



# Asbestos Register

**Blue Mountains City Council maintains asbestos registers (“registers”) and asbestos management plans (“plans”) relating to each of the buildings owned or occupied by the Council. The registers and plans record information about the existence and location of any known or presumed asbestos containing materials (“ACM”) within those buildings.**

The Council’s governing body has adopted the Council’s corporate [asbestos-registers]Asbestos Policy, which is available on our website.

The registers and plans are in two forms. First, the Council maintains a corporate asbestos register and a corporate asbestos management plan. Second, the Council has prepared individual registers and individual plans for each building that contains or may contain ACM. Hardcopies of those individual registers and plans are held in the building concerned.

Whenever work is carried out on a Council building the hardcopy register and the hardcopy plan are each amended by hand, as required. This action ensures that Council employees or contractors who work from time to time within that building have access to accurate information about the ACM that it contains or may contain.

The electronic versions of each of the corporate plans and registers, and of the plans and registers for individual buildings, are periodically updated. However, the key documents are the hardcopy registers and the hardcopy plans for each building which must be inspected before any work is carried out on that building.

## **NOTES:**

- (1) The Council’s electronic registers and plans are valid as dated, and ARE NOT to be relied upon as definitive records and ARE NOT to be used for reference purposes for any construction, demolition, maintenance or any other onsite works. IN ALL CASES, the onsite hardcopy building specific asbestos register and building specific asbestos management plan MUST BE CONSULTED prior to the commencement of physical works on the building concerned. While the electronic versions of the Council’s registers and plans provide guidance concerning the presence or possible presence of ACM it is the onsite hardcopy registers and plans which will remain up to date.
- (2) The Council’s electronic registers and plans relate to Council owned or managed buildings. The electronic registers and plans do not relate to structures (such as picnic shelters, bus shelters and other freestanding structures). Before any work is carried out on such structures the Council’s Hazardous Materials Team (“HMT”) MUST BE CONSULTED. The HMT may be contacted at [council@bmcc.nsw.gov.au](mailto:council@bmcc.nsw.gov.au). The HMT will provide information concerning any ACM that may be present in the structure concerned.

**Further information:** Further information on safe asbestos management may be obtained by contacting Councils Hazardous Materials Management Team at [council@bmcc.nsw.gov.au](mailto:council@bmcc.nsw.gov.au).



**BLUE MOUNTAINS CITY  
COUNCIL**

18/215200

**ASBESTOS REGISTER**

**HEATHERBRAE HOUSE**

**Office**

**1 BENANG STREET**

**LAWSON**



Extract from Asbestos Register AS37272  
September 2017

# Report

## **ASBESTOS REGISTER**

**Blue Mountains City  
Council – August 2017**

**Prepared for:  
Blue Mountains City  
Council**

**Project No.  
37272**

**Date:  
26-09-17**

The logo for AIRSAFE, featuring the word "AIRSAFE" in white, bold, uppercase letters on a dark blue rectangular background.

93 Beattie Street  
Balmain NSW 2041 Australia  
T. 02 9555 9034  
F. 02 9555 9035  
[info@airsafe.net.au](mailto:info@airsafe.net.au)  
[www.airsafe.net.au](http://www.airsafe.net.au)

ABN 36 609 424 946

**DISTRIBUTION**

<b>Copies</b>	<b>Recipient</b>
2	<b>Richard Kane-White</b> <b>Blue Mountains City Council</b> Strategic Assets Officer Locked Bag 1005 KATOOMBA NSW 2780

© Airsafe OHC Pty Limited [Airsafe]

The information contained in this document is intended for the sole use of the Client identified on the cover sheet for the purpose for which it has been prepared. Airsafe undertakes no duty to or accepts any responsibility for any third party who may rely upon this document.

All rights reserved. No section or element of this document may be removed, reproduced, electronically stored or transmitted in any form without the written permission of Airsafe.

**Prepared By:**



**Ashley McDonald**  
[SafeWork NSW Licence No LAA 001261]

**Reviewed By:**



**Simon Gorham**  
Manager

The control measures required for identified and presumed ACM should be determined from the risk assessment and should follow the following principles:

- Control Measure 1 -** If the ACM are friable and not in a stable condition, and there is a risk to health from exposure, they should be removed by an asbestos removalist as soon as practicable.
- Control Measure 2 -** If the ACM are friable but are in a stable condition and are accessible, serious consideration should be given to their removal. If the removal is not immediately practicable, short-term control measures, such as sealing and enclosure, May be able to be used until removal is possible.
- Control Measure 3 -** If the ACM are not friable and are in a good, stable condition, minimising disturbance and encapsulation may be appropriate controls.
- Control Measure 4 -** Any remaining ACM should be clearly labeled, where possible, and regularly inspected to ensure they are not deteriorating or otherwise contributing to an unacceptable health risk.

These control measures reflect the following hierarchy of controls:

- 1 - Elimination/removal (most preferred);
- 2 - Isolation/enclosure/sealing;
- 3 - Engineering controls;
- 4 - Safe Work Practices (administrative controls); and
- 5 - Personal Protective Equipment (PPE) (least preferred).

ACM need to be removed before demolition, partial demolition, renovation or refurbishment if they are likely to be disturbed by those works in accordance with the Code of Practice: How to Safely Remove Asbestos [Safe Work Australia, 2011].

	Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken	
	<b>External</b>												
3320	2116	Window Mastic	Mastic	37272-64	Negative	-	-	-	-	-	-	-	
1848	2231	Sub-floor – Packers	Fibreboard	37272-65	Negative	-	-	-	-	-	-	-	
1849	2232	Gable linings	Assumed Fibreboard	-	Height Restriction. Assumed Positive	32	Bonded	Stable	Low	Sep-21	-	4	-
	<b>Internal</b>												
1580	2233	Bathroom – Wall cladding	Fibreboard	37272-66	Positive	33	Bonded	Stable	High	Sep-21	-	4	-
1851	2234	Kitchen – Wall cladding	Fibreboard	Similar to 37272-66	Assumed Positive	34	Bonded	Stable	High	Sep-21	-	4	-
1852	2235	Hallway – Wall cladding	Fibreboard	Similar to 37272-66	Assumed Positive	35	Bonded	Stable	High	Sep-21	-	4	-
1853	2236	Children’s play area – Fireplace – Formwork around chimney	Fibrous cement sheeting	37272-67	Positive	36	Bonded	Stable	Low	Sep-21	-	4	Internal access to chimney blocked during survey period. Material remains in situ.
1854	2237	Sub-floor – Redundant sheet	Fibrous cement sheeting	37272-68	Positive	37	Bonded	Unstable	Low	Sep-21	-	3	-

	Record of Works Undertaken	Date of Works Undertaken/CC	Responsible Officer/Person	HPE Ref for Full Asbestos Register	Record of Works Undertaken	Date of Works Undertaken/CC	Responsible Officer	HPE Ref
2116	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-
2231	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-
2232	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-
2233	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-
2234	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-
2235	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-
2236	Inspect & Report	Sep-17	Richard Kane-White	17/202730	Dust removed. Test in fireplace. Negative	1/12/2017	Dan Long	17/262226
2237	Inspect & Report	Sep-17	Richard Kane-White	17/202730	-	-	-	-

**APPENDIX A – ANALYSIS RESULTS**





93 Beattie Street Balmain NSW 2041 Australia  
T. 02 9555 9034 | F. 02 9555 9035  
info@airsafe.net.au | www.airsafe.net.au  
93 Beattie Street Balmain NSW 2041 Australia  
T. 02 9555 9034 | F. 02 9555 9035  
info@airsafe.net.au | www.airsafe.net.au  
ABN 36 609 424 946

## TEST REPORT

September 26, 2017

### Blue Mountains City Council

Locked Bag 1005  
KATOOMBA NSW 2780

Your Reference: Blue Mountains City Council - August 2017  
Job Number: 37272

**Attention:** Richard Kane-White

Dear Richard,

In accordance with your instructions, Airsafe tested samples from the above site for asbestos content.

The following samples were processed on the dates indicated.

Samples:	131 Samples
Date of Sample Receipt:	21/08/17 – 28/10/17
Date of Sample Analysis:	21/08/17 – 28/10/17
Date of Preliminary Report Sent:	Not Issued

The results are contained in the following pages of this report.

Should you have any queries regarding this report please contact the undersigned.

Yours faithfully  
AIRSAFE OHC PTY LTD

Benjamin Willetts  
Approved Identifier and Signatory



Accredited for compliance with ISO/IEC 17025 – Testing.  
NATA accredited laboratory 2959.  
This report must not be reproduced except in full.  
Accredited for compliance with ISO/IEC 17025.  
NATA accredited laboratory 2959.  
This report must not be reproduced except in full.

37272 – 50	Asset E00230 – Machinery Shed 2– Katoomba Golf Club – 1 – 51 Acacia Street, Katoomba – Roller door replacement sheet	20x15x4mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 51	Asset NAN1 – Recycle Shed - Waste Management Facility – 49 – 89 Woodlands Road, Katoomba - Oil tanks x 2	1g fibrous gasket fragment	No asbestos detected Organic fibres detected
37272 – 52	Asset NAN3 – Entry Building - Waste Management Facility – 49 – 89 Woodlands Road, Katoomba - Perimeter eave linings	25x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 53	Asset NAN3 – Entry Building - Waste Management Facility – 49 – 89 Woodlands Road, Katoomba - Shower wall cladding	5x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 54	D00156 – Tennis Clubhouse - Explorers Road, Lapstone - Women’s – Ceiling lining	10x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 55	D00156 – Tennis Clubhouse - Explorers Road, Lapstone – Kitchenette – Wall cladding	15x10x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 56	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Window Mastic	1g mastic fragment	No asbestos detected
37272 – 57	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Upper level – Infill panels above entry windows	20x15x3mm fibrous cement sheet fragment	Chrysotile asbestos detected
37272 – 58	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Upper level – Entry ceiling lining	5x3x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
37272 – 59	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Upper level – Rear kitchenette – Ceiling lining	5x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
37272 – 60	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Upper level – Library – Rear infill panel	5x3x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
37272 – 61	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Lower level – Subfloor fragments	90x60x5mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 62	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Lower level – Bathroom – Partition wall adj. sink	10x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
37272 – 63	D00048 – Lawson Council Building and Library - 5-7 Loftus Street, Lawson - Lower level – Bathroom ceiling lining	10x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 64	Heatherbrae House – 1 Benang Street, Lawson - Window Mastic	1g mastic fragment	No asbestos detected
37272 – 65	Heatherbrae House – 1 Benang Street, Lawson - Sub-floor – Packers	65x60x8mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 66	Heatherbrae House – 1 Benang Street, Lawson - Bathroom – Wall cladding	5x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 67	Heatherbrae House – 1 Benang Street, Lawson - Children’s play area – Fireplace – Formwork around chimney	10x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
37272 – 68	Heatherbrae House – 1 Benang Street, Lawson - Sub-floor – Redundant sheet	160x105x5mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected



Accredited for compliance with ISO/IEC 17025 – Testing.  
NATA accredited laboratory 2959.  
This report must not be reproduced except in full.

Accredited for compliance with ISO/IEC 17025.  
NATA accredited laboratory 2959.  
This report must not be reproduced except in full.



Photo 34: Heatherbrae House – 1 Benang Street, Lawson - Bathroom – Kitchen – Wall cladding.



Photo 33: Heatherbrae House – 1 Benang Street, Lawson - Bathroom – Bathroom – Wall cladding.



Photo 32: Heatherbrae House – 1 Benang Street, Lawson – Gable linings



Photo 37: Heatherbrae House – 1 Benang Street, Lawson - Sub-floor – Redundant sheet.



Photo 36: Heatherbrae House – 1 Benang Street, Lawson - Children's play area – Fireplace – Formwork around chimney.



Photo 35: Heatherbrae House – 1 Benang Street, Lawson - Bathroom – Hallway – Wall cladding.

## **APPENDIX C – WARNING SIGNS AND LABELS**

