



# 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**

18/239257

**ASBESTOS REGISTER**

**LENNOX PARK TENNIS  
CLUBHOUSE**

**29-39 MATTHEW PARADE, BLAXLAND**



**Extract from Asbestos Report 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**

**AIRSAFE**

93 Beattie Street  
Balmain NSW 2041 Australia  
T. 02 9555 9034  
F. 02 9555 9035  
info@airsafe.net.au  
www.airsafe.net.au

ABN 85 143 863 496

**DISTRIBUTION**

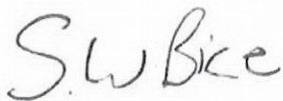
<b>Copies</b>	<b>Recipient</b>
2	<b>Daniel Johnston</b> <b>Blue Mountains City Council</b> Strategic Assets Officer Locked Bag 1005 KATOOMBA NSW 2780

© 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:**



**Simon Bice**  
**Consultant**

**Reviewed By:**



**Kieran White**  
**Manager**

## TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	6
REFERENCES .....	10
TERMS AND DEFINITIONS .....	11
1 INTRODUCTION .....	12
1.1 AUTHORISATION .....	12
1.2 SCOPE OF WORK1 .....	12
1.3 SITE DESCRIPTION .....	12
1.4 METHODOLOGY .....	12
1.5 INACCESSIBLE AREAS .....	13
1.6 LIMITATIONS .....	15
2 GENERAL INFORMATION .....	17
2.1 EFFECTS ON HEALTH .....	17
2.2 ASBESTOS CLASSIFICATION .....	18
2.2.1 Bonded Asbestos Material .....	18
2.2.2 Friable Asbestos Material .....	18
2.3 CONTROL MEASURES .....	18
3 RESULTS .....	20
3.1 ASBESTOS REGISTER .....	20
3.1.1 Asset D00153 – Jubilee Park, Blackheath – Tennis Clubhouse .....	20
3.1.2 Asset E00544 – Blackheath Pool – Amenities Block .....	23
3.1.3 Asset D00081 – Blackheath Hall, Library and Neighbourhood Centre .....	26
3.1.4 Asset D00259 – Blackheath Caravan Park – Residence, Office, Garage and Store .....	29
3.1.5 Asset D00230 – Blackheath Arts Centre .....	31
3.1.6 Asset E00082 – Blaxland Waste Management Facility – Storage Shed .....	33
3.1.7 Asset D00149 – <b>Lennox Park, Blaxland – Tennis Clubhouse</b> .....	34
3.1.8 Asset D00164 – Glenbrook Pool – Main Building .....	36
3.1.9 Asset D00165 – Glenbrook Park – Tennis Clubhouse .....	40
3.1.10 Asset D00163 – Glenbrook Park – Visitors Information Centre .....	42
3.1.11 Asset D00142 – Gloria Park, Hazelbrook – Pavilion .....	44
3.1.12 Katoomba Council Depot – Administration Building .....	47
3.1.13 Asset E00494 – Katoomba Council Depot – Animal Shelter .....	49
3.1.14 Asset E00491 – Katoomba Council Depot – Building Services .....	50
3.1.15 Asset E00492 – Katoomba Council Depot – Mechanical Services Workshop .....	53
3.1.16 Asset D00666 – Katoomba Council Depot – Stock Pound Supplies Building .....	54
3.1.17 Katoomba Council Depot – Vehicle Shed .....	55
3.1.18 Asset E00474 – Katoomba Aquatic Centre – Canteen, Clubhouse and Office .....	56
3.1.19 Asset E00041 – Katoomba Aquatic Centre – Plant Building .....	58
3.1.20 Asset E00327 – Kingsford Smith Park, Katoomba – Music Shell .....	60
3.1.21 Asset D00247 – Katoomba Falls Caravan Park – Office and Residence .....	61
3.1.22 Asset D00238 – Katoomba Sports and Recreation Centre .....	63
3.1.23 Asset D00006 – Solitary Restaurant, Katoomba .....	69
3.1.24 Asset E00045 – Solitary Restaurant, Katoomba – Storage Shed .....	74
3.1.25 Asset D00099 – Trotting Pavilion – Katoomba Men’s Shed .....	75
3.1.26 Asset E00515 – Lawson Pool – Change Rooms, Pump, Electrical Rooms .....	76
3.1.27 Asset D00097 – Lawson Pool – Canteen and Office .....	78
3.1.28 Asset D00040 – Former Lawson Golf Course – Clubhouse .....	80
3.1.29 Asset E00017 – Former Lawson Golf Course – Machinery Shed .....	84
3.1.30 Asset E00513 – Lawson Depot – Storage and Workshop Building .....	86
3.1.31 Asset D00096 – Queen Oak Park, Lawson – Tennis Clubhouse .....	87
3.1.32 Asset D00151 – The Elise Langford Centre, Medlow Bath .....	89
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	✓	×

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].

**3.1.7 Asset D00149 – Lennox Park, Blaxland – Tennis Clubhouse**

Address: 29-39 Matthew Parade, Blaxland

Inspection Date: 29/10/15

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 D00149 – Lennox Park, Blaxland – Tennis Clubhouse</b>											
<b>External</b>											
Eastern Perimeter – roof – gable end	Fibreboard	28781-7-1	Negative	-	-	-	-	-	-	-	-
Awning lining	Fibreboard	28781-7-2	Positive	30	Bonded	Stable	Low	November 2020	Not labeled	4	-
Above entrance to Main Room – external wall panel	Fibreboard	Similar to 28781-7-2	Assumed Positive	31	Bonded	Stable	Low	November 2020	Not labeled	4	
Eastern Perimeter – Electrical Box – electrical backing board	Bituminous backing board	28781-7-3	Positive	32	Bonded	Stable	Low	November 2020	Not labeled	4	



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 – vinyl floor tiles	White vinyl floor tiles	28781-7-4	Negative	-	-	-	-	-	-	-	-

**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

28781-4-2	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – eave linings	26x16x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-3	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – external wall cladding (green paint)	8x4x3mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-4	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – Carport – ceiling lining	6x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-5	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – Carport – upper internal wall cladding	7x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-6	Blackheath Caravan Park – Residence, Office, Garage and Store – Internal – Residence – Bathroom – internal wall cladding	8x5x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-4-7	Blackheath Caravan Park – Residence, Office, Garage and Store – Internal – Residence – Kitchen – vinyl floor tiles	16x6x2mm light brown vinyl floor tile fragment	No asbestos detected Organic fibres detected
28781-5-1	Blackheath Arts Centre – External – Southern Perimeter – awning lining	8x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-5-2	Blackheath Arts Centre – External – Western Perimeter – concrete slab – formwork	26x14x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-5-3	Blackheath Arts Centre – External – Car Park Area – ground surface – debris	42x25x4mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
28781-5-4	Blackheath Arts Centre – Internal – Toilet #1 (east) – internal wall cladding	10x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-5-5	Blackheath Arts Centre – Internal – Kitchen – internal wall cladding	13x12x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-7-1	Lennox Park, Blaxland – Tennis Clubhouse – External – awning lining	25x7x3mm fibreboard fragment	Chrysotile asbestos detected
28781-7-2	Lennox Park, Blaxland – Tennis Clubhouse – External – Eastern Perimeter – Electrical Box – electrical backing board	3x2x2mm bituminous backing board fragment	Chrysotile asbestos detected Organic fibres detected
28781-7-3	Lennox Park, Blaxland – Tennis Clubhouse – External – above entrance to Main Room – external wall panel	11x6x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-7-4	Lennox Park, Blaxland – Tennis Clubhouse – Internal – Main Room – vinyl floor tiles	52x26x3mm beige vinyl floor tile fragment	No asbestos detected
28781-8-1	Glenbrook Pool – Main Building – External – Roof – cloaked verges – weather strip	55x28x5mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-8-2	Glenbrook Pool – Main Building – External – eave linings	9x6x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-8-3	Glenbrook Pool – Main Building – External – awning linings	18x7x3mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-8-4	Glenbrook Pool – Main Building – External – Entrance – fascia panels above roller door	6x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-8-5	Glenbrook Pool – Main Building – External – roller door to Plant Room – panel above	12x6x2mm fibrous cement sheet fragment	Chrysotile asbestos detected

**APPENDIX B – PHOTOGRAPHS**



**Photo 30:** Asset D00149 – **Lennox Park, Blaxland – Tennis Clubhouse** – fibreboard containing asbestos awning lining.



Photo 31: Asset D00149 – Lennox Park, Blaxland – Tennis Clubhouse – fibreglass assumed to contain asbestos above the entrance to the storeroom.

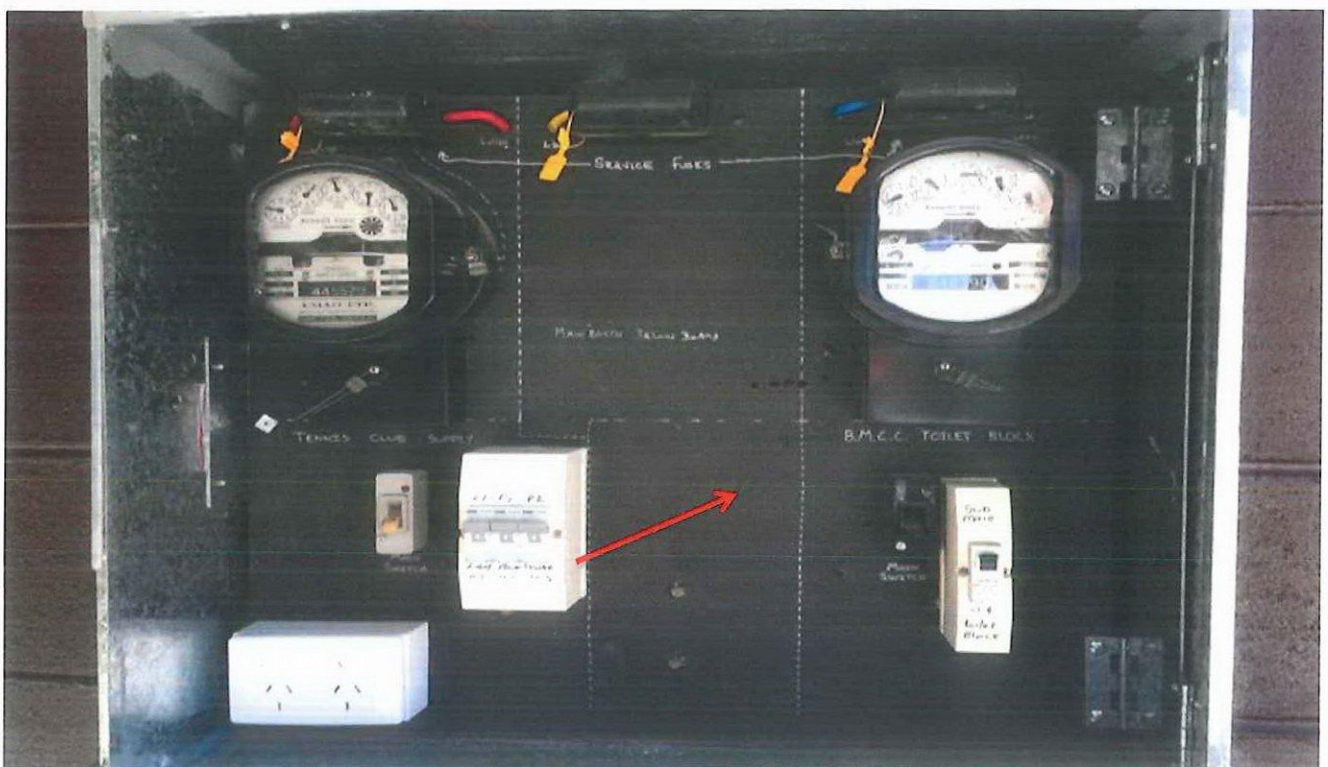


Photo 32: Asset D00149 – Lennox Park, Blaxland – Tennis Clubhouse – electrical backing board containing asbestos on the eastern perimeter.

**APPENDIX C – WARNING SIGNS AND LABELS**



