



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 / 245095

ASBESTOS REGISTER

FORMER LAWSON GOLF COURSE - CLUBHOUSE

48-78 WILSON STREET, LAWSON



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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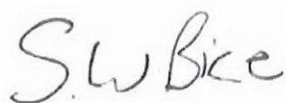
Copies	Recipient
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Prepared By:



Simon Bice
Consultant

Reviewed By:



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Manager

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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].

3.1.28 Asset D00040 – Former Lawson Golf Course – Clubhouse
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 D00040 – Former Lawson Golf Course – Clubhouse											
External											
Eave linings 2237	Fibrous cement sheeting	28781-28-1	Negative	-	-	-	-	-	-	-	-
Window Frames – mastic 2238	Mastic	28781-28-2	Negative	-	-	-	-	-	-	-	-
Northern Perimeter – Cool Room area – external wall panel 2239	Mastic	28781-28-3	Negative	-	-	-	-	-	-	-	-
Male Toilets – infill panel around eastern window 274	Fibrous cement sheeting	28781-28-4	Positive	91	Bonded	Stable	Medium	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
Sub-floor – debris on surface 275	Fibrous cement sheeting	Similar to 28781-28-4	Assumed Positive	92	Bonded	Stable	Medium	November 2020	Not labeled	4	
Southern Perimeter – Electrical Box – electrical backing board 2240	Timber	-	-	-	-	-	-	-	-	-	-
Internal											
North-eastern Room – man-hole cover 2241	Fibreboard	28781-28-5	Negative	-	-	-	-	-	-	-	-
Bar Area – linoleum 2242	Grey linoleum	Not suspect	-	-	-	-	-	-	-	-	-
Cool Room Area – internal wall panel 2243	Fibreboard	Similar to 28781-28-3	Assumed Negative	-	-	-	-	-	-	-	-
Female Change Rooms – throughout – lower internal wall cladding (tiled finish) 276	Fibrous cement sheeting	28781-28-6	Positive	93	Bonded	Stable	Medium	November 2020	Not labeled	4	
Female Change Rooms – toilet partition wall cladding and cover panels 277	Fibrous cement sheeting	28781-28-7	Positive	94	Bonded	Stable	Medium	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
Female Change Rooms – western window in toilets – infill panel 278	Fibrous cement sheeting	Similar to 28781-28-7	Assumed Positive	95	Bonded	Stable	Medium	November 2020	Not labeled	4	
Male Change Rooms – Entrance – linoleum 224	Grey linoleum	-	-	-	-	-	-	-	-	-	-
Male Change Rooms – toilet area – internal wall cladding 279	Fibrous cement sheeting	28781-28-8	Positive	96	Bonded	Stable	Medium	November 2020	Not labeled	4	
Male Change Rooms – toilet area – toilet partition wall cladding and cover panels 280	Fibrous cement sheeting	28781-28-9	Positive	97	Bonded	Stable	Medium	November 2020	Not labeled	4	
Male Change Rooms – toilet area – Shower Area – ceiling lining 281	Fibrous cement sheeting	28781-28-10	Positive	98	Bonded	Stable	Low	November 2020	Not labeled	4	
Male Change Rooms – toilet area – Shower Area – internal wall cladding 282	Fibrous cement sheeting	Similar to 28781-28-8	Assumed Positive	98	Bonded	Stable	Medium	November 2020	Not labeled	4	
Disabled Toilets – internal wall cladding 2245	Fibreboard	28781-28-11									
Lower Level Change Rooms – Southern Toilet – ceiling lining 283	Fibrous cement sheeting	28781-28-12	Positive	99	Bonded	Unstable, broken	Low	November 2016	Not labeled	3	

Location	Material	Sample ID	Sample Status	Photo No.	Asbestos Classification	Condition	Accessibility	Re-inspect	Current Label	Control Measure	Record of Works Undertaken
Lower Level Change rooms – Southern Toilet – upper internal wall cladding 284	Fibrous cement sheeting	28781-28-13	Positive	99	Bonded	Stable	Medium	November 2020	Not labeled	4	

APPENDIX A – ANALYSIS RESULTS

TEST REPORT

November 25, 2015

Blue Mountains City Council
Locked Bag 1005
KATOOMBA NSW 2780

Your 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 LIMITED



Kieran White
Manager

PROJECT: Blue Mountains City Council – Stage 3
JOB NO: 28781

28781-24-1	Solitary Restaurant, Katoomba – Storage Shed – External – north-east perimeter – debris	23x15x4mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
28781-25-1	Trotting Pavilion – Katoomba Men's Shed – External – Northern Perimeter – Garage Area – east – formwork on concrete slab	38x17x4mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
28781-25-2	Trotting Pavilion – Katoomba Men's Shed – Internal – Western gable end	65x10x5mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-1	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – External – Female Change Rooms – Roof – gable	10x4x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-2	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – External – Female Change Rooms – north-eastern corner – doorway infill panel	11x4x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-3	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – External – High Voltage Room – northern external wall panels	11x4x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-4	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – Internal – Female Change Rooms – ceiling panel	7x6x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-5	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – Internal – Male Change Rooms – Shower Area – ceiling lining	14x10x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-6	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – Internal – Male Change Rooms – Urinals – flashing behind urinals	4x2x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-26-7	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – Internal – Pump Room – pipe work – gasket	15x3x2mm rubber fragment	No asbestos detected
28781-26-8	Lawson Pool – Change Rooms, Pump and Electrical Rooms and Chemical Stores – Internal – Storeroom adjacent HV room – service conduit	7x3x1mm fibrous cement conduit fragment	Chrysotile asbestos detected
28781-27-1	Lawson Pool – Canteen and Office – External – Canteen – infill panels above windows	4x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-27-2	Lawson Pool – Canteen and Office – External – Office – eastern perimeter – electrical box's – electrical backing boards	4x3x2mm bituminous backing board fragment	Chrysotile asbestos detected
28781-27-3	Lawson Pool – Canteen and Office – Internal – Canteen – ceiling lining – vermiculite	5g vermiculite fragment	No asbestos detected
28781-28-1	Former Lawson Golf Course – Clubhouse External – eave linings	8x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected

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 91: Asset D00040 – Former Lawson Golf Course – Clubhouse – Male Toilets – asbestos cement sheet infill panel around eastern window.

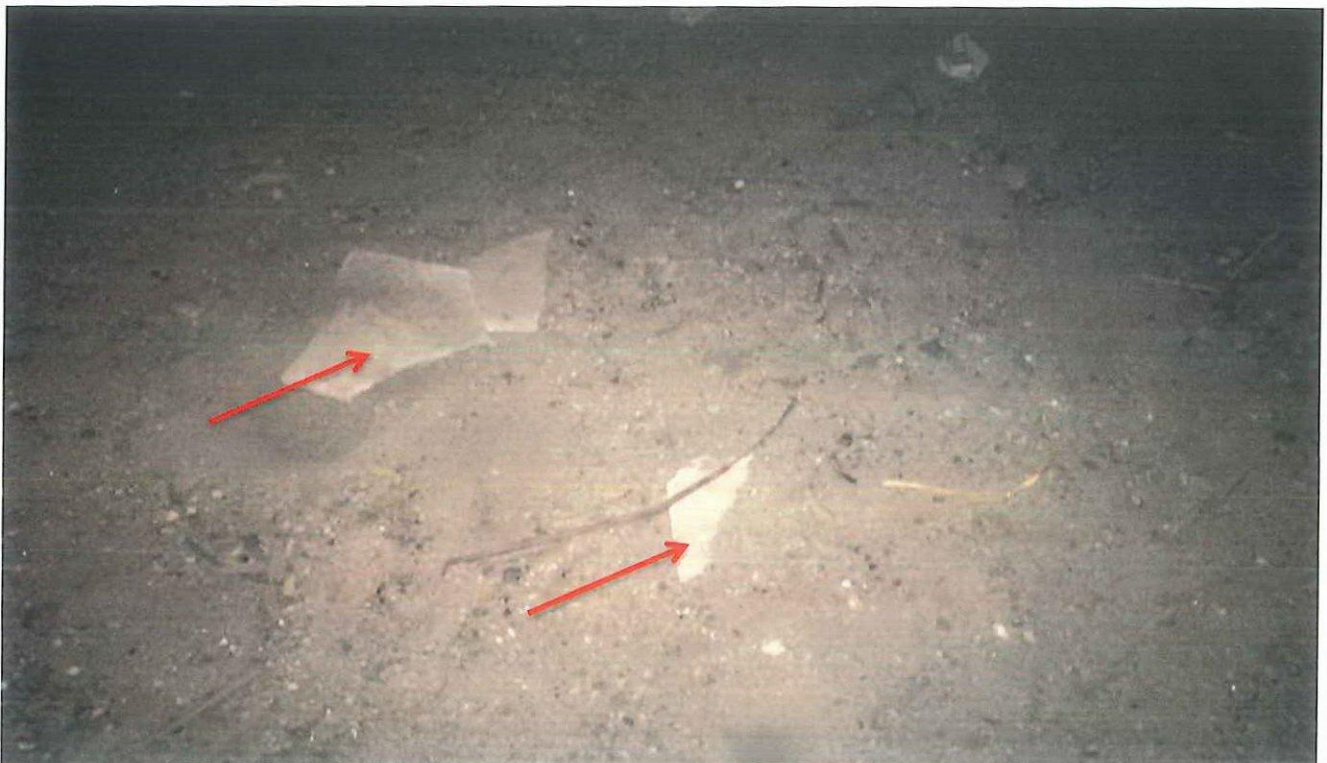


Photo 92: Asset D00040 – Former Lawson Golf Course – Clubhouse – Sub-floor – asbestos cement sheet debris.



Photo 93: Asset D00040 – Former Lawson Golf Course – Clubhouse – Female Change Rooms – asbestos cement sheet lower internal wall cladding.

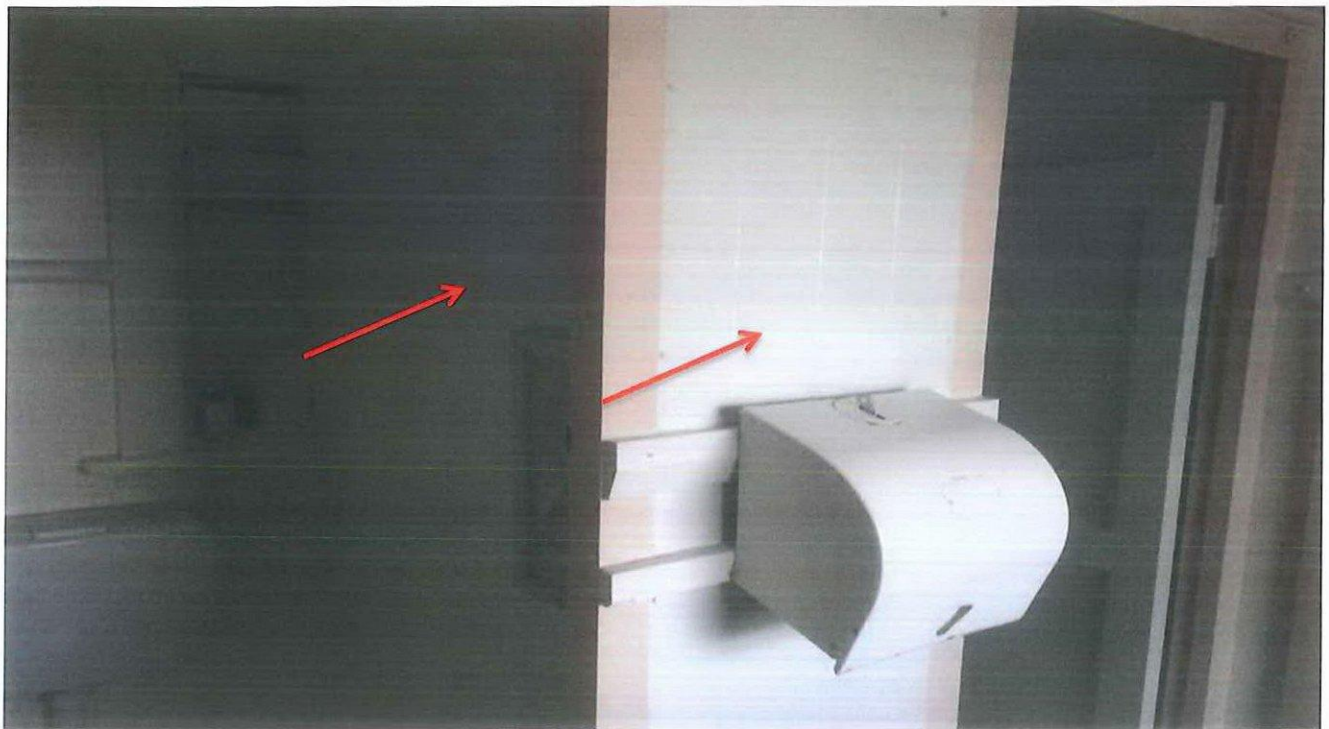


Photo 94: Asset D00040 – Former Lawson Golf Course – Clubhouse – Female Change Rooms – asbestos cement sheet toilet partition wall cladding and cover panels.



Photo 95: Asset D00040 – Former Lawson Golf Course – Clubhouse – Female Change Rooms – asbestos cement sheet infill panel in the western window.



Photo 96: Asset D00040 – Former Lawson Golf Course – Clubhouse – Male Change Rooms – toilet area – asbestos cement sheet internal wall cladding.

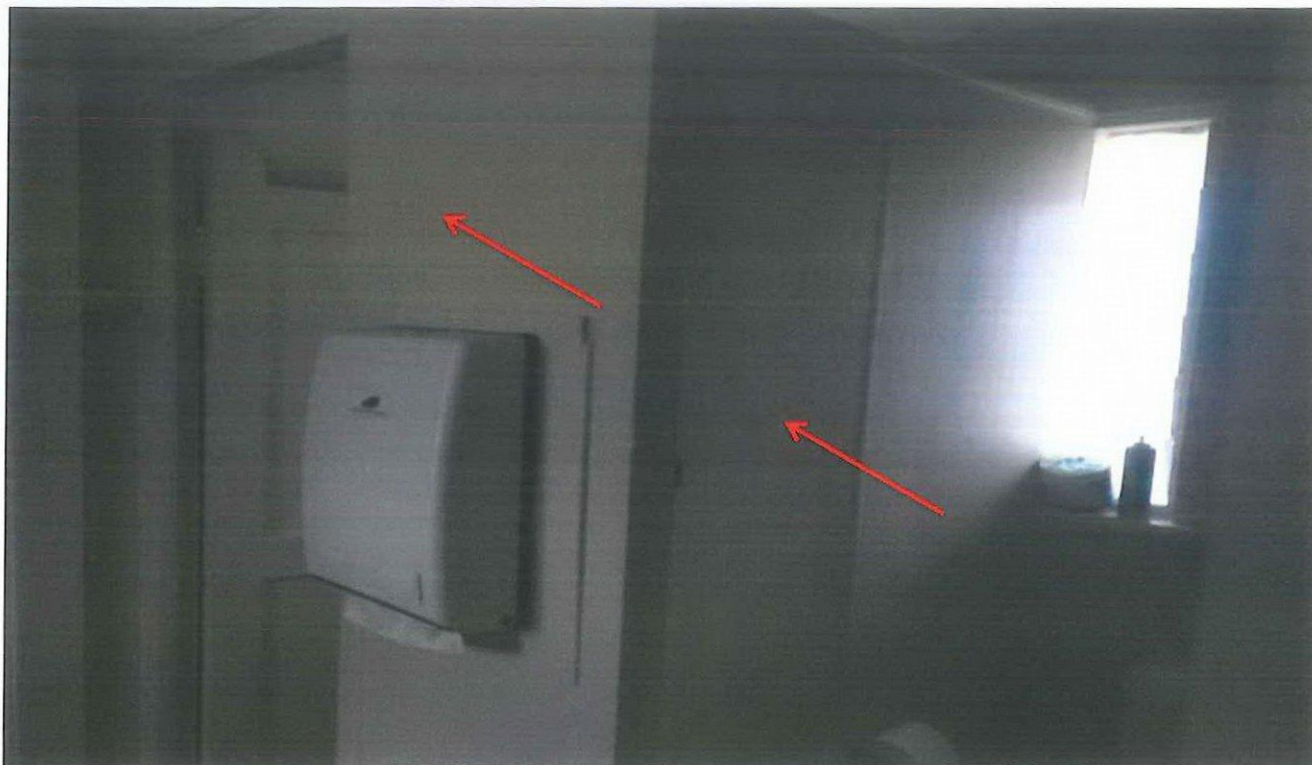


Photo 97: Asset D00040 – Former Lawson Golf Course – Clubhouse – Male Change Rooms – toilet area – asbestos cement sheet toilet partition wall cladding and cover panels.



Photo 98: Asset D00040 – Former Lawson Golf Course – Clubhouse – Male Change Rooms – Shower Area – asbestos cement sheet ceiling lining and internal wall cladding.



Photo 99: Asset D00040 – Former Lawson Golf Course – Clubhouse – Lower Level Change Rooms – Southern Toilet – asbestos cement sheet ceiling lining and upper internal wall cladding.

APPENDIX C – WARNING SIGNS AND LABELS

