



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. 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.

This Register has been developed in accordance with s425(3) of the Work Health and Safety Regulation 2011

BLUE MOUNTAINS CITY COUNCIL

18 / 2 2 2 2 2 0

ASBESTOS REGISTER

COTTAGE

58-60 WHITE CROSS ROAD, WINMALEE



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
www.airsafe.net.au

ABN 36 609 424 946

DISTRIBUTION

Copies	Recipient
2	Richard Kane-White Blue Mountains City Council 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

3.1.91 – Falls Road, Wentworth Falls	115
3.1.92 – Great Western Highway, Springwood	116
3.1.93 – Great Western Highway, Blackheath	117
3.1.94 – Great Western Highway, Springwood	117
3.1.95 – Megalong Street, Leura	118
3.1.96 – Mount York Road, Mount York	118
3.1.97 – Railway Parade, Woodford.....	119
3.1.98 – Twynam Street, Katoomba	120
3.1.99 – Summerhayes Park – 376 Hawkesbury Road, Winmalee	121
3.1.100 – 58-60 White Cross Road, Winmalee	124
3.1.101 – The Rhododendron Gardens – 1-59 Ridgewell Road, Blackheath	127
3.1.102 – Hazelbrook Bowling Club – 21 Lester Avenue, Hazelbrook.....	129
4 RECOMMENDATIONS	134
4.1 Maintenance	134
4.1.5 Air Monitoring	136
4.2 Removal.....	137
APPENDIX A – ANALYSIS RESULTS	141
APPENDIX B – PHOTOGRAPHS	152
APPENDIX C – WARNING SIGNS AND LABELS	199

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].

3.1.100 – 58-60 White Cross Road, Winmalee

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Cottage											
External											
Entry awning – Rear 974	Fibreboard	37272-111	Positive	67	Bonded	Stable	Medium	September 2021	-	4	-
Entry awning - Front 975	Fibreboard	Similar to 37272-111	Assumed Positive	68	Bonded	Stable	Medium	September 2021	-	4	-
Eave linings 976	Fibreboard	Similar to 37272-111	Assumed Positive	69	Bonded	Stable	Medium	September 2021	-	4	-
Windows throughout 977	Mastic	37272-112	Positive	70	Bonded	Stable	High	September 2021	-	4	-

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Switchboard – Electrical backing board 978	Electrical backing board	-	Assumed Positive	-	Bonded	Stable	High	September 2021	-	4	-
Internal											
Laundry – Wall cladding 979	Fibreboard	37272-113	Positive	71	Bonded	Stable	High	September 2021	-	4	-
Laundry – Ceiling lining 980	Fibreboard	Similar to 37272-113	Assumed Positive	71	Bonded	Stable	Medium	September 2021	-	4	-
Kitchen – Heater exhaust cupboard lining 981	Fibreboard	37272-114	Positive	72	Bonded	Stable	High	September 2021	-	4	-
Garage – Wall cladding 982	Fibreboard	37272-115	Positive	73	Bonded	Stable	High	September 2021	-	4	-
Garage – Ceiling lining 983	Fibreboard	Similar to 37272-115	Assumed Positive	73	Bonded	Stable	Medium	September 2021	-	4	-

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Garage – Adjacent bathroom – Wall cladding 984	Fibreboard	Similar to 37272-115	Assumed Positive	73	Bonded	Stable	High	September 2021	-	4	-
Garage – Adjacent bathroom – Ceiling lining 985	Fibreboard	Similar to 37272-115	Assumed Positive	-	Bonded	Stable	Medium	September 2021	-	4	-
Garage – Ceiling space - Redundant sheets 986	Fibreboard	Similar to 37272-115	Assumed Positive	74	Bonded	Stable	Low	September 2021	-	4	-
Garage – Ceiling space – Cement slabs 987	Fibrous cement sheeting	37272-116	Positive	75	Bonded	Unstable	Low	September 2021	-	3	-
Sub-floor – Form work above brickwork & fragments 988	Fibrous cement sheeting	37272-117	Positive	76-77	Bonded	Unstable	Low	September 2021	-	3	-

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.

	Highway, Springwood - Roofing tiles and fragments on rear ground surface		Amosite asbestos detected
37272 – 102	Asset 25826 – Bus Shelter – Govetts Leap Road – Sutton Lane - Great Western Highway, Springwood – Ceiling lining	60x40x5mm fibreboard fragment	Chrysotile asbestos detected Amosite asbestos detected
37272 – 103	Asset 55631 – Bus Shelter – Hardy Lane – Mort Street - Twynam Street, Katoomba - Wall cladding	25x10x2mm fibreboard fragment	No asbestos detected Organic fibres detected
37272 – 104	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee - Entry awning	5x3x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 105	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee – Infill panel above entry doors	10x5x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 106	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee – Storage room adjacent entry – Ceiling lining	5x3x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 107	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee – Kitchen – Vinyl floor tiles	65x45x3mm vinyl floor tile fragment	No asbestos detected
37272 – 108	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee – Women’s bathroom – Entry wall cladding	15x5x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 109	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee – Women’s bathroom – Internal wall cladding	5x2x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 110	The Club House - Summerhayes Park – 376 Hawkesbury Road, Winmalee – Sub-floor – Cement slab under bathroom floor.	20x10x4mm fibrous cement sheet fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 111	Cottage - 58-60 White Cross Road, Winmalee - Entry awning – Rear	3x2x1mm fibreboard	Chrysotile asbestos detected
37272 – 112	Cottage - 58-60 White Cross Road, Winmalee – Windows throughout	1g mastic fragment	Chrysotile asbestos detected
37272 – 113	Cottage - 58-60 White Cross Road, Winmalee - Laundry – Wall cladding	5x3x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 114	Cottage - 58-60 White Cross Road, Winmalee - Kitchen – Heater exhaust cupboard lining	15x10x7mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 115	Cottage - 58-60 White Cross Road, Winmalee - Garage – Wall cladding	15x15x4mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
37272 – 116	Cottage - 58-60 White Cross Road, Winmalee - Garage – Ceiling space – Cement slabs	10x5x2mm fibrous cement sheet fragments	Chrysotile asbestos detected
37272 – 117	Cottage - 58-60 White Cross Road, Winmalee - Sub-floor – Form work above brickwork & fragments	160x110x5mm fibrous cement sheet fragments	Chrysotile asbestos detected
37272 – 118	Admin Building - The Rhododendron Gardens – 1-59 Ridgewell Road, Blackheath - Windows throughout	1g mastic fragment	Chrysotile asbestos detected
37272 – 119	Admin Building - The Rhododendron Gardens – 1-59 Ridgewell Road,	1g fibreboard fragment	No asbestos detected Organic fibres 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.

APPENDIX B – PHOTOGRAPHS



Photo 67: Cottage - 58-60 White Cross Road, Winmalee - Entry awning – Rear.



Photo 68: Cottage - 58-60 White Cross Road, Winmalee - Entry awning – Front.



Photo 69: Cottage - 58-60 White Cross Road, Winmalee – Eave linings.



Photo 70: Cottage - 58-60 White Cross Road, Winmalee – Windows throughout.



Photo 71: Cottage - 58-60 White Cross Road, Winmalee – Laundry – Wall cladding and ceiling lining.



Photo 72: Cottage - 58-60 White Cross Road, Winmalee – Kitchen – Heater exhaust cupboard lining.



Photo 73: Cottage - 58-60 White Cross Road, Winmalee – Garage and adj. bathroom – Wall cladding and ceiling lining.



Photo 74: Cottage - 58-60 White Cross Road, Winmalee – Garage – Ceiling space - Redundant sheets.



Photo 75: Cottage - 58-60 White Cross Road, Winmalee – Garage – Ceiling space – Cement slabs.



Photo 76: Cottage - 58-60 White Cross Road, Winmalee – Sub-floor – Form work above brickwork.



Photo 77: Cottage - 58-60 White Cross Road, Winmalee – Sub-floor –Fragments.

APPENDIX C – WARNING SIGNS AND LABELS

