



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.



**BLUE MOUNTAINS CITY
COUNCIL**

18 / 234878

ASBESTOS REGISTER

SUN VALLEY PONY CLUBHOUSE

116 SUN VALLEY ROAD

SUN VALLEY



Trim No.	
Rec'd Records	27 NOV 2015 RMCC
REFER	
REMITTANCE	REC No.

Report

ASBESTOS REGISTER

**Blue Mountains City
Council – Stage 3**

**Prepared for:
Blue Mountains City
Council**

**Project No.
28781**

**Date:
25-11-15**

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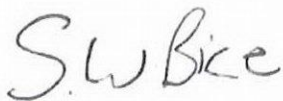
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Location	Asbestos	
	Bonded	Friable
Asset NAN113 – Springwood Red Cross Hall	×	×
Asset D00079 – Springwood Tennis Clubhouse	✓	×
Asset D00090 – Sun Valley Pony Clubhouse	×	×
Asset D00155 – Warrimoo Oval Tennis Clubhouse	×	×
Asset D00041 – Wentworth Falls School Of Arts And Library	✓	×
Asset D00093 – Wentworth Falls Tennis Clubhouse	×	×
Asset D00146 – Winmalee Tennis Clubhouse – Summerhayes Park	×	×
Asset E00189 – Woodford Memorial Shelter	✓	×
Asset D0025 – Katoomba Girl Guides Hall	×	×
Asset – Cottage #1 – Springwood	✓	×

Airsafe recommends that for items identified in the asbestos register requiring action refer to Section 4.

Any areas, which include asbestos containing materials, should be signposted with warning signs to ensure that the asbestos is not unknowingly disturbed without the correct precautions being taken.

The asbestos register, including any risk assessments, should be reviewed every 12 months or earlier.

Asset	Inaccessible Area
Asset D00083 – Springwood Golf Course – Clubhouse	Kitchen – ceiling space
	Gaming Room – ceiling space
	Entrance Foyer – ceiling space
	Subfloor – limited access
Asset E00549 – Springwood Council Depot – Pound Shelter	Southern Perimeter – electrical box
Asset D00249 – Springwood Council Depot – Store, Office and Storage Building	Southern Perimeter – Electrical box
Asset D00258 – Springwood Library	Roof areas
	Sub-floor
	Western Perimeter – Electrical Switchboards – internal areas
Asset D00222 – Braemar Gallery, Springwood	Sub-floor (limited access)
Asset NAN113 – Springwood Red Cross Hall	Sub-floor
	Electrical box
Asset D00090 – Sun Valley Pony Clubhouse	Ceiling space
	Electrical Box
Asset D00155 – Warrimoo Oval Tennis Clubhouse	Disabled Toilet
	Electrical Box

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].

3.1.51 Asset D00090 – Sun Valley Pony Clubhouse

Address: 116 Sun Valley Road, Sun Valley

Inspection Date: 09/10/15

Inspected By: Simon Bice

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Asset D00090 – Sun Valley Pony Clubhouse											
External											
Patio – Awning lining 1237	Fibreboard	28781-51-1	Negative	-	-	-	-	-	-	-	-
Eave linings 1238	Fibreboard	Similar to 28781-51-1	Assumed Negative	-	-	-	-	-	-	-	-
Eastern Perimeter – Store area – awning lining 1239	Fibreboard	Similar to 28781-51-1	Assumed Negative	-	-	-	-	-	-	-	-
Northern Perimeter – Electrical Box 1240	-	No access available at the time of inspection	Confirm status once access available	-	-	-	-	-	-	-	-

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Internal											
Main Room – ceiling lining 1241	Fibreboard	28781-51-2	Negative	-	-	-	-	-	-	-	-
Main Room – northern wall – upper fascia 1242	Fibreboard	Similar to 28781-51-2	Assumed Negative	-	-	-	-	-	-	-	-
Main Room – linoleum 1243	Linoleum	Not suspect	-	-	-	-	-	-	-	-	-
Kitchen – ceiling lining 1244	Fibreboard	Similar to 28781-51-2	Assumed Negative	-	-	-	-	-	-	-	-
Kitchen – above windows – upper fascia 1245	Fibreboard	Similar to 28781-51-2	Assumed Negative	-	-	-	-	-	-	-	-
Kitchen – linoleum 1246	Linoleum	Not suspect	-	-	-	-	-	-	-	-	-
Storeroom – ceiling lining 1247	Fibreboard	Similar to 28781-51-2	Assumed Negative	-	-	-	-	-	-	-	-

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Storeroom – northern, western walls – upper fascia 1248	Fibreboard	Similar to 28781-51-2	Assumed Negative	-	-	-	-	-	-	-	-
Storeroom – linoleum 1249	Linoleum	Not suspect	-	-	-	-	-	-	-	-	-

APPENDIX A – ANALYSIS RESULTS

TEST REPORT

November 25, 2015

Blue Mountains City Council
Locked Bag 1005
KATOOMBA NSW 2780Your Reference: Blue Mountains City Council – Stage 3
Job Number: 28781**Attention:** Daniel Johnston

Dear Daniel,

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:	Sample's
Date of Sampling:	07/10/15-11/11/15
Date of Analysis:	08/10/15-12/11/15
Date of Preliminary Report Sent:	Not Issued

The results and associated quality control 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 LIMITEDKieran White
Manager

PROJECT: Blue Mountains City Council – Stage 3


JOB NO: 28781

28781-50-5	Springwood Tennis Clubhouse – Internal – Male Toilets – ceiling lining	9x8x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-50-6	Springwood Tennis Clubhouse – Internal – Male Toilets – Entrance Room – ceiling lining	5x4x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-51-1	Sun Valley Pony Clubhouse – External – awning lining	25x11x4mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-51-2	Sun Valley Pony Clubhouse – Internal – Main Room – ceiling lining	13x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-52-1	Warrimoo Oval Tennis Clubhouse – External – eave linings	8x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-52-2	Warrimoo Oval Tennis Clubhouse – External – gable ends	16x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-52-3	Warrimoo Oval Tennis Clubhouse – External – awning lining	6x4x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-52-4	Warrimoo Oval Tennis Clubhouse – Internal – ceiling lining	6x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-52-5	Warrimoo Oval Tennis Clubhouse – Internal – external wall cladding of disabled toilet	8x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-1	Wentworth Falls School Of Arts And Library – External – Window Frames – mastic	6x4x2mm window putty fragment	No asbestos detected
28781-53-2	Wentworth Falls School Of Arts And Library – External – Theatre – Entrance – awning lining	15x8x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-3	Wentworth Falls School Of Arts And Library – External – Theater – Entrance – eastern perimeter - flashing	33x14x3mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-4	Wentworth Falls School Of Arts And Library – External – Theatre – northern perimeter windows – infill panels below	13x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-5	Wentworth Falls School Of Arts And Library – Internal – Theatre – Stage Area – fascia/gable lining	8x6x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-6	Wentworth Falls School Of Arts And Library – Internal – Theatre – Stage Area – northern perimeters – western internal wall cladding	23x9x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-7	Wentworth Falls School Of Arts And Library – Internal – Theatre – Stage Area – northern perimeters – upper western internal wall cladding	4x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-53-8	Wentworth Falls School Of Arts And Library – Internal – Theatre – Stage Area – Lower Level – Change rooms – toilet – internal wall cladding	13x9x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-9	Wentworth Falls School Of Arts And Library – Internal – Hall Area – eastern entrance doorway to main central hall – external wall cladding	9x6x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-54-1	Wentworth Falls Tennis Clubhouse – External – eave linings	5x5x1mmmm fibreboard fragment	No asbestos detected Organic fibres detected
28781-54-2	Wentworth Falls Tennis Clubhouse – External – Patio – awning lining	6x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-53-3	Wentworth Falls Tennis Clubhouse – Internal – Main Room – upper western wall (above kitchen)	8x6x1mm fibreboard fragment	No asbestos detected Organic fibres detected



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APPENDIX C – WARNING SIGNS AND LABELS




DANGER

ASBESTOS

CANCER AND LUNG DISEASE
HAZARD

**AUTHORISED
PERSONNEL ONLY**

RESPIRATORS AND PROTECTIVE
CLOTHING ARE REQUIRED IN
THIS AREA



WARNING

**ASBESTOS
CONTAINING
MATERIAL**

CANCER AND LUNG DISEASE
HAZARD

DO NOT DISTURB WITHOUT
PROPER TRAINING AND
EQUIPMENT



DANGER

CONTAINS ASBESTOS FIBRES

AVOID CREATING DUST

CANCER AND LUNG DISEASE
HAZARD



WARNING

ASBESTOS CONTAINING
MATERIAL EXISTING IN THIS
BUILDING

CONSULT ASBESTOS REGISTER
PRIOR TO COMMENCING WORK



ASBESTOS

ABOVE CEILING

AUTHORISED
ACCESS ONLY



**ASBESTOS
CEMENT**

USE APPROPRIATE
SAFETY
PRECAUTIONS