA# 1261 Site# 25079	Perth 46-48 Banksia Road Welshpool WA 6106 +61 8 6253 4444 NATA# 2377 Site# 2370 & 2554	Auckland 35 O'Rorke Road Penrose Auckland 1061 +64 9 526 4551 IANZ# 1327	Auckland (Focus) Unit C1/4 Pacific Rise Mount Wellington Auckland 1061 +64 9 525 0568 IANZ# 1308	Christchurch 43 Detroit Drive Rolleston Christchurch 7675 +64 3 343 5201 IANZ# 1290	Tauranga 1277 Cameron Road Gate Pa Tauranga 3112 +64 9 525 0568 IANZ# 1402
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Company Name: Prensa Pty Ltd NSW
Address: Level 1, 71 Longueville Road
Lane Cove
NSW 2066

Project Name:
Project ID: 138869S

Order No.: 138869S
Report #: 1233585
Phone: (02) 8968 2500
Fax:

Received: Jun 17, 2025 6:30 PM
Due: Jun 24, 2025
Priority: 5 Day
Contact Name: Jack Wearne

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	138869S-71000145-LCP001	Jun 10, 2025		Paint	S25-Jn0046480	X
Test Counts						1

Internal Quality Control Review and Glossary

General

- 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.
- Unless otherwise stated, all soil/sediment/solid results are reported on a dry weight basis.
- Unless otherwise stated, all biota/food results are reported on a wet weight basis on the edible portion.
- For CEC results where the sample's origin is unknown or environmentally contaminated, the results should be used advisedly.
- Actual LORs are matrix dependent. Quoted LORs may be raised where sample extracts are diluted due to interferences.
- Results are uncorrected for matrix spikes or surrogate recoveries except for PFAS compounds where annotated.
- SVOC analysis on waters is performed on homogenised, unfiltered samples unless noted otherwise.
- Samples were analysed on an 'as received' basis.
- Information identified in this report with **blue** colour indicates data provided by customers that may have an impact on the results.
- 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 (<i>bis</i> -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

- 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.
- 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.
- 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.
- Recovery Data (Spikes & Surrogates) - where chromatographic interference does not allow the determination of recovery, the term "INT" appears against that analyte.
- For Matrix Spikes and LCS results, a dash "-" in the report means that the specific analyte was not added to the QC sample.
- Duplicate RPDs are calculated from raw analytical data; thus, it is possible to have two sets of data.

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
Mickael Ros

Analytical Services Manager
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](#).

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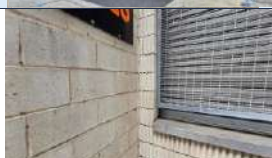
Appendix C: Hazardous Building Materials Register

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

Hazardous Materials Register

Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040				Client No: E0012				Job No: 1445845				Consultant: PXR			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph		
Western Grandstand																			
1	External - Throughout	Below L-shape concrete blockwork	Packers	Fibre cement sheet	Asbestos	Assumed Positive	Similar to: 1445845-001-004	Non-friable	—	Demolition	Low	Fair	Low	Unknown	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.			
2	External - Level 2	Centurions lounge, top of stairs	Metal structural beams	Vermiculite	Asbestos	Assumed Positive	Not sampled due to height restrictions	Friable	—	Demolition	Low	Good	Low	4 m²	P3	Confirm Status and remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.			
3	External - Level 2	South elevation adjacent corporate catering room	Upper wall lining	Fibre cement sheet	Asbestos	Negative	1445845-001-007	—	—	—	—	—	—	—	—	—			
4	External - Level 1	Throughout	Walls	Fibre cement sheet	Asbestos	Negative	Previously sampled: 57722-054-003	—	—	—	—	—	—	—	—	—	—		
5	External - Level 1	Throughout	Infill panels at height	Fibre cement sheet	Asbestos	Negative	Previously sampled: 57722-054-002	—	—	—	—	—	—	—	—	—	—		
6	External - Ground Level	Adjacent tunnel entrance, to ground	Expansion joint	Construction joint mastic	Asbestos	Negative	1445845-001-005	—	—	—	—	—	—	—	—	—			

Hazardous Materials Register

Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040				Client No: E0012				Job No: 1445845				Consultant: PXR			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph		
7	External - Ground Level	North east elevation, adjacent female bathroom	Expansion joint	Construction joint mastic	Asbestos	Negative	1445845-001-012	-	-	-	-	-	-	-	-	-			
8	External - Ground Level	North east elevation, bay 5 stairs top of concrete slab	Wall	Adhesive	Asbestos	Negative	1445845-001-013	-	-	-	-	-	-	-	-	-	-		
9	External - Ground Level	Tunnel entrance below seating	Packers	Fibre cement sheet	Asbestos	Positive	1445845-001-004	Non-friable	-	Demolition	Low	Fair	Low	<1 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.			
10	External - Ground Level	West elevation, undercover area	Roof	Compressed cement sheet	Asbestos	Assumed Negative	Not sampled due to date of manufacture: 2009	-	-	-	-	-	-	-	-	Dated 2009, assumed non asbestos-containing.			
11	External - Ground Level	Throughout	Electrical backing board	Bituminous backing board	Asbestos	Assumed Positive	Not sampled due to electrical risk	Non-Friable	-	Demolition	Low	Good	Low	2 Units	P4	Confirm Status and remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.			
12	External - Ground Level	Throughout, floor	Expansion joint	Construction joint mastic	Asbestos	Negative	Previously sampled: 57722-054-004,005,006 and 007	-	-	-	-	-	-	-	-	-			
13	External - Ground Level	North east elevation, adjacent female bathroom	Expansion joint	Construction joint mastic	Asbestos	Negative	1445845-001-011	-	-	-	-	-	-	-	-	-			

Hazardous Materials Register

Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040				Client No: E0012				Job No: 1445845				Consultant: PXR			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph		
14	External - Ground Level	North east elevation, bay 5 stairs	Wall	Textured coatings	Asbestos	Negative	1445845-001-010	-	-	-	-	-	-	-	-	-			
15	Internal - Level 2	Centurions lounge, ceiling space throughout	Metal structural beams	Vermiculite	Asbestos	Assumed Positive	Not sampled due to height restrictions	Friable	-	Demolition	Low	Good	Low	20 m²	P3	Confirm Status and remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor.			
16	Internal - Level 2	Hallway adjacent suite 6	Expansion joint	Construction joint mastic	Asbestos	Negative	1445845-001-008	-	-	-	-	-	-	-	-	-			
17	Internal - Level 2	Home coach room	Electrical backing board	Bituminous backing board	Asbestos	Assumed Positive	Not sampled due to electrical risk	Non-Friable	-	Demolition	Low	Good	Low	1 Unit	P4	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.			
18	Internal - Level 2	Media room	Electrical backing board	Fibre cement sheeting	Asbestos	Assumed Positive	Not sampled: electrical risk	Non-friable	-	Demolition	Low	Good	Low	1 Unit	P4	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.			
19	Internal - Level 2	Suite 5	Ceiling	Fibre cement sheet	Asbestos	Negative	1445845-001-006	-	-	-	-	-	-	-	-	-			
20	Internal - Level 2	Suite 6, below carpet	Floor	Woven material	Asbestos	Negative	1445845-001-009	-	-	-	-	-	-	-	-	-			

Hazardous Materials Register

Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040								Client No: E0012		Job No: 1445845		Consultant: PXR		
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph
21	Internal - Level 1	Behind bar, floor	Black floor coverings	Sheet vinyl	Asbestos	Negative	Previously sampled: 57722-054-001	–	–	–	–	–	–	–	–	–	–	
22	Internal - Level 1	Lift motor room	Lift motor	Friction pads	Asbestos	Assumed Positive	Not Sampled: Inaccessible Area	Non-Friable	–	Demolition	Low	Unknown	Unknown	Unknown		P4	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.	–
23	Internal - Level 1	Throughout, windows	Window sills	Window caulking	Asbestos	Negative	Previously Sampled: 1388695-71000135-001	–	–	–	–	–	–	–	–	–	–	
24	Internal - Ground Level	Canteen, electrical cupboard	Electrical backing board	Bituminous material	Asbestos	Assumed Positive	Not sampled: electrical risk	Non-friable	–	Demolition	Low	Good	Low	1 Unit		P4	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.	
25	Internal - Ground Level	Central elevation, adjacent office	Electrical backing board	Bituminous backing board	Asbestos	Assumed Positive	Not sampled: electrical risk	Non-friable	–	Demolition	Low	Good	Low	1 Units		P4	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.	
26	Internal - Ground Level	Central elevation, electrical switch room	Electrical backing board	Bituminous backing board	Asbestos	Assumed Positive	Not sampled: electrical risk	Non-friable	–	Demolition	Low	Good	Low	1 Unit		P4	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.	
27	Internal - Ground Level	Central elevation, main switch room	Electrical backing board	Bituminous backing board	Asbestos	Assumed Positive	Not sampled: electrical risk	Non-Friable	–	Demolition	Low	Good	Low	18 Units		P4	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.	

Hazardous Materials Register

Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040				Client No: E0012				Job No: 1445845				Consultant: PXR			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph		
28	Internal - Ground Level	Home locker room bathroom, east elevation wall	Pipe collar	PVC	Asbestos	Negative	1445845-001-001	-	-	-	-	-	-	-	-	-			
29	Internal - Ground Level	Home locker room bathroom, shower walls	Wall - dividing	Fibre cement sheet	Asbestos	Negative	1445845-001-002	-	-	-	-	-	-	-	-	-			
30	Internal - Ground Level	Referees room bathroom, south east elevation wall	Wall	Mastic sealant	Asbestos	Negative	1445845-001-003	-	-	-	-	-	-	-	-	-			
31	External - Ground Level	South elevation	Hot water heater	Insulation material - internal	Synthetic Mineral Fibre	Suspected Positive	-	Bonded	-	-	Low	Good	Low	3 Units	-	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
32	Internal - Ground Level	Change rooms, throughout, ceiling space	Insulation	Insulation material - internal	Synthetic Mineral Fibre	Suspected Positive	-	Bonded	-	-	Low	Good	Low	5 m	-	Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)].			
33	Internal	Throughout	Fluorescent light fitting - double tube	Capacitor	Polychlorinated Biphenyl	Suspected Positive	Not sampled due to electrical risk	-	-	-	Low	Good	Low	40 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.			
34	External - Ground Level	Throughout	Fluorescent light fitting - double tube	Capacitor	Polychlorinated Biphenyl	Suspected Positive	Not sampled due to electrical risk	-	-	-	Low	Good	Low	40 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.			

Hazardous Materials Register

Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040				Client No: E0012				Job No: 1445845				Consultant: PXR			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk	Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph	
35	Internal - Ground Level	Throughout	Fluorescent light fitting - single tube	Capacitor	Polychlorinated Biphenyl	Suspected Positive	Not sampled due to electrical risk	–	–	–	Low	Good	Low	30 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.	–	
36	Internal - Level 1	Throughout	Floor	Blue - upper coloured paint system	Lead Paint Chip	Negative	Previously Sampled: 1388695-71000135-LCP002	–	–	–	–	–	–	–	–	–	<0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management.		
37	Internal - Level 1	Throughout	Floor	Red (dark) - lower coloured paint system	Lead Paint Chip	Negative	Previously Sampled: 1388695-71000135-LCP003	–	–	–	–	–	–	–	–	–	0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management.		
38	Internal - Level 1	Throughout	Doors	Orange - upper coloured paint system	Lead Paint Chip	Negative	Previously Sampled: 1388695-71000135-LCP004	–	–	–	–	–	–	–	–	–	<0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management.		
39	Internal - Ground Level	Throughout	Doors and door frames	Black - upper coloured paint system	Lead Paint Chip	Negative	Previously Sampled: 1388695-71000135-LCP001	–	–	–	–	–	–	–	–	–	<0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management.		
40	Internal - Ground Level	Throughout	Walls	Black - upper coloured paint system	Lead Paint Chip	Suspected Negative	Similar to Previously Sampled: 1388695-71000135-LCP001	–	–	–	–	–	–	–	–	–	Suspected <0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management.		
41	Internal - Ground Level	Throughout	Walls and doors	Orange - upper coloured paint system	Lead Paint Chip	Suspected Negative	Similar to Previously Sampled: 1388695-71000135-LCP004	–	–	–	–	–	–	–	–	–	Suspected <0.01% lead content, not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management.	–	

Hazardous Materials Register

Client: Inner West Council			Site Address: 68 Mary Street, Lilyfield NSW 2040			Client No: E0012			Job No: 1445845			Consultant: PXR					
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph
42	External - Throughout	Angled supports	Concrete features	Yellow - upper coloured paint system	Lead Paint Chip	Suspected Negative	Not sampled: age and appearance	-	-	-	-	-	-	-	-	Suspected not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management. Confirm status by quantitative test method.	
43	Internal - Throughout	Walls	Brick walls	White - upper coloured paint system	Lead Paint Chip	Suspected Negative	Not sampled: age and appearance	-	-	-	-	-	-	-	-	Suspected not lead containing paint as described in AS/NZS 4361.2:2017 Guide to hazardous lead paint management. Confirm status by quantitative test method.	
45	Internal / External	-	-	-	Lead Dust	-	-	-	-	-	-	-	-	-	-	No suspect Lead Dust identified at the time of the assessment	-
45	Internal / External	Throughout	Air conditioning unit	-	Ozone Depleting Substances	-	-	-	-	-	-	-	-	-	-	No suspect ODS identified at the time of the assessment	-
46	Internal	Lift shaft, lift motor room, lift car internals and adjacent riser	-	-	Inaccessible Area	-	-	-	-	-	-	-	-	-	-	No access at time of inspection.	-

Hazardous Materials Register

Client: Inner West Council			Site Address: 68 Mary Street, Lilyfield NSW 2040					Client No: E0012			Job No: 1445845			Consultant: PXR			
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph
North Bathroom																	
47	External - Ground Level	Throughout, floor	Floor joint	Construction joint mastic	Asbestos	Negative	Previously sampled: 57722-149-002	-	-	-	-	-	-	-	-	-	
48	Internal - Ground Level	Throughout	Cistern	Moulded Fibre Cement	Asbestos	Negative	Previously sampled: 57722-149-001	-	-	-	-	-	-	-	-	-	-
49	Internal - Ground Level	Throughout, floor covering	Grey flooring	Sheet vinyl	Asbestos	Assumed Negative	Not sampled: age and appearance	-	-	-	-	-	-	-	-	Assumed negative due to age and appearance.	
50	Throughout	-	-	-	Synthetic Mineral Fibre	-	-	-	-	-	-	-	-	-	-	No suspect SMF identified at the time of the assessment	-
51	Throughout	-	-	-	PCBs	-	-	-	-	-	-	-	-	-	-	No suspect PCBs identified at the time of the assessment	-
52	Throughout	-	-	-	Lead Paint Chip	-	-	-	-	-	-	-	-	-	-	No suspect LCP identified at the time of the assessment	-

Hazardous Materials Register



Client: Inner West Council				Site Address: 68 Mary Street, Lilyfield NSW 2040				Client No: E0012				Job No: 1445845				Consultant: PXR	
Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph
54	Internal / External	–	–	–	Lead Dust	–	–	–	–	–	–	–	–	–	–	No suspect Lead Dust identified at the time of the assessment	–
54	Throughout	–	–	–	Ozone Depleting Substances	–	–	–	–	–	–	–	–	–	–	No suspect ODS identified at the time of the assessment	–

Client: Inner West Council Site Address: 68 Mary Street, Lilyfield NSW 2040 Client No: E0012 Job No: 1445845 Consultant: PXR

Item	Area / Level	Room & Location	Feature	Item Description	Hazard Type	Hazard Status	Sample Number	Friability	Source of Asbestos That is Not Fixed or Installed	Workplace Activities Likely to Disturb Asbestos	Disturb. Potential	Condition	Risk Status	Approx. Quantity	Control Priority	Comments & Recommendations	Photograph
Seating Bowl																	
55	External, Throughout	Below L-shape concrete blockwork	Packing Material	Fibre Cement Sheet	Asbestos	Assumed Positive	Similar to: 1445845-001-004	Non-friable	—	Demolition	Low	Fair	Low	Unknown	P4	Assumed to be present below stacked concrete blockwork. 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.	
56	Throughout	—	—	—	Synthetic Mineral Fibre	—	—	—	—	—	—	—	—	—	—	No suspect SMF identified at the time of the assessment	—
57	Throughout	—	—	—	PCBs	—	—	—	—	—	—	—	—	—	—	No suspect PCBs identified at the time of the assessment	—
58	Throughout	—	—	—	Lead Paint Chip	—	—	—	—	—	—	—	—	—	—	No suspect LCP identified at the time of the assessment	—
60	Throughout	—	—	—	Lead Dust	—	—	—	—	—	—	—	—	—	—	No suspect Lead Dust identified at the time of the assessment	—
60	Throughout	—	—	—	Ozone Depleting Substances	—	—	—	—	—	—	—	—	—	—	No suspect ODS identified 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

Lift shaft, lift motor room, lift car internals and adjacent riser.

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.

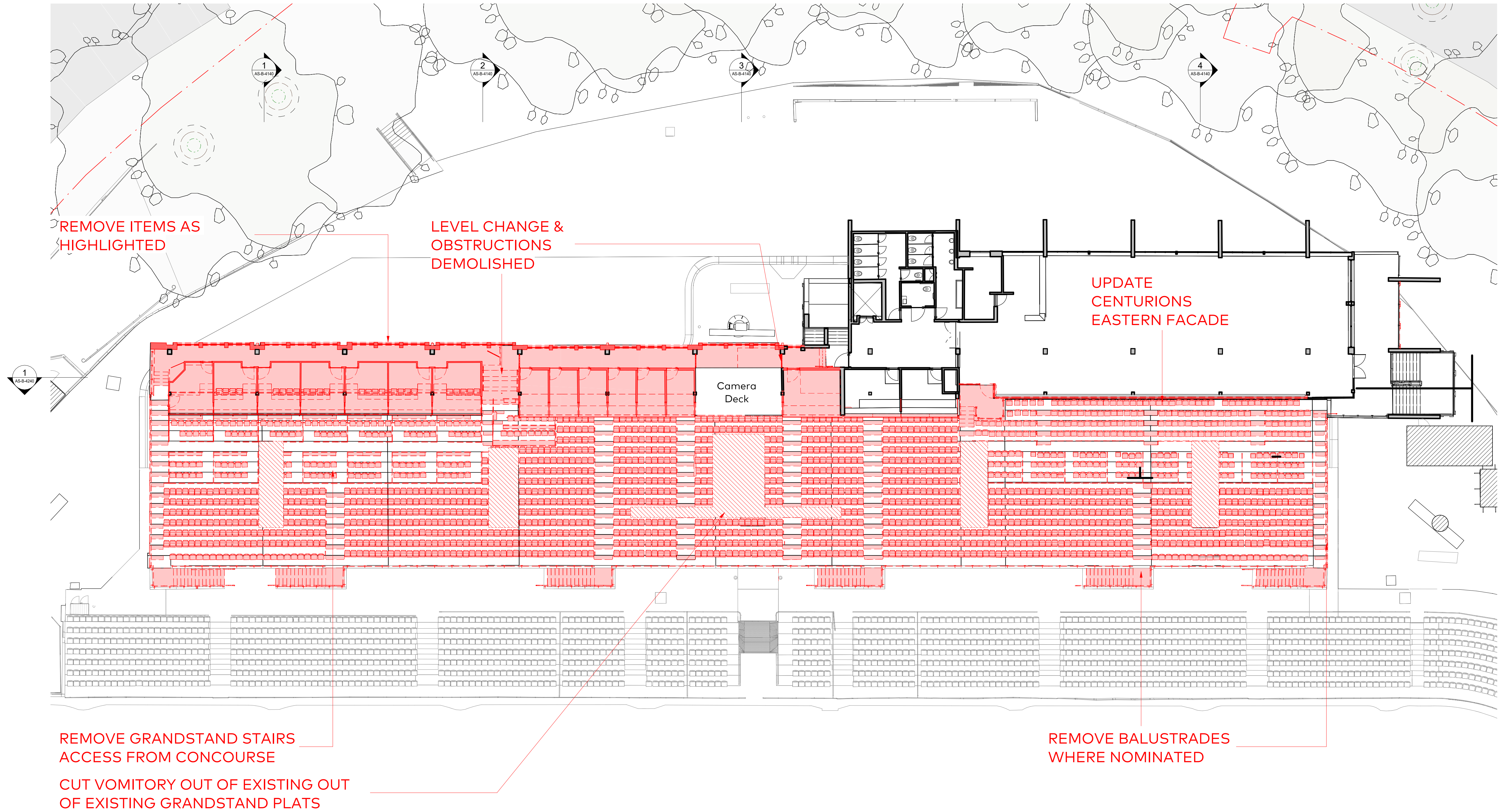
Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.

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



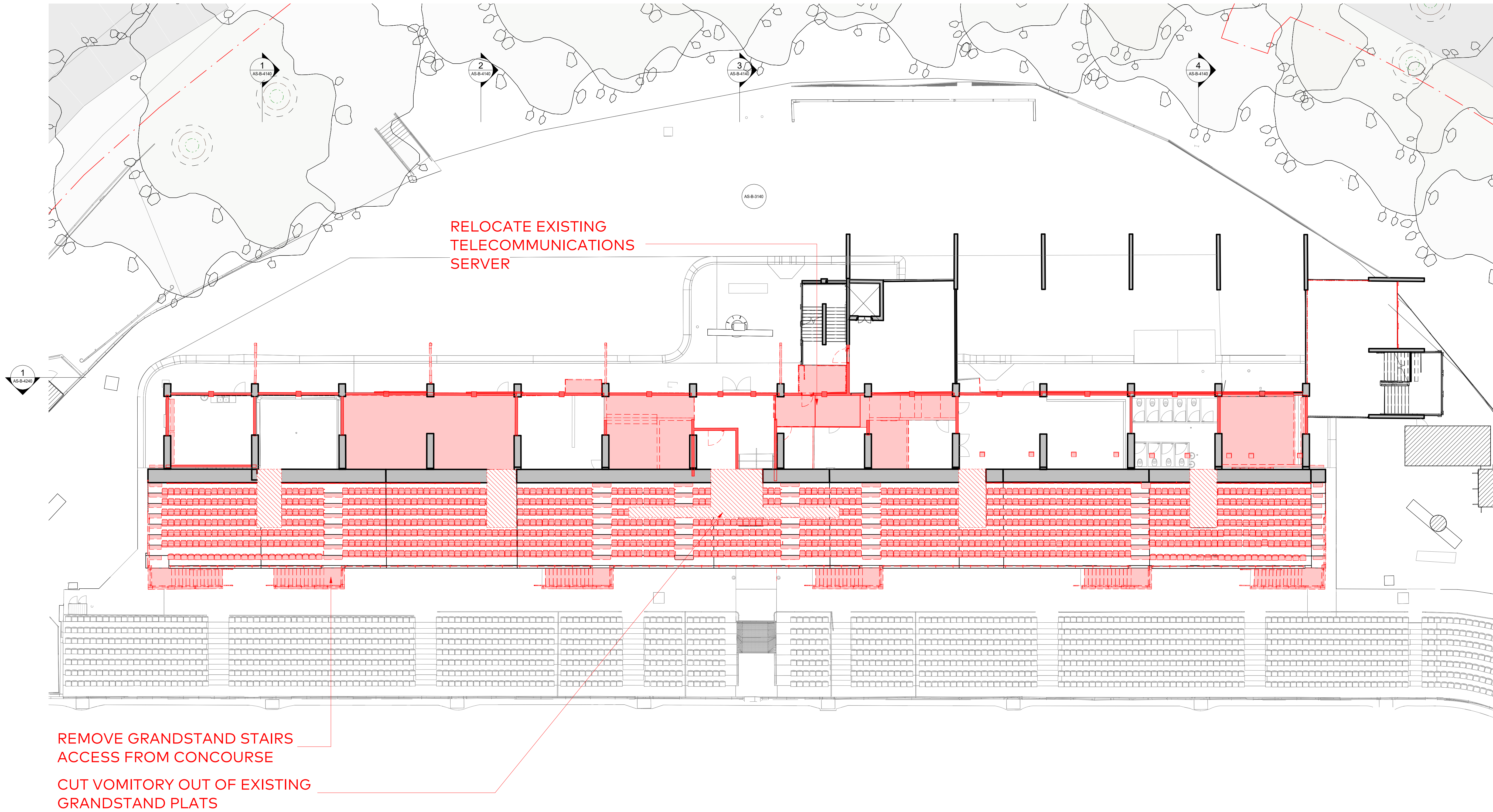
1 WESTERN GRANDSTAND PLAN-LEVEL 2 EXISTING
SCALE 1 : 150

Legend

		Proposed Item
		Demolish Item
		Retain Item

Scale 1:150

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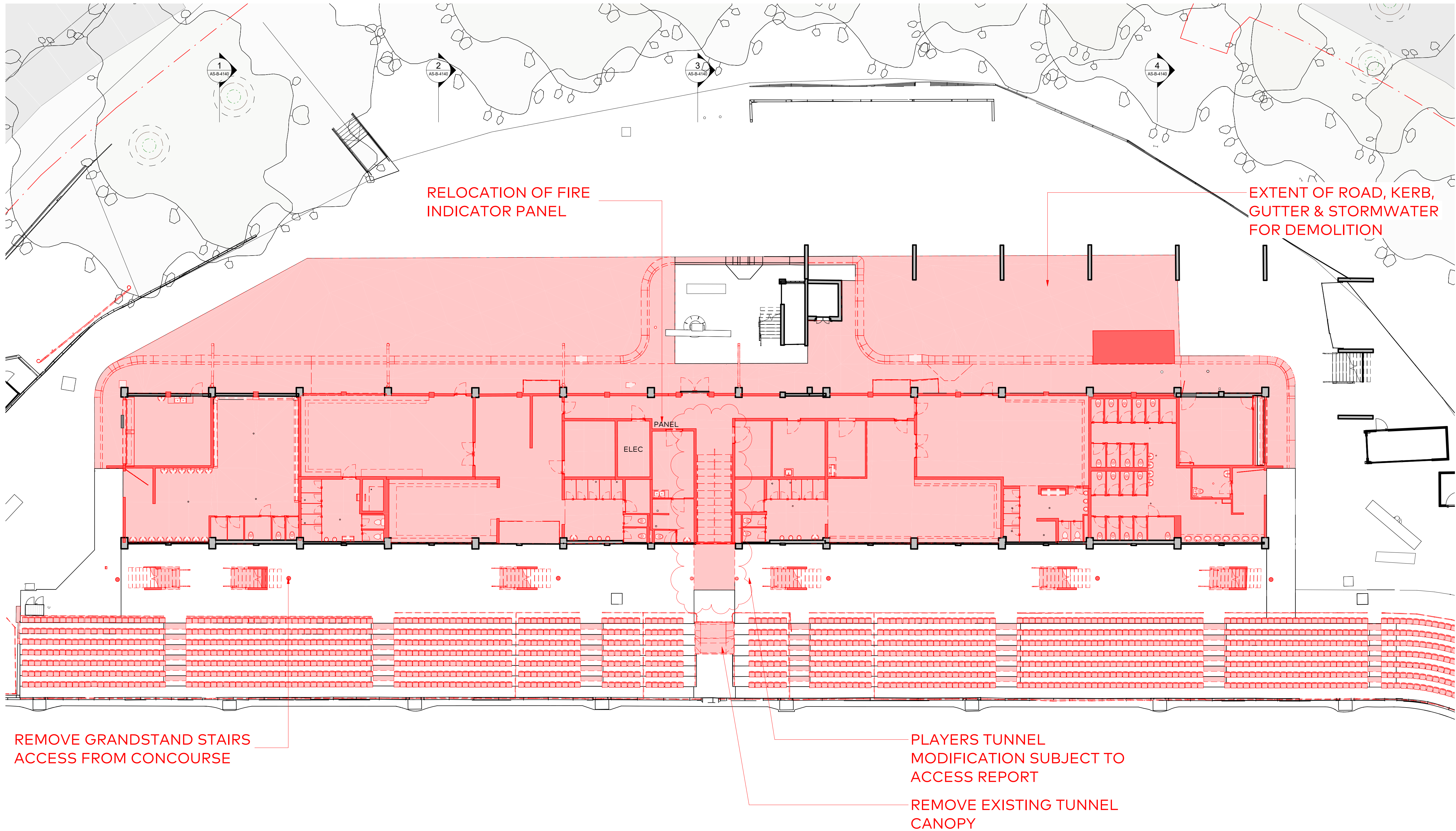
1 WESTERN GRANDSTAND PLAN-MEZZ-EXISTING
SCALE 1 : 150

Legend

- Proposed Item
- Demolish Item
- Retain Item

Scale 1:150

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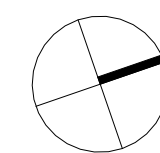
1 WESTERN GRANDSTAND PLAN-GROUND-EXISTING
SCALE 1 : 150

Legend

- Proposed Item
- Demolish Item
- Retain Item

Scale 1:150

0 1.5m 3m 7.5m 15m



COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Russell Lee no. 6367

SCHEMATIC DESIGN NOTE:
-SCHEMATIC DESIGN SUBJECT TO CHANGE
WITH REMOVAL OF LIGHT TOWERS,
SERVERS, COMPONENTS
-EGRESS & MODAL DIAGRAM DEVELOPED
TO INFORM IMPACTS OF PROPOSED
DEVELOPMENT.
-DRAWINGS TO BE VERIFIED BY FIRE
ENGINEER.

PROJECT MANAGER	ERNST & YOUNG	BCA	BLACKETT MAGUIRE + GOLDSMITH
COST PLANNER	RIDER LEVETT BUCKNALL	ACCESSIBILITY	ACCESSIBILITY SOLUTIONS
PLANNER	PLANNING & CO	LANDSCAPE	CONTEXT
STRUCTURAL + CIVIL	TAYLOR THOMSON WHITTING	SECURITY	HARRIS CRIME PREVENTION

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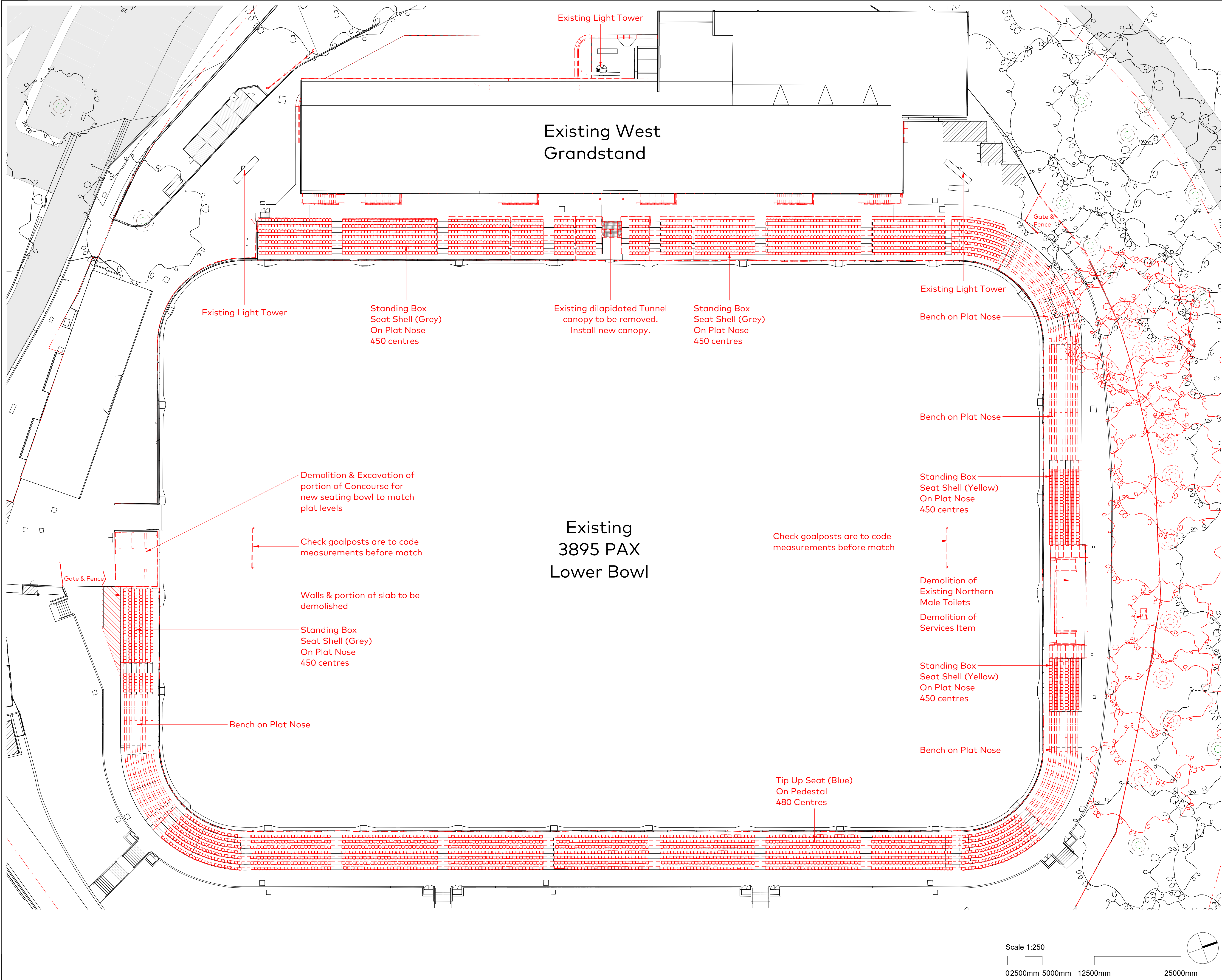
Rev	Description	By	Date
AS1	Schematic Design	COX	04/09/2025
AS2	Schematic Design	COX	03/10/2025
AS3	Schematic Design	COX	16/10/2025
AS4	Schematic Design	COX	24/10/2025

Client	Inner West Council
Project No.	225069.00
Document Control Status:	SCHEMATIC DESIGN

Project	Leichhardt Oval Refurbishment
	68 Mary St, Lilyfield NSW 2040
Acknowledgement	In the language of the Gadigal & Wangal people, this site is known as Gulgadya.
Drawing Title:	WESTERN GRANDSTAND PLAN GROUND DEMO
Drawing Number:	AS-B-1530

Co-ordinated:	Sean Lacy	Drawn:	COX
Project Architect:	Anthony Crozier	Scale:	As indicated @ A1
Project Director:	Russell Lee	Date:	17/08/2023
		Revision:	AS4

PLOT STAMP DATE: 24/10/2025 5:07:56 PM



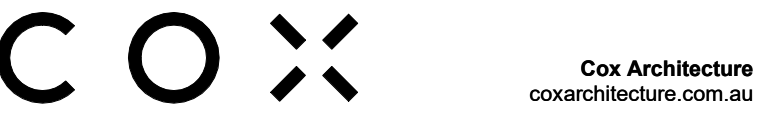
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Rev	Description	By	Date
AS1	Schematic Design	COX	04/09/2025
AS2	Schematic Design	COX	03/10/2025
AS3	Schematic Design	COX	16/10/2025
AS4	Schematic Design	COX	24/10/2025

PROJECT MANAGER	ERNST & YOUNG
COST PLANNER	RIDER LEVETT BUCKNALL
PLANNER	PLANNING & CO
STRUCTURAL + CIVIL	TAYLOR THOMSON WHITTING
BCA	BLACKETT MAGUIRE + GOLDSMITH
ACCESSIBILITY	ACCESSIBILITY SOLUTIONS
LANDSCAPE	CONTEXT
SECURITY	HARRIS CRIME PREVENTION

- Note:**
- All existing seats and framing are to be removed, and the concrete plats to be made good of fixing holes, etc.
 - All existing aisles and steps are to be removed and concrete plats to be made good.
 - Remove all fencing to field of play & concourse areas.
 - Existing Standing areas, pathways, fencing support, stairs indicated as uneven and with trip hazards to be demolished and updated to compliance & made good.

Legend	
	Proposed Item
	Demolish Item
	Retain Item



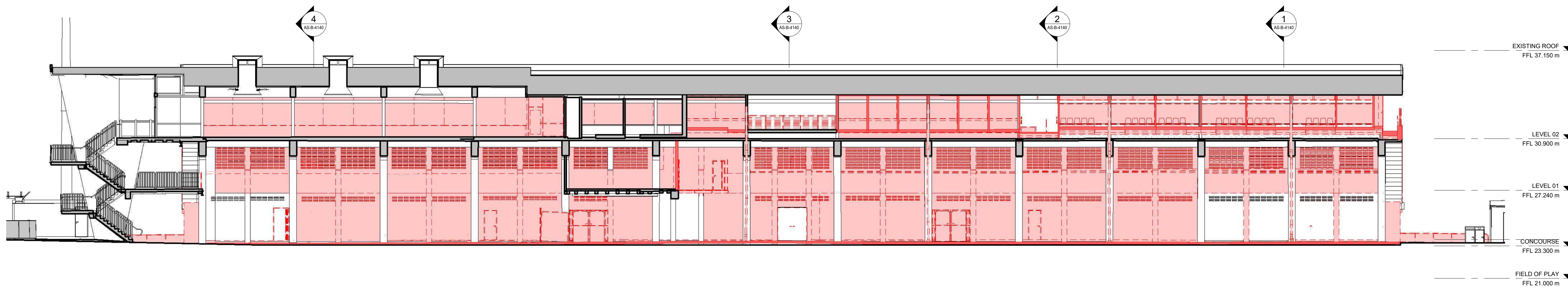
Client	Inner West Council
Project No.	225069.00
Project	Leichhardt Oval Refurbishment
	68 Mary St, Lilyfield NSW 2040
Acknowledgement	In the language of the Gadigal & Wangal people, this site is known as Gulgadya.

Drawing Title
LOWER SEATING BOWL PLAN DEMO

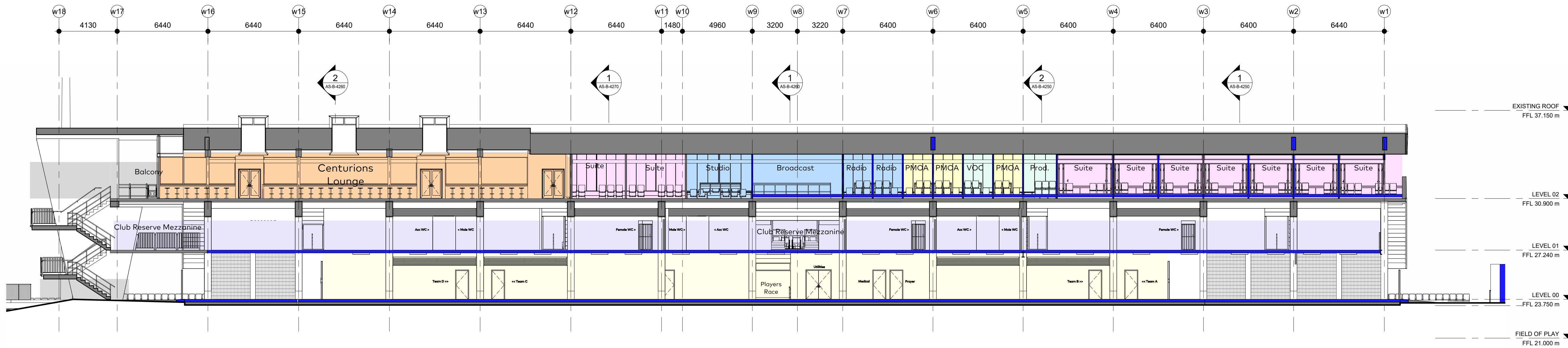
Document Control Status:
SCHEMATIC DESIGN

Co-ordinated:	Sean Lacy	Drawn:	COX
Project Architect:	Anthony Crozier	Scale:	As indicated @ A1
Project Director:	Russell Lee	Date:	17/08/2023
Drawing Number:	AS-A-1500	Revision:	AS4

DRAWING IS REQUIRED TO BE PRINTED IN COLOUR



1 LONG SECTION DEMO
SCALE 1 : 150



2 LONG SECTION PROPOSED
SCALE 1 : 150

KEYNOTE	
KN	DESCRIPTION

Legend

- Proposed Item
- Demolish Item
- Retain Item

Scale 1:150

0 1.5m 3m 7.5m 15m

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Russell Lee no. 6367

PROJECT MANAGER	ERNST & YOUNG	BCA	BLACKETT MAGUIRE + GOLDSMITH
COST PLANNER	RIDER LEVETT BUCKNALL	ACCESSIBILITY	ACCESSIBILITY SOLUTIONS
PLANNER	PLANNING & CO	LANDSCAPE	CONTEXT
STRUCTURAL + CIVIL	TAYLOR THOMSON WHITTING	SECURITY	HARRIS CRIME PREVENTION

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Rev	Description	By
AS1	Schematic Design	COX
AS2	Schematic Design	COX
AS3	Schematic Design	COX
AS4	Schematic Design	COX

Client	Inner West Council
Project No.	225069.00
Document Control Status:	

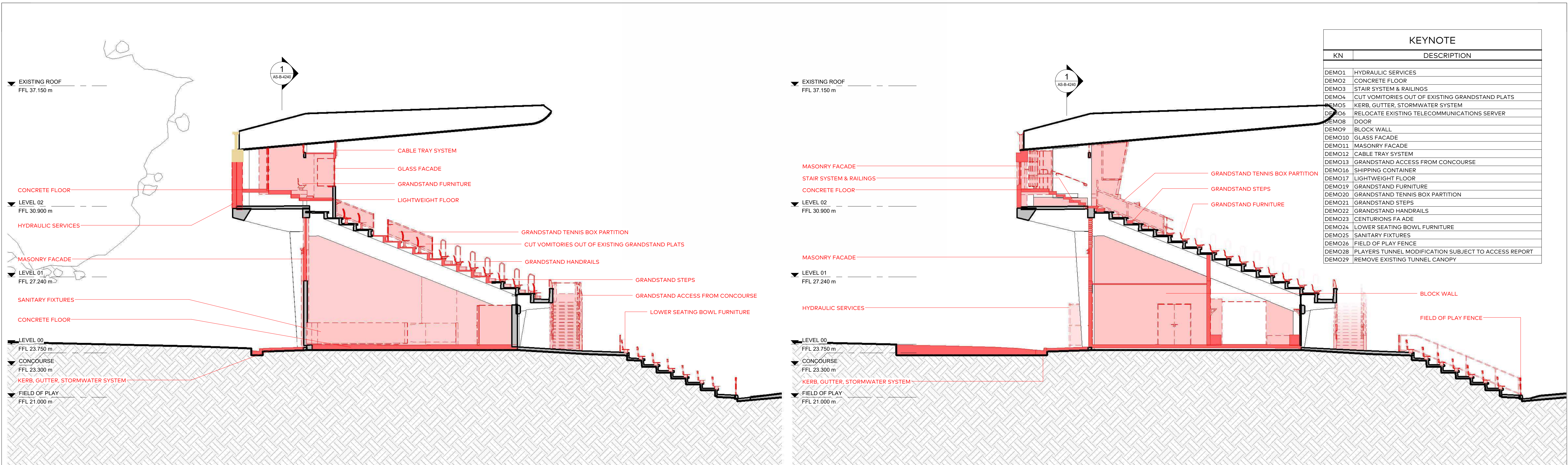
Project	Leichhardt Oval Refurbishment
	68 Mary St, Lilyfield NSW 2040
Acknowledgement	In the language of the Gadigal & Wangal people, this site is known as Gulgadya.
Drawing Title:	WESTERN GRANDSTAND SECTIONS



DRAWING IS REQUIRED TO BE PRINTED IN COLOUR

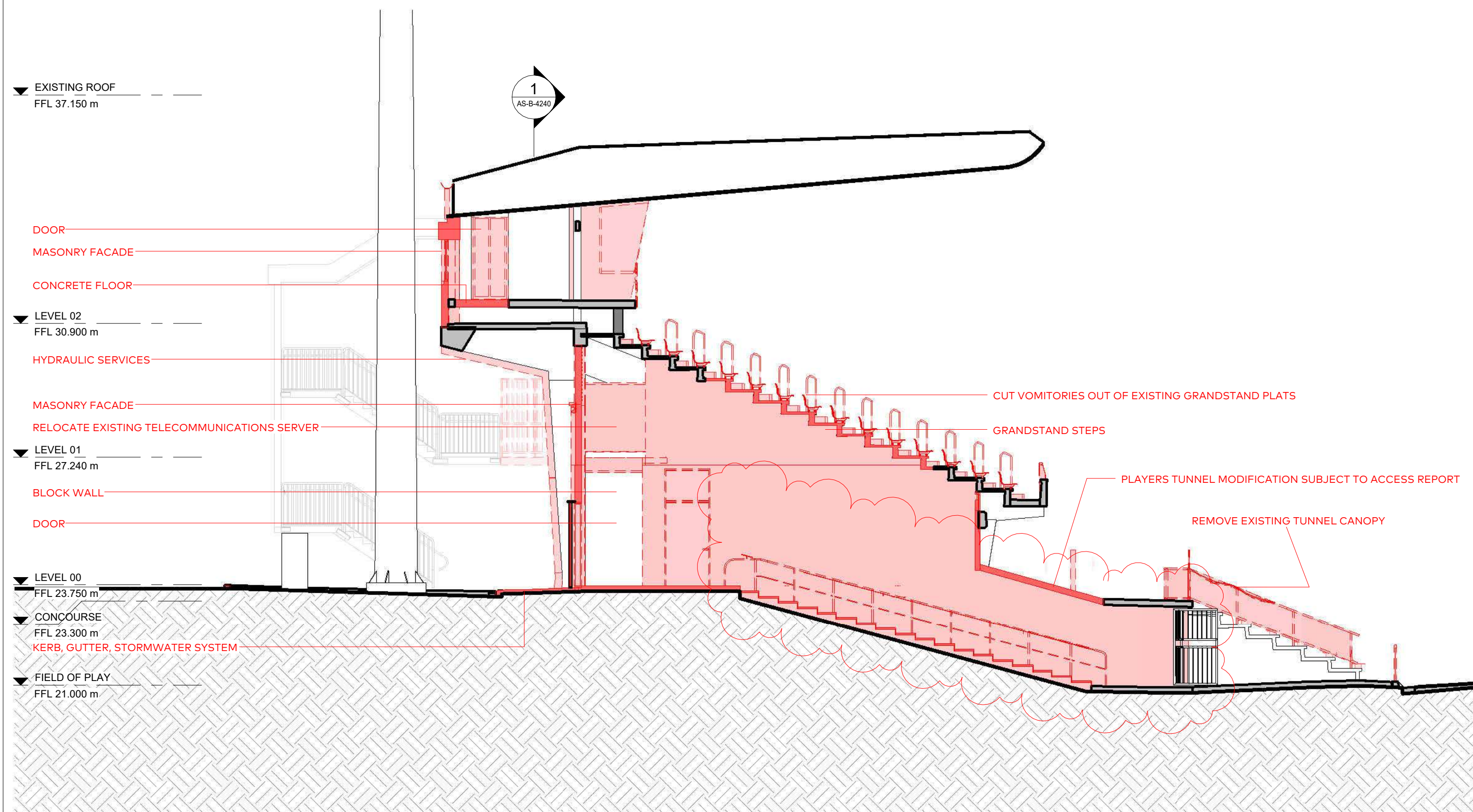
Co-ordinated:	Sean Lacy	Drawn:	COX
Project Architect:	Anthony Crozier	Scale:	As indicated @ A1
Project Director:	Russell Lee	Date:	20/05/2025
Drawing Number:	AS-B-4240	Revision:	AS4

PLOT STAMP DATE: 24/10/2025 5:11:05 PM



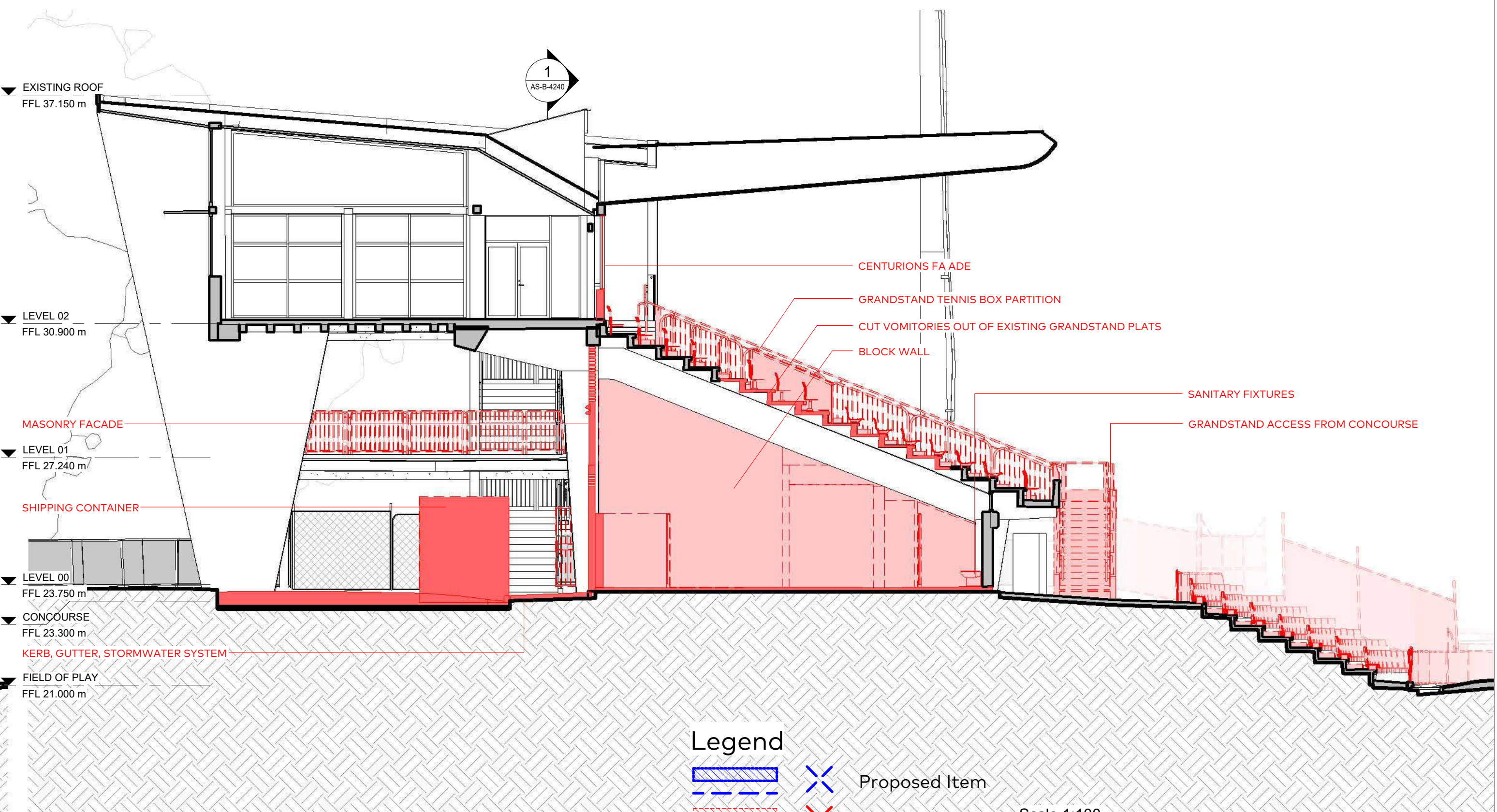
KEYNOTE	
KN	DESCRIPTION
DEMO1	HYDRAULIC SERVICES
DEMO2	CONCRETE FLOOR
DEMO3	STAIR SYSTEM & RAILINGS
DEMO4	CUT VOMITORIES OUT OF EXISTING GRANDSTAND PLATS
DEMO5	KERB, GUTTER, STORMWATER SYSTEM
DEMO6	RELOCATE EXISTING TELECOMMUNICATIONS SERVER
DEMO8	DOOR
DEMO9	BLOCK WALL
DEMO10	GLASS FACADE
DEMO11	MASONRY FACADE
DEMO12	CABLE TRAY SYSTEM
DEMO13	GRANDSTAND ACCESS FROM CONCOURSE
DEMO16	SHIPPING CONTAINER
DEMO17	LIGHTWEIGHT FLOOR
DEMO19	GRANDSTAND FURNITURE
DEMO20	GRANDSTAND TENNIS BOX PARTITION
DEMO21	GRANDSTAND STEPS
DEMO22	GRANDSTAND HANDRAILS
DEMO23	CENTURIONS FA ADE
DEMO24	LOWER SEATING BOWL FURNITURE
DEMO25	SANITARY FIXTURES
DEMO26	FIELD OF PLAY FENCE
DEMO28	PLAYERS TUNNEL MODIFICATION SUBJECT TO ACCESS REPORT
DEMO29	REMOVE EXISTING TUNNEL CANOPY

1 DEMO SECTION - CORPORATE
SCALE 1 : 100



3 DEMO SECTION - PLAYERS RACE
SCALE 1 : 100

2 DEMO SECTION - OCR ACCESS
SCALE 1 : 100



4 DEMO SECTION - CENTURIONS LOUNGE
SCALE 1 : 100

Legend

- Proposed Item
- Demolish Item
- Retain Item

Scale 1:100

0 1m 2m 5m 10m

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Russell Lee no. 6367

PROJECT MANAGER	ERNST & YOUNG	BCA	BLACKETT MAGUIRE + GOLDSMITH
COST PLANNER	RIDER LEVETT BUCKNALL	ACCESSIBILITY	ACCESSIBILITY SOLUTIONS
PLANNER	PLANNING & CO	LANDSCAPE	CONTEXT
STRUCTURAL + CIVIL	TAYLOR THOMSON WHITTING	SECURITY	HARRIS CRIME PREVENTION

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Rev	Description	By	Date
CD	Concept Design 2		04/06/2025
1			
AS1	Schematic Design	COX	04/09/2025
AS2	Schematic Design	COX	03/10/2025
AS3	Schematic Design	COX	16/10/2025
AS4	Schematic Design	COX	24/10/2025

Client	Inner West Council
Project No.	225069.00
Document Control Status:	

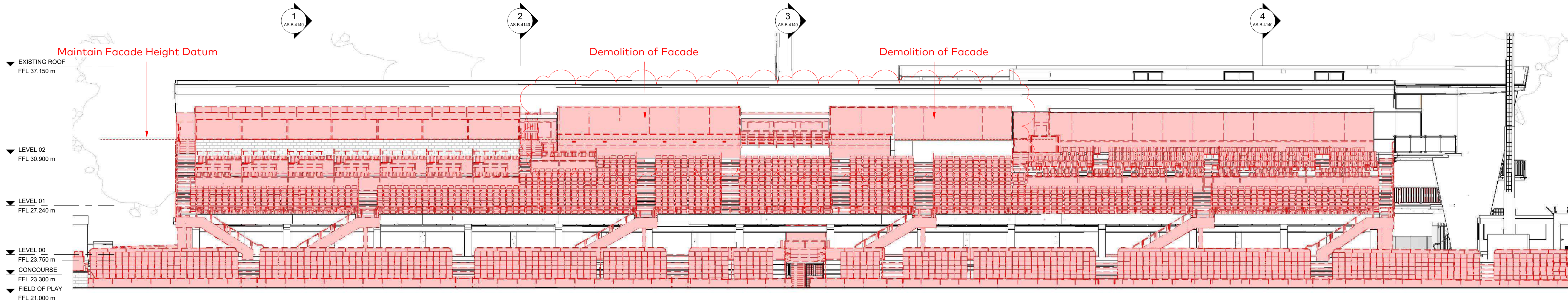
Project	Leichhardt Oval Refurbishment
	68 Mary St, Lilyfield NSW 2040
Acknowledgement	In the language of the Gadigal & Wangal people, this site is known as Gulgadya.
Drawing Title:	WESTERN GRANDSTAND SECTIONS-EX.DEMO



DRAWING IS REQUIRED TO BE PRINTED IN COLOUR

Co-ordinated:	Sean Lacy	Drawn:	COX
Project Architect:	Anthony Crozier	Scale:	1 : 100 @ A1
Project Director:	Russell Lee	Date:	16/04/2025
Drawing Number:	AS-B-4140	Revision:	AS4

PLOT STAMP DATE: 24/10/2025 5:10:42 PM



1 WESTERN GRANDSTAND ELEVATION DEMO EAST
SCALE 1 : 150



2 WESTERN GRANDSTAND ELEVATION DEMO WEST
SCALE 1 : 150

Legend

- Proposed Item
- Demolish Item
- Retain Item

Scale 1:150
0 1.5m 3m 7.5m 15m

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Russell Lee no. 6367

SCHEMATIC DESIGN NOTE:
-SCHEMATIC DESIGN SUBJECT TO CHANGE
WITH REMOVAL OF LIGHT TOWERS,
SERVERS, COMPONENTS
-EGRESS & MODAL DIAGRAM DEVELOPED
TO INFORM IMPACTS OF PROPOSED
DEVELOPMENT.
-DRAWINGS TO BE VERIFIED BY FIRE
ENGINEER.

PROJECT MANAGER	ERNST & YOUNG	BCA	BLACKETT MAGUIRE + GOLDSMITH
COST PLANNER	RIDER LEVETT BUCKNALL	ACCESSIBILITY	ACCESSIBILITY SOLUTIONS
PLANNER	PLANNING & CO	LANDSCAPE	CONTEXT
STRUCTURAL + CIVIL	TAYLOR THOMSON WHITTING	SECURITY	HARRIS CRIME PREVENTION

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Rev	Description	By	Date
AS1	Schematic Design	COX	04/09/2025
AS2	Schematic Design	COX	03/10/2025
AS3	Schematic Design	COX	16/10/2025
AS4	Schematic Design	COX	24/10/2025

Client Inner West Council
Project No. 225069.00
Document Control Status:
SCHEMATIC DESIGN

Project Leichhardt Oval Refurbishment
68 Mary St, Lilyfield NSW 2040
Acknowledgement
In the language of the Gadigal & Wangal people,
this site is known as Gulgadya.
Drawing Title: WESTERN GRANDSTAND
ELEVATION-EX.DEMO
DRAWING IS REQUIRED TO BE PRINTED IN COLOUR

Co-ordinated: Sean Lacy
Project Architect: Anthony Crozier
Project Director: Russell Lee
Drawing Number: AS-B-3140
Drawn: COX
Scale: As indicated @ A1
Date: 16/04/2025
Revision: AS4

PLOT STAMP DATE: 24/10/2025 5:10:08 PM