



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

18/245036

ASBESTOS REGISTER

LAWSON FORMER GOLF COURSE - MACHINERY SHED

48-78 WILSON STREET, LAWSON



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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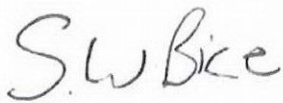
Copies	Recipient
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TABLE OF CONTENTS

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 – Lennox Park, Blaxland – Tennis Clubhouse	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

Location	Asbestos	
	Bonded	Friable
Asset E00492 – Katoomba Council Depot – Mechanical Services Workshop	×	×
Asset D00666 – Katoomba Council Depot – Stock Pound Supplies Building	×	×
Katoomba Council Depot – Vehicle Shed	×	×
Asset E00474 – Katoomba Aquatic Centre – Canteen, Clubhouse and Office	✓	×
Asset E00041 – Katoomba Aquatic Centre – Plant Building	✓	×
Asset E00327 – Kingsford Smith Park, Katoomba – Music Shell	×	×
Asset D00247 – Katoomba Falls Caravan Park – Office and Residence	×	×
Asset D00238 – Katoomba Sports and Recreation Centre	✓	✓
Asset D00006 – Solitary Restaurant, Katoomba	✓	×
Asset E00045 – Solitary Restaurant, Katoomba – Storage Shed	✓	×
Asset D00099 – Trotting Pavilion – Katoomba Men's Shed	✓	×
Asset E00515 – Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores	✓	×
Asset D00097 – Lawson Pool – Canteen and Office	✓	×
Asset D00040 – Former Lawson Golf Course – Clubhouse	✓	×
Asset E00017 – Former Lawson Golf Course – Machinery Shed	✓	×
Asset E00513 – Lawson Depot – Storage and Workshop Building	✓	×

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].

3.1.29 Asset E00017 – Former Lawson Golf Course – Machinery Shed

Address: 44-76 Wilson Street, Lawson

Inspection Date: 21/10/15

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 E00017 – Former Lawson Golf Course – Machinery Shed											
External											
Western Perimeter – gable end 2066	Fibreboard	28781-29-1	Positive	100	Bonded	Stable	Low	November 2020	Incorrectly labeled	4	
Western Perimeter – Electrical Box (small) – electrical backing board 2067	Bituminous backing board	Similar to 28781-29-2	Assumed Positive	101	Bonded	Stable	Medium	November 2020	Not labeled	4	cc 17/122588 27/06/16
Western Perimeter – Electrical Box (large) – electrical backing board 2068	Bituminous backing board	28781-29-2	Positive	102	Bonded	Broken, unstable	Medium	November 2016	Incorrectly labeled	3	cc 17/122588 27/06/16
Eastern Perimeter – gable end 2069	Fibreboard	Similar to 28781-29-1	Assumed Positive	103	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											
Central and eastern area's – ground surface – debris 2070	Fibreboard	Similar to 28781-29-1	Assumed Positive	-	Bonded	Broken, unstable	High	November 2016	Not labeled	3	

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

28781-28-2	Former Lawson Golf Course – Clubhouse External – Window Frames – mastic	68x8x5mm mastic fragment	No asbestos detected
28781-28-3	Former Lawson Golf Course – Clubhouse External – Northern Perimeter – Cool Room area – external wall panel	6x4x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-28-4	Former Lawson Golf Course – Clubhouse External – Male Toilets – infill panel around eastern window	10x4x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-28-5	Former Lawson Golf Course – Clubhouse Internal – North-eastern Room – man-hole cover	13x3x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-28-6	Former Lawson Golf Course – Clubhouse Internal – Female Change rooms – throughout – lower internal wall cladding	10x4x3mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-28-7	Former Lawson Golf Course – Clubhouse Internal – Female Change rooms – toilet partition wall cladding and cover panels	6x5x3mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-28-8	Former Lawson Golf Course – Clubhouse Internal – Male Change rooms – toilet area – internal wall cladding	9x6x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-28-9	Former Lawson Golf Course – Clubhouse Internal – Male Change rooms – toilet area – toilet partition wall cladding and cover panels	7x6x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-28-10	Former Lawson Golf Course – Clubhouse Internal – Male Change rooms – toilet area – Shower Area – ceiling lining	10x5x3mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-28-11	Former Lawson Golf Course – Clubhouse Internal – Disabled Toilets – internal wall cladding	5x3x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-28-12	Former Lawson Golf Course – Clubhouse Internal – Lower Level Change rooms – Southern Toilet – ceiling lining	10x8x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-28-13	Former Lawson Golf Course – Clubhouse Internal – Lower Level Change rooms – Southern Toilet – upper internal wall cladding	12x7x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-29-1	Former Lawson Golf Course – Machinery Shed – External – Western Perimeter – gable end	69x35x5mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-29-2	Former Lawson Golf Course – Machinery Shed – External – Western Perimeter – Electrical Box (large) – electrical backing board	3x3x2mm bituminous backing board fragment	Chrysotile asbestos detected
28781-30-1	Lawson Depot – External – window frames – window putty	20x13x8mm window putty fragment	No asbestos detected
28781-30-2	Lawson Depot – Storage and Workshop Building – Internal – Eastern Shed – south- eastern corer – electrical backing board	3x2x2mm electrical backing board fragment	Chrysotile asbestos detected
28781-31-1	Queen Oak Park, Lawson – Tennis Clubhouse – External – gable end	18x9x6mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-31-2	Queen Oak Park, Lawson – Tennis Clubhouse – External – eastern perimeter – awning lining	13x7x3mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected

APPENDIX B – PHOTOGRAPHS



Photo 100: Asset E00017 – **Former Lawson Golf Course – Machinery Shed** – Western Perimeter – fibreboard containing asbestos gable end.



Photo 101: Asset E00017 – Former Lawson Golf Course – Machinery Shed – Western Perimeter – electrical backing board containing asbestos.

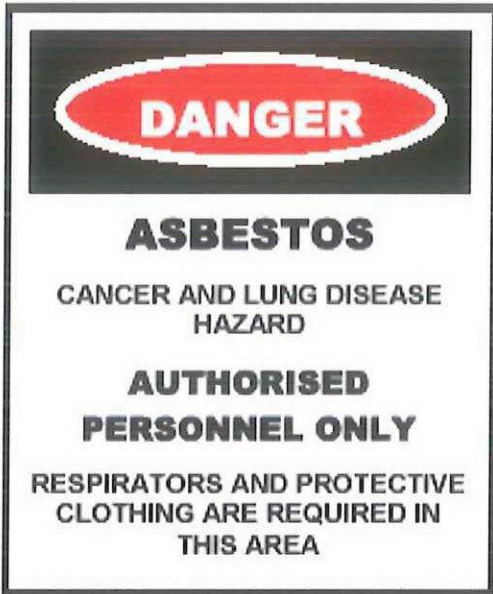


Photo 102: Asset E00017 – Former Lawson Golf Course – Machinery Shed – Western Perimeter – broken electrical backing board containing asbestos.



Photo 103: Asset E00017 – Former Lawson Golf Course – Machinery Shed – Eastern Perimeter – fibreglass containing asbestos sheeting is present behind the timber and tin gable end.

APPENDIX C – WARNING SIGNS AND LABELS



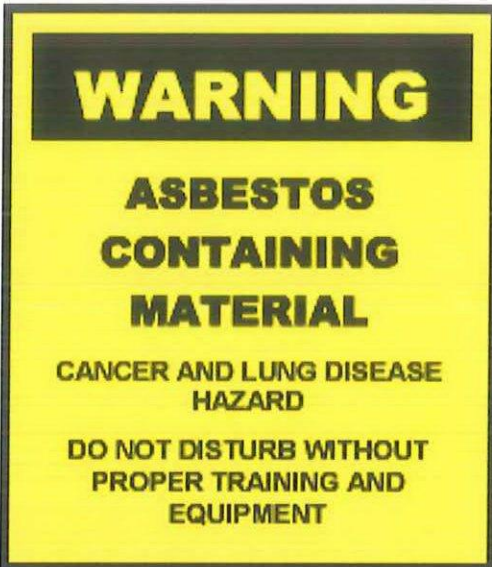
DANGER

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

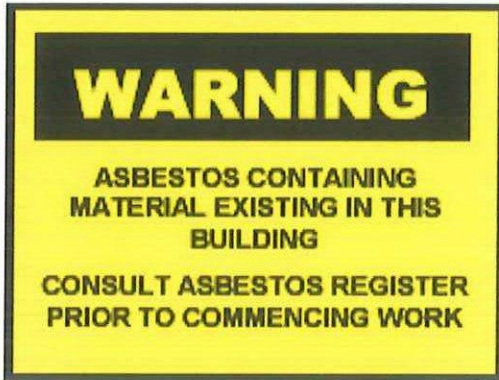


DANGER

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