



# 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).





# **Asbestos Register & Management Plan**

**BLACKHEATH MEMORIAL  
COMMUNITY HALL**



<b>Policy Ref. No:</b>	<i>N/A</i>	<b>Staff Consultative Committee Endorsement Date:</b>	<i>N/A</i>
<b>HPE Record No:</b>	<i>RAR-24</i>	<b>PCT Endorsement Date:</b>	<i>N/A</i>
<b>Distribution:</b>	<i>Onsite Delivery</i>	<b>ELT Meeting Date:</b>	<i>N/A</i>
<b>Status:</b>	<i>Approved</i>		
<b>Scope:</b>	<i>Tenants, Facility Users, Community</i>	<b>Governing Policy:</b>	<i>Asbestos Management Policy</i>
<b>Lifespan:</b>	<i>5 years or following legislative change</i>	<b>Responsible Directorate/Group:</b>	<i>Executive</i>
<b>Next review:</b>	<i>2 years from adoption</i>	<b>Contact Position:</b>	<i>Chief Safety Officer</i>

#### Version History

<b>Version</b>	<b>Adoption Date</b>	<b>Reason for Change</b>
September 2018	01 September 2018 (CSO)	Initial Version

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# 1 Executive Summary

The materials identified in this report have been assessed as **Stable Condition with Risk Ratings of 4** and must be managed in full accordance with the Asbestos Management Plan.

Risk Category	Control Descriptor
1	<b>Restrict Access &amp; Remove</b>
	<ul style="list-style-type: none"> <li>• Friable or poorly bonded to substrate, located in accessible areas.</li> <li>• Severely water damaged or unstable</li> <li>• Further damage or deterioration likely</li> <li>• Asbestos debris and stored asbestos in reasonably accessible areas</li> </ul>
2	<b>Enclose, Encapsulate or Seal by Licensed Contractor - Re Inspect Periodically</b>
	<ul style="list-style-type: none"> <li>• Damaged material in reasonably accessible areas</li> <li>• Friable or poorly bonded to substrate, with bonding achievable.</li> <li>• Possibility of disturbance through contact</li> <li>• Possibility of deterioration through weathering</li> </ul>
3	<b>Remove During Refurbishment or Maintenance. Enclose, Encapsulate or Seal by General Maintenance Contractors , Re Inspect Periodically</b>
	<ul style="list-style-type: none"> <li>• Asbestos debris or stored material in rarely accessed areas</li> <li>• Further disturbance or damage unlikely , other than during maintenance or service</li> <li>• Asbestos friction materials, gaskets and brake linings</li> </ul>
4	<b>No remedial Action Re Inspect Periodically</b>
	<ul style="list-style-type: none"> <li>• Firmly bonded to substrate and readily visible for inspection</li> <li>• Inaccessible and fully contained</li> <li>• Stable and damage unlikely</li> </ul>
5	<b>No Action Required - No ACM Identified</b>

Should ACM be disturbed, the area must be isolated and an independent assessment by an Occupational Hygienist must be undertaken coupled with airborne asbestos air monitoring.

**It is expressly prohibited for any person other than a dually authorised BMCC Employee or engaged contractor to remove, handle, treat, dispose of or disturb ACM on a BMCC owned asset. Should maintenance works be required on ACM or disturbed ACM is identified then BMCC must be advised immediately on [4780 5000](tel:47805000)**

# 2 Scope

This Asbestos Management Plan has been developed by Blue Mountains City Council and in full accordance with NSW Work Health & Safety Regulation Chapter 8 Part 8.2 Section 429: *A person with management control of the workplace must ensure a written asbestos management plan for the workplace is prepared and must be made readily accessible.*

### 3 Background

The information in this report has been developed based on the data within a Site Asbestos Register provided by:

Company: AirSafe

Report N<sup>o</sup>: AS28781

Date of Report: 25 November 2015

The site is located: 265 Great Western Highway, Blackheath NSW 2785

### 4 How to use this report

This report is an **Asbestos Management Plan (AMP)** for the location specified at Section 3 of this report. It covers the management of Asbestos Containing Materials (ACM) which has been identified via an inspection process undertaken by the company detailed in Section 3 and this AMP must be read in conjunction with the above mentioned Asbestos Register.

The purpose of this AMP is to ensure full compliance with the legislative and regulatory requirements intrinsic to Asbestos Management in NSW, including compliance with NSW Code of Practice on the Safe Management of Asbestos in the Workplace.

**The Site Manager responsible for the building surveyed must retain this document on site at all times.**

The AMP shall be made available to any person with a legitimate rationale for accessing the document.

**It is a requirement that any activity at this location involving the removal or encapsulation of any material listed in the Asbestos Register (Appendix A) that the action is recorded and signed off (Refer Appendix C).**

All Asbestos Related works must be consulted with Blue Mountains City Council prior to any works being undertaken in order to ensure that the works are completed to a satisfactory standard in accordance with relevant codes, standards and guidelines.

Any queries regarding the interpretation and/or implementation of this Management Plan should be directed to BMCC.

## **5 Asbestos Register**

The Asbestos Register (Appendix A) constitutes the current Asbestos Register for the site.

## **6 Inaccessible Areas**

The areas detailed below should be assumed to be contaminated with elevated levels of asbestos.

- Sub Floor
- Gardeners Workshop

Controls for contaminated dust to be managed in-situ must be applied in these areas, and any vents, cracks or holes that connect the occupied space into the ceiling cavity should be sealed upon identification.

Should hazardous/potentially hazardous materials be identified during renovation and/or demolition activities, material must be sampled for expert identification and further advice.

## **7 Risk Assessment Criteria**

It is a legal requirement to identify hazards in the workplace. An assessment of the potential risk of harm to health and safety arising from the identified hazards must also be undertaken. Such a risk assessment assists in identifying and selecting appropriate management options.

Risk levels associated with the identified hazardous building materials have been assessed using the following criteria:

- Product type;
- Extent of damage or deterioration;
- Surface treatment; and
- Asbestos type.

The results of the risk assessment are documented in the Asbestos Register (Appendix A) Appropriate management options have been selected on the basis of the level of risk determined for each hazardous material identified.

## **8 Control Options**

The following hierarchy of controls should be consulted when implementing control measures to eliminate the risks arising from hazardous materials.

- Elimination/removal;
- Isolation/enclosure/sealing;
- Engineering Controls;
- Safe Work Practices (administrative controls); and
- Personal Protective Equipment.

A combination of these controls may be required in order to manage hazardous materials.

In consideration of the Hierarchy of Controls, preferential consideration must be given to removing hazardous materials during renovation, refurbishment and maintenance activities etc. where removal is practicable.

Areas of a workplace that contain ACM including plant, equipment and components should be signposted with appropriate warning signs to ensure that hazardous materials are not unknowingly disturbed without the correct precautions being implemented.

Signage should be placed at all entrances to the work areas where ACM is present and must conform to Australian Standard 1319-1994 *Safety Signs for the Occupational Environment*. The number of labels and the location of signage are to be determined by a competent person and may take into consideration the usage of areas and public access.

## 9 Responsibilities

Responsibilities of parties involved in the management of ACM are detailed below. It must be noted that this is not an exhaustive list and reference must be made to pertinent legislation, Codes of practice and standards identified in **Section 14**.

### a) Controller of Premises

Under *Work Health and Safety Regulation 2011*, management responsibilities and workplace obligations fall upon the following groups:

- Person in Control of Business or Undertaking (PCBU).
- Person with Management or Control (PWMC).
- Person Carrying out Demolition or Refurbishment Work.
- Under the Work Health and Safety Regulations 2011, the above mentioned group must:
- Identify any foreseeable hazard arising from the premises that has the potential to harm the health or safety of any person accessing, using or egressing from the premises.
- Identify hazards arising from the layout and condition of the premises and the presence of materials containing asbestos.
- Ensure that hazards are identified during any design of the premises and before the premises are provided for use as a place of work.
- Assess the risk of harm to the health or safety of any person arising from a hazard.
- Eliminate or control any risk to the health or safety of any persons accessing, using or egressing the premises that arise from the premises.
- Ensure all measures adopted to eliminate or control risks are properly used and maintained.
- Review risk assessments (Refer to **Section 12**).
- Provide other persons with the information necessary to fulfil their responsibilities in identifying hazards and assessing, eliminating and controlling the associated risks.
- Provide employers with information on foreseeable hazards, assessments of risks that have not been eliminated by the controller, risk control measures and any measures an employer may need to adopt to control risk.



## b) Special Responsibilities - Asbestos

Under the Code of Practice *How to Manage and Control Asbestos in the Workplace 2011* persons with control of premises used as a workplace have a duty of care to:

- Develop, implement and maintain an Asbestos Management Plan.
- Investigate the premises for the presence/possible presence of asbestos containing materials. This responsibility may not be abdicated to the Contractor.
- Develop and maintain a register of identified asbestos containing materials, including details of the location and condition of asbestos materials, risk assessments and control measures.
- Assess the condition of any asbestos containing materials that are found and the associated asbestos risks.
- Develop measures to remove asbestos materials or minimise the risks and prevent exposure.
- Ensure control measures are implemented as soon as possible and are maintained as long as asbestos materials remain in the workplace.
- Consult with any person who may be affected by the presence of asbestos materials (e.g. building occupants, neighbours and/or all relevant contractors).

The *Work Health and Safety Regulations 2011* and Safe Work Australia Codes of Practice require full consultation, information-sharing and involvement by everyone in the workplace (including employers, workers, contractors and others) throughout the process of identifying asbestos materials, developing an Asbestos Materials Management Plan, assessing risks and developing and implementing control measures.

Under the Code of Practice *How to Safely Remove Asbestos 2011* any person with control who commissions asbestos removal is responsible for the following:

- Ensuring an asbestos removalist carries out the removal of asbestos containing materials.
- Nominating person(s) to liaise with the asbestos removalist.
- Requesting asbestos removal licence details from the asbestos removalist if such a licence is required for the removal being undertaken.
- Establishing an Asbestos Register before asbestos removal commences.
- Providing the asbestos removalist with a copy of the site Asbestos Register before removal commences.

If asbestos containing materials are to be removed, the Code of Practice *How to Safely Remove Asbestos 2011* requires full consultation, information sharing and involvement by everyone in the workplace, including employers, workers and contractors at each step of the removal process using established consultative mechanisms. Persons in adjoining properties that might also be affected by the removal must also be consulted.

#### d) Employers

Under the *Work Health and Safety Regulations 2011* employers must take reasonable care to identify any foreseeable hazard that may arise from the conduct of the employers undertaking and that has the potential to harm the health or safety of an employee or any other person legally at the employer's place of work. In particular the employer must take reasonable care to identify hazards arising from, but not limited to, work practices and work systems, repair, maintenance, dismantling and disposal of plant, hazardous substances and the presence of hazardous materials installed in a place of work, the condition of a place of work and the physical working environment including exposure to a contaminated atmosphere.

An employer must ensure that effective procedures are in place and implemented to identify hazards including, but not limited to, those present immediately prior to using the premises for the first time as a place of work, before and during the installation, erection, commissioning or alteration of plant in a place of work and whilst work is being carried out.

An employer must assess the risk of harm to the health or safety of an employee of the employer, or any other person legally at the employer's place of work, arising from any hazard identified.

An employer must eliminate any reasonably foreseeable risk to the health or safety of an employee of the employer, or any other person legally at the employer's place of work, that arises from the conduct of the employers undertaking. If it is not reasonably practicable to eliminate the risk, the employer must control the risk.

An employer must ensure that all measures (including procedures and equipment) that are adopted to eliminate or control risks to health and safety are properly used and maintained.

An employer must ensure that each new employee receives induction training that covers, but is not limited to, workplace arrangements for management of occupational health and safety, health and safety procedures relevant to the employee including the use and maintenance of risk control measures, and accessing health and safety information required under the *Work Health and Safety Regulations 2011*.

Particular provisions also apply to construction processes where hazardous materials exposure may occur and lead processes (refer to the *Work Health and Safety Regulations 2011*).

#### e) Employees & Contractors

Under the *Work Health and Safety Regulations 2011* an employee must, while at work, take reasonable care for the health and safety of people who are at the employee's place of work and who may be affected by the employee's acts or omissions at work. An employee must also, while at work, cooperate with his or her employer or other person so far as is necessary to enable compliance with any requirement under the *Work Health and Safety Act 2011* or *Regulations* imposed in the interests of health, safety and welfare on the employer or any other person.

Employees and contractors must not carry out any work that may disturb ACM without referring to the site **Asbestos Register** and **Asbestos Management Plan**.

## f) Asbestos Consultant

The Asbestos Consultant is a competent person with appropriate qualifications, training and experience in the identification, assessment and management of asbestos materials.

The Consultant is to act as an independent advisor to the Site Manager and /or Property Owner on issues relating to the identification, assessment, management and control of ACM.

This Consultant's duties may include:

- Inspection, sampling and analysis of suspected asbestos containing materials.
- Assessing the risks posed by the identified asbestos containing materials.
- Developing appropriate procedures and controls for on-site management or removal of asbestos containing materials.
- Providing staff training sessions and/or site induction manuals.
- Preparing a technical specification (i.e. Scope of Works Report or Work Plan) for asbestos containing remediation projects.
- Tendering hazardous materials remediation projects.
- Providing technical supervision and monitoring during asbestos containing remediation.
- Conducting clearance inspections after asbestos remediation.
- Updating the sites Asbestos Register and Management Plan.

The Consultant is required to hold adequate and appropriate insurances for the work undertaken.

## g) Asbestos Removalists

The Asbestos Removalist Contractor must be a competent person with appropriate qualifications, training and/or experience in remediation of ACM. The Contractor is to hold appropriate licences and adequate insurances for the work undertaken.

The Contractor's operatives should complete and sign appropriate Risk Assessments and Safe Work Method Statements prior to work commencing.

All asbestos remediation conducted by the Contractor should comply with the requirements specified in the regulatory framework (refer to **Section 14**) and the Consultants technical specification (i.e. Scope of Works Report/Work Plan) for hazardous materials abatement.

The Contractor should develop a site specific Asbestos Removal Control Plan in consultation with their client before commencing any Hazardous Materials work. The client should receive a final copy of this plan.

The asbestos removalist must hold an appropriate asbestos removal license before being permitted to remove asbestos containing material. A Class A (friable) license is required for friable asbestos removal and a Class B (non-friable) license is required for non-friable asbestos removals >10 m<sup>2</sup>. The removalist must provide their license details to their clients. Other requirements include:

- For friable asbestos removal, and removal of >10 m<sup>2</sup> of non-friable asbestos, permission to proceed with removal must be obtained from WorkCover NSW prior to any work commencing.
- Asbestos removal operatives to complete appropriate Risk Assessments and Safe Work Method Statements prior to work commencing.
- The asbestos removalist to develop a site specific asbestos removal control plan in consultation with their client before commencing any asbestos removal work. The client should receive a final copy of this plan.
- The asbestos removalist to ensure the removal is adequately supervised and carried out by competent persons in a safe manner.

## 10 Awareness & Training

Workers, contractors and any other persons on site who may be exposed to friable ACM as a result of undertaking activities on the premises must be provided with full information on the health and safety consequences of exposure to fibrous materials and appropriate control measures. The provision of this information must be recorded.

Information and training must be provided to persons who may be exposed to asbestos fibres in the workplace including workers, contractors and others. The training may include the following:

- The purpose of the training.
- The health risks associated with the ACM.
- Types, uses and likely occurrence of ACM in workplace.
- Roles and responsibilities of the trainee under the Hazardous Materials Management Plan.
- Location, access and use of the site Hazardous Materials Register.
- Timetable for removal/remediation of hazardous materials.
- Process and procedures required to eliminate exposure.
- Maintenance and control measures, personal protective equipment and work methods required to minimise hazardous material risk including potential contamination of other areas.
- Control levels and exposure standards for hazardous materials.
- The purpose of any air monitoring or health surveillance undertaken.

## 11 Signage

NSW Work Health and Safety Regulation 2017 R422, R424, R427 and R429 requires that the person with the management control of the workplace to identify asbestos containing materials and the asbestos material that has been identified to date must be labelled and ensure that it complies with the Australian Standard 1319: Safety Signs for the Occupational Environment; signage should be similar to the label detailed below.

Signage should also be placed at the entry points to the building/plant.



## 12 Review

This Asbestos Management Plan must be reviewed whenever the Asbestos Register is reviewed. These reviews must assess all asbestos material management processes and their effectiveness.

The site Asbestos Register, including any risk assessments, must be reviewed every 5 years from date of creation or earlier where a risk assessment indicates the need or ACM has been removed and/or disturbed. Visual inspection of asbestos materials must be included in any review of the Asbestos Register.

Risk assessments should be reviewed regularly in accordance with pertinent and legislation and regulation and whenever:

- there is evidence that a risk assessment is no longer valid;
- there is evidence that control measures are not effective;
- a significant change is proposed for the workplace or work practices/procedures relevant to the risk assessment;
- there is a change in the condition of the ACM; and
- ACM has been removed, enclosed or sealed.

Only competent persons may perform and revise risk assessments. A provisional timetable for review of risk assessments, the site Asbestos Materials Register and Management Plan is outlined within document control section of this Asbestos Management Plan.

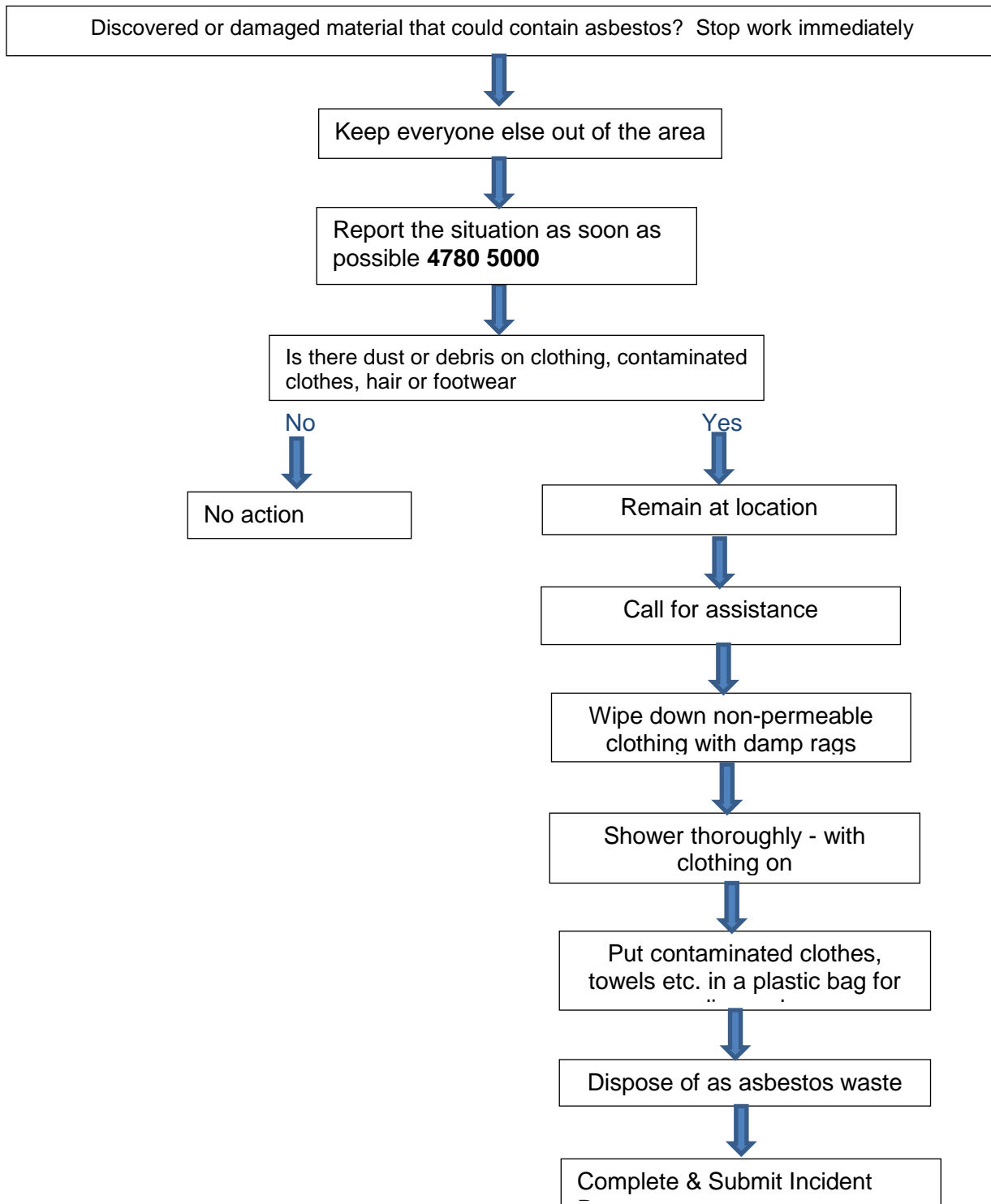
## 13 Emergency Procedures

If known or suspected ACM is damaged or otherwise disturbed the procedure in Error! Reference source not found. Must be followed in full.

In summary, the procedure is:

- stop work immediately,
- follow the chart,
- minimise the spread of contamination to other areas,
- keep risk of exposure as low as possible, and
- Immediately report incident in line with reporting protocol at Appendix B.

**Figure 1      Emergency Procedures Chart**



## 14 Legislation, Codes & Standards

Workplace Health and Safety in NSW is regulated under the *Work Health and Safety Act 2011* and *Work Health and Safety Regulations 2011*. In addition a are number of related Codes of Practice, Standards and guidelines pertain to the management of asbestos materials.

SafeWork NSW has developed the following codes of practice for asbestos:

- Code of Practice for How to Manage and Control Asbestos in the Workplace 2011.
- Code of Practice for How to Safely Remove Asbestos 2011.

SafeWork Australia has developed the following Guidance Notes for asbestos:

- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003(2005)].

## 15 TERMS & DEFINITIONS

Term	Definition
<b>Airborne asbestos</b>	Fibres of asbestos small enough to be made airborne.
<b>AMP</b>	Asbestos Management Plan
<b>Asbestos</b>	The asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals, including actinolite asbestos, grunerite (or amosite) asbestos (brown), anthophyllite asbestos, chrysotile asbestos (white), crocidolite asbestos (blue) and tremolite asbestos.
<b>Asbestos Containing Material (ACM)</b>	Any material or product containing asbestos.
<b>Asbestos-Contaminated Dust or Debris (ACD)</b>	Dust or debris that has settled within a workplace and is (or assumed to be) contaminated with asbestos.
<b>Asbestos-Related work</b>	Any work involving the removal or other disturbance of ACM
<b>Asbestos Removalist</b>	A person conducting a business or undertaking who carries out asbestos removal work.
<b>Asbestos Removal Work</b>	Work involving the removal of asbestos containing materials (ACM).
<b>BMCC</b>	Blue Mountains City Council
<b>Competent Person</b>	A person who has acquired, through training, qualification or experience, the knowledge and skills to carry out specific tasks.
<b>Duty Holder</b>	A person who has a duty in relation to a matter under the NSW Work Health and Safety Act 2011.
<b>In-Situ Asbestos</b>	Asbestos or ACM fixed or installed in a structure, equipment or plant but does not include naturally occurring asbestos.
<b>Friable Asbestos</b>	ACM that may readily be crumbled, pulverised or reduced to a form where fibres may be freely released,
<b>Licensed Asbestos Removal Work</b>	Asbestos removal work carried out by a Class A or Class B licensed asbestos removalist.
<b>Non-Friable Asbestos</b>	Material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound.
<b>NSW WHS Regulations</b>	NSW <i>Work Health and Safety Regulations 2011</i> .
<b>PPE</b>	Personal Protective Equipment
<b>RPE</b>	Respiratory Protective Equipment
<b>RTO</b>	Registered Training Organisation
<b>SOP</b>	Safe Operating Practice
<b>Worker</b>	People conducting work associated with council including employees, contractors, consultants, and volunteers (as defined by clause 7 of the <i>NSW WHS Act 2011</i> ).



Term	Definition
WHS	Work Health and Safety

**BLUE MOUNTAINS CITY  
COUNCIL**

18/239250

**ASBESTOS REGISTER**

**BLACKHEATH HALL, LIBRARY &  
NEIGHBOURHOOD CENTRE**

**265 GREAT WESTERN HIGHWAY,  
BLACKHEATH**



**Extract from Asbestos Register AS28781  
November 2015**

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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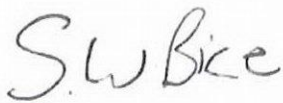
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3.1.28 Asset D00040 – Former Lawson Golf Course – Clubhouse .....	80
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3.1.33 Asset D00147 – Mt Riverview Woodcraft Centre/ Men’s Shed .....	91



## EXECUTIVE SUMMARY

The inspection identified the following asbestos containing materials:

Location	Asbestos	
	Bonded	Friable
Asset D00153 – Jubilee Park, Blackheath – Tennis Clubhouse	✓	×
Asset E00544 – Blackheath Pool – Amenities Block	✓	×
Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre	✓	×
Asset D00259 – Blackheath Caravan Park – Residence, Office, Garage and Store	✓	×
Asset D00230 – Blackheath Arts Centre	✓	×
E00082 – Blaxland Waste Management Facility – Storage Shed	×	×
Asset D00149 – Lennox Park, Blaxland – Tennis Clubhouse	✓	×
Asset D00164 – Glenbrook Pool – Main Building	✓	×
Asset D00165 – Glenbrook Park – Tennis Clubhouse	✓	×
Asset D00163 – Glenbrook Park – Visitors Information Centre	×	×
Asset D00142 – Gloria Park, Hazelbrook – Pavilion	×	×
Katoomba Council Depot – Administration Building	✓	×
Asset E00494 – Katoomba Council Depot – Animal Shelter	×	×
Asset E00491 – Katoomba Council Depot – Building Services	✓	×

### 1.5 INACCESSIBLE AREAS

Limited or no access was available to the following areas at the time of inspection:

Asset	Inaccessible Area
Asset E00544 – Blackheath Pool – Amenities Block	Male and Female Change Rooms – ceiling space
Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre	Ref 3161 Sub-floor Ref 3394 Airsafe CC #36606 - 17/136606
	Gardeners Workshop
Asset D00230 – Blackheath Arts Centre	Electrical Box
Asset D00164 – Glenbrook Pool – Main Building	Canteen, Canteen Office and 1 <sup>st</sup> Aid Room – ceiling space
Asset E00515 – Lawson Pool – Amenities Block	High Voltage Room
	Male/Female Change Room's – ceiling space
	Male Change Room – store room within
	Chemical Storeroom – storeroom on northern perimeter
Asset D00151 – The Elsie Langford Centre, Medlow Bath	Ceiling Space
Asset D00147 – Mt Riverview Woodcraft Centre	Ceiling Space
Asset D00083 – Springwood Golf Course – Clubhouse	Function Room – ceiling space
	Dining Room – ceiling space above 2 <sup>nd</sup> ceiling lining



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].



### 3.1.3 Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre

Address: Great Western Highway, Blackheath

Inspection Date: 23/10/15

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
<b>Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre</b>											
<b>External</b>											
Roof Area throughout – cloaked verges – weather strip <b>37</b>	Fibreboard	28781-3-1	Positive	21	Bonded	Stable	Low	November 2020	Not labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating
Sandy Phillips Hall (Main Hall) – eave linings <b>38</b>	Fibrous cement sheeting	28781-3-2	Positive	22	Bonded	Stable	Low	November 2020	Not labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating
KC Bates Hall (western perimeter) – southern, western perimeter’s – eave linings <b>39</b>	Fibreboard	28781-3-3	Negative	-	-	-	-	-	-	-	-
KC Bates Hall (western perimeter) – northern perimeter – eave linings <b>35</b>	Fibreboard	28781-3-4	Positive	23	Bonded	Stable	Low	November 2020	Not labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
KC Bates Hall (western perimeter) – Southern Perimeter – Electrical Box – electrical backing board <b>36</b>	Bituminous backing board	28781-3-5	Positive	24	Bonded	Stable	Low	November 2020	Labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating
Library – entrance – awning lining <b>40</b>	Fibreboard	28781-3-6	Negative	-	-	-	-	-	-	-	-
Ladies Public Toilets – eave linings <b>41</b>	Fibreboard	Similar to 28781-3-3	Negative	-	-	-	-	-	-	-	-
Window Frames throughout – mastic <b>42</b>	Mastic	28781-3-7	Negative	-	-	-	-	-	-	-	-
<b>Internal</b>											
Blackheath Community Centre – Kitchenette Area – linoleum <b>43</b>	Grey linoleum	Not suspect	-	-	-	-	-	-	-	-	-
Central Amenities In Hall Area – Ceiling Space – above Female Toilets – water tank and base plate <b>44</b>	Fibrous cement	28781-3-8	Positive	25	Bonded	Stable	Low	November 2020	Not labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating
Sandy Phillips Hall (Main Hall) – Stage – electrical/storerooms on northern and southern perimeter – internal wall cladding <b>45</b>	Masonite	-	-	-	-	-	-	-	-	-	-



Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Sandy Phillips Hall (Main Hall) – Stage – Disabled Toilets – entrance – ceiling lining <b>46</b>	Fibreboard	28781-3-9	Negative	-	-	-	-	-	-	-	-
Sandy Phillips Hall (Main Hall) – Stage – Female Toilets – toilet partition walls and cover panels (x2) <b>941</b>	Fibrous cement sheeting	28781-3-10	Positive	26	Bonded	Stable	Medium	November 2020	Not labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating
Sandy Phillips Hall (Main Hall) – Stage – Kitchen – linoleum <b>939</b>	Cream linoleum	Not suspect	-	-	-	-	-	-	-	-	-
KC Bates Hall (western perimeter) – Hall Area – eastern perimeter – electrical box – electrical backing board <b>942</b>	Bituminous backing board	28781-3-11	Positive	27	Bonded	Stable	Medium	November 2020	Not labeled	4	Register Review BAShton 14/6/2018 No Change to risk rating
KC Bates Hall (western perimeter) – Kitchen and Dining area adjacent linoleum <b>47</b>	Red linoleum	Not suspect	-	-	-	-	-	-	-	-	-
Ladies Public Toilets – ceiling lining <b>48</b>	Fibreboard	28781-3-12	Negative	-	-	-	-	-	-	-	-
Male Public Toilets – ceiling lining <b>49</b>	Fibreboard	Similar to 28781-3-12	Assumed Negative	-	-	-	-	-	-	-	-

**Note Removal of Asbestos cement sheeting and Asbestos Contaminated Material from Wall Linings CC #36606 - 17/136606 (8/7/17) - Ref No 3161**

**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**

28781-2-7	Blackheath Pool – Amenities Block – Internal – Canteen – above stove – ceiling panel	4x3x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-2-8	Blackheath Pool – Amenities Block – Internal – Canteen – ceiling space – water tank	4x3x2mm fibrous cement fragment	Chrysotile asbestos detected
28781-3-1	Blackheath Hall, Library and Neighbourhood Centre – External – Roof – cloaked verges – weather strip	8x5x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-3-2	Blackheath Hall, Library and Neighbourhood Centre – External – Sandy Phillips Hall (Main Hall) – eave linings	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-3-3	Blackheath Hall, Library and Neighbourhood Centre – External – KC Bates Hall (western perimeter) – southern, western perimeter’s – eave linings	19x15x3mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-3-4	Blackheath Hall, Library and Neighbourhood Centre – External – KC Bates Hall (western perimeter) – northern perimeter – eave linings	8x5x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-3-5	Blackheath Hall, Library and Neighbourhood Centre – External – KC Bates Hall (western perimeter) – Southern Perimeter – Electrical Box – electrical backing board	3x2x2mm bituminous backing board fragment	Chrysotile asbestos detected
28781-3-6	Blackheath Hall, Library and Neighbourhood Centre – External – Library – entrance – awning lining	8x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-3-7	Blackheath Hall, Library and Neighbourhood Centre – External – Window Frames throughout – mastic	3x2x1mm window putty fragment	No asbestos detected
28781-3-8	Blackheath Hall, Library and Neighbourhood Centre – Internal – Central Amenities In Hall Area – Ceiling Space – above Female Toilets – water tank and base plate	4x3x2mm fibrous cement fragment	Chrysotile asbestos detected
28781-3-9	Blackheath Hall, Library and Neighbourhood Centre – Internal – Sandy Phillips Hall (Main Hall) – Stage – Disabled Toilets – entrance – ceiling lining	6x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-3-10	Blackheath Hall, Library and Neighbourhood Centre – Internal – Sandy Phillips Hall (Main Hall) – Stage – Female Toilets – toilet partition walls and cover panels (x2)	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-3-11	Blackheath Hall, Library and Neighbourhood Centre – Internal – KC Bates Hall (western perimeter) – Hall Area – eastern perimeter – electrical box – electrical backing board	3x2x1mm bituminous backing board fragment	Chrysotile asbestos detected
28781-3-12	Blackheath Hall, Library and Neighbourhood Centre – Internal – Neighbourhood Centre – disabled toilet – internal wall cladding around doorway	4x3x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-3-12	Blackheath Hall, Library and Neighbourhood Centre – Internal – Ladies Public Toilets – ceiling lining	24x23x5mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-1	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Office – Entrance – awning lining	27x13x3mm fibreboard fragment	No asbestos detected Organic fibres detected

**APPENDIX B – PHOTOGRAPHS**





Photo 21: Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre – fibreboard containing asbestos weather strips on the cloaked verges of the roof throughout.

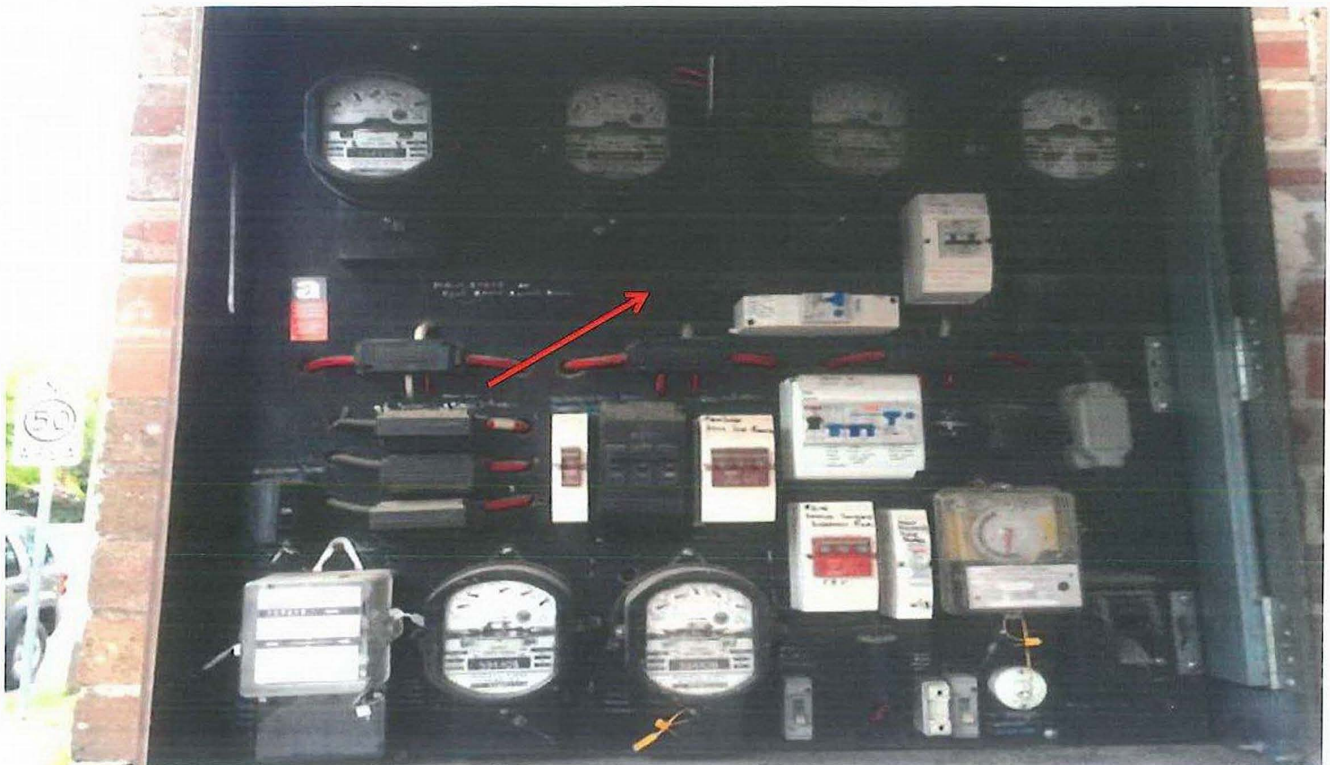


Photo 22: Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre – asbestos cement sheet eave's throughout the Sandy Phillip's Hall.



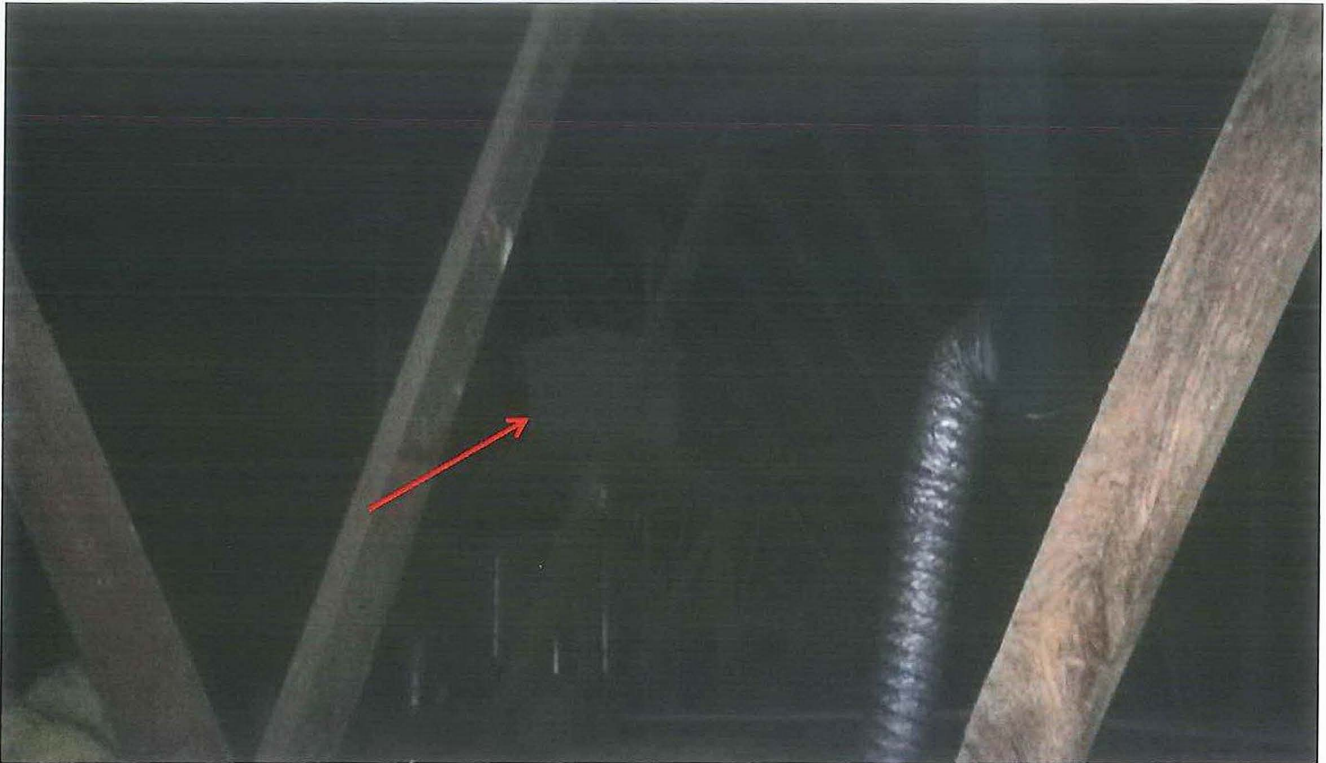


**Photo 23:** Asset D00081 - Blackheath Hall, Library and Neighbourhood Centre - fibreboard containing asbestos northern perimeter eaves of the KC Bates Hall.

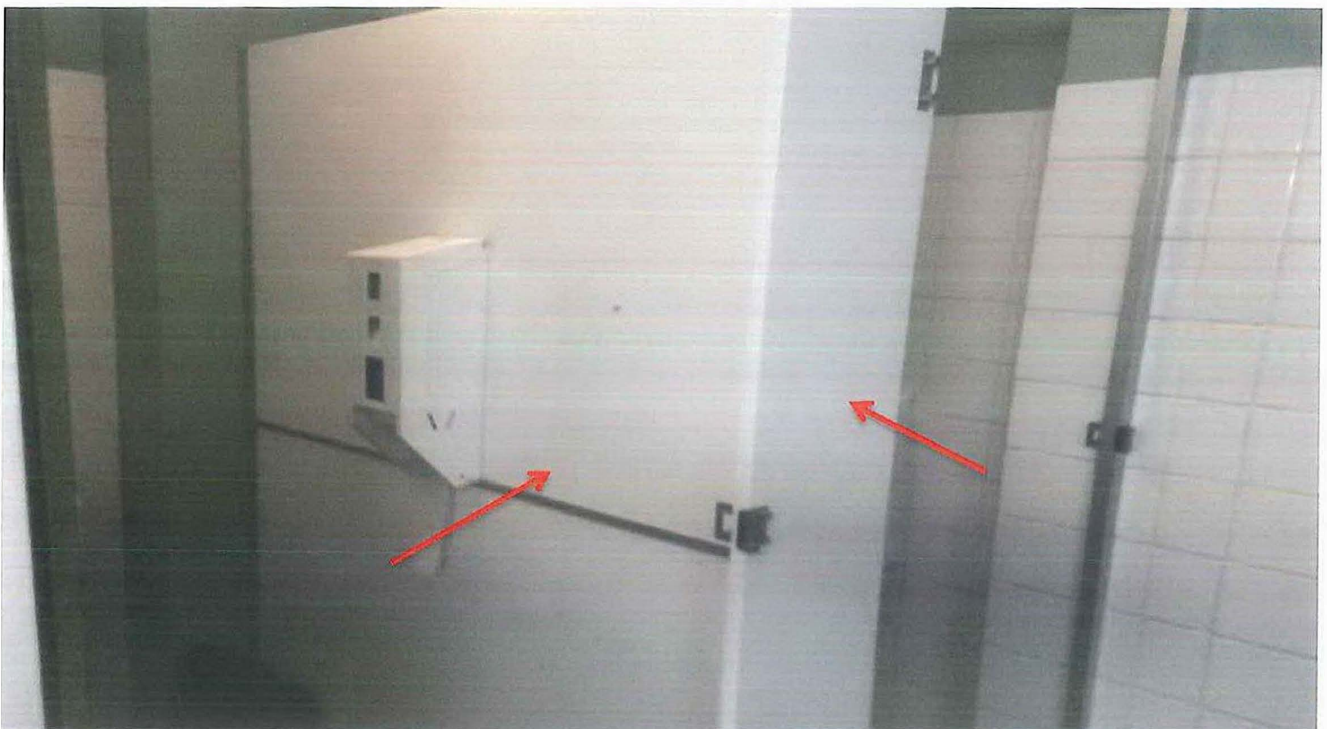


**Photo 24:** Asset D00081 - Blackheath Hall, Library and Neighbourhood Centre - electrical backing board containing asbestos in the southern perimeter on the KC Bates Hall.

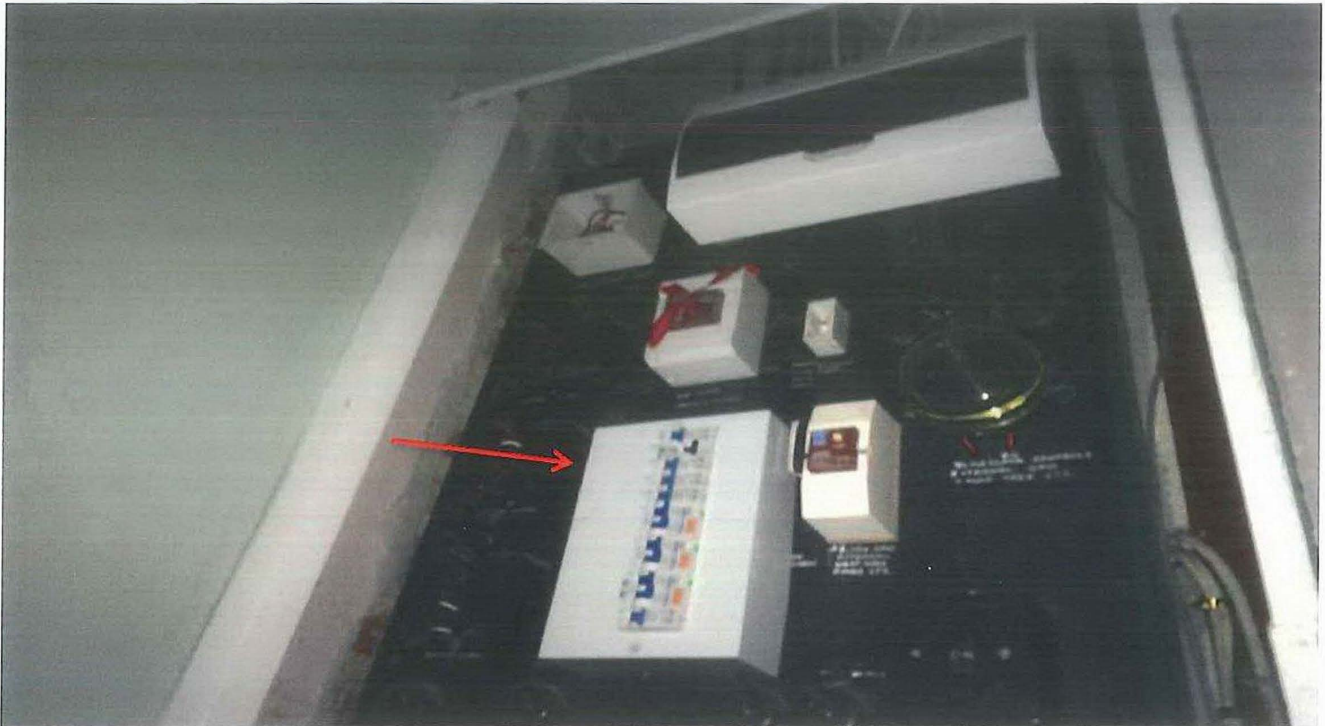




**Photo 25:** Asset D00081 - Blackheath Hall, Library and Neighbourhood Centre - asbestos cement water tank and base plate in the ceiling space above the central amenities.



**Photo 26:** Asset D00081 - Blackheath Hall, Library and Neighbourhood Centre - asbestos cement sheet toilet partition walls and cover panels in the female toilets adjacent the stage in the Sandy Phillips Hall.



**Photo 27:** Asset D00081 – **Blackheath Hall, Library and Neighbourhood Centre** – electrical backing board containing asbestos in the eastern area of the KC Bates Hall.

**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