



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.





Asbestos Register Resurvey Report Asbestos Response Team



Asbestos Register Resurvey Report

Table of Contents

Asbestos Register Condition Inspection	3
Risk Matrix	5
Appendix A (Photographs)	7
Appendix B (Asbestos Control Log).....	9
Appendix C (Sample Results)	10

Asbestos Register Condition Inspection

Asset Name:	Faulconbridge Church Hall	Date:	1-3-2019	RAR No:	RAR-255
Asset Address:	585 Great Western Highway Faulconbridge	Inspection Carried Out By:	Brian Ashton	HPE No:	19/78687
Are Staff/PCBU aware that there is ACM onsite?		Yes			
Is there a copy of the Asbestos Register for this location onsite?		Yes			
Is there a copy of the Asbestos Management Plan for this location onsite?		Yes			

Reference Number	Sample Number	Location			Analysis	Risk assessment						Additional information		
		Int / Ext Floor Specific Location	Material Type	Extent	Result	Accessibility	Condition	Friability of Asbestos	Sealed/ Surface Treatments	Risk Assessment	Recommended Control Actions	Labels Affixed	Additional Comments	Next Inspection due date
1361	15759-1	External Lower Wall Cladding	Fibreboard		Negative						A5			
2875	MicroPhazir	External Electrical Box	Bituminous Backing Board	0.25m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
1386	15759-3	Internal Kitchen Ceiling Lining	Fibrous Cement Sheeting	18m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	Yes		12 months
1388	15759-4	Internal Kitchen Wall Cladding	Fibrous Cement Sheeting	21m2	Positive	2 Accessible	2 Fair	1 Non-Friable	1 Sealed	6 Low	A3	Yes	Suggest Re-painting	6 months
1390	Similar to 15759-4	Internal Main Hall Ceiling Lining	Fibrous Cement Sheeting	65m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
2876	Similar to 15759-4	Internal Main Hall Wall Cladding	Fibrous Cement Sheeting	40m2	Positive	2 Accessible	2 Fair	1 Non-Friable	1 Sealed	6 Low	A3	Yes	Suggest Re-painting	6 months
1394	Similar to 15759-3	Internal Main Entrance Ceiling Lining	Fibrous Cement Sheeting	2.5m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months



1397	Similar to 15759-4	Internal Main Entrance Wall Cladding	Fibrous Cement Sheeting	7m2	Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Low	A4	Yes		12 months
2876	MicroPhazir	Internal Sub Floor	Fibreboard Packers		Negative						A5			
1399	15759-5	Outside Toilet Internal Ceiling Lining	Fibrous Cement Sheeting	6.5m2	Positive	1 Non-Accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	Yes	Requires Painting	6 months



Risk Matrix

Reference Number	Reference number as per the Asbestos Database, can also be used to label the floorplan (If no number is identified then number to be created on spot)		
Sample number	Sample number from previous reports that are available		
Int / Ext Floor Specific Location	Detail where in the building the material is referring too. (southern wall male bathroom)		
Material Type	Details what type of material it is (fibre cement sheeting, Plasterboard)		
Extent	Detail how many square metres is present		
Analysis	Detail what type of asbestos is present (Chrysotile, Amosite or Crocidolite)		
Variable	Variable	Score	Example of Score
Accessibility			Score
Accessible		2	The material is located in frequently accessible areas with potential for disturbance or the material is prone to mechanical disturbance due to routine building activity and/or maintenance
Non-Accessible		1	Routine accessibility is unlikely to cause significant deterioration, the material is located in areas with minimal or no disturbance potential or the material is adequately sealed
	Condition		
Good		1	<ul style="list-style-type: none"> - Firmly bonded - Painted or sealed - Without visible cracks or damage - Without associated debris
Fair		2	<ul style="list-style-type: none"> - Without weathering or deterioration - Unpainted or unsealed - Subject to minor or infrequent weathering
Poor		3	<ul style="list-style-type: none"> - Friable but encapsulated (e.g. pipe lagging wrapped in plastic) - Without significant visual damage or deterioration (e.g. minor cracks or frayed edges) - Un-bonded - Unstable - Significant damage - Friable and damaged - Fire damaged - Visible debris - Material is inaccessible - Area or room is inaccessible but it is assumed to have ACMs within it
	Friability of Asbestos		
Friable		3	Detail the classification of the asbestos
Non-Friable		1	
	Surface Treatment		
Sealed		1	Refers to whether or not the material is encapsulated with a sealant such as paint, wall paper, etc. concealing its exposed surfaces. Enclosed sprays/lagging/board. (painted or encapsulated with no exposed edges)
Partially Sealed		2	Bare ACM or encapsulated lagging/spray. (Partially painted or encapsulated)
Unsealed		3	Unsealed lagging/spray/loose asbestos. (no evidence of paint or encapsulation methods used)



Risk Assessment

The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.

Material Assessment Score	Risk Category	Fibre Release Potential
10 or higher	A1	High
8 – 9	A2	Medium
6 – 7	A3	Low
5 or lower	A4	Very Low
Nil	A5	No Risk

Risk Category	Control Descriptor / Control Action
A1	(CA02) Restrict Access & Remove
	<ul style="list-style-type: none"> • Friable or poorly bonded to substrate, located in accessible areas. • Severely water damaged or unstable • Further damage or deterioration likely • Asbestos debris and stored asbestos in reasonably accessible areas
A2	(CA01) Enclose, Encapsulate or Seal by Licensed Contractor - Re Inspect Periodically
	<ul style="list-style-type: none"> • Damaged material in reasonably accessible areas • Friable or poorly bonded to substrate, with bonding achievable. • Possibility of disturbance through contact • Possibility of deterioration through weathering
A3	(CA 06) Remove During Refurbishment or Maintenance. Enclose, Encapsulate or Seal by General Maintenance Contractors , Re Inspect Periodically
	<ul style="list-style-type: none"> • Asbestos debris or stored material in rarely accessed areas • Further disturbance or damage unlikely , other than during maintenance or service • Asbestos friction materials, gaskets and brake linings
A4	(CA04) No remedial Action Re Inspect Periodically
	<ul style="list-style-type: none"> • Firmly bonded to substrate and readily visible for inspection • Inaccessible and fully contained • Stable and damage unlikely
A5	(CA05) No Action Required - No ACM Identified
Labels Affixed	
Yes	Labels are present on the Asbestos
No	No labels are present on the asbestos
Additional comments	Refers to any other relevant comments that may assist with the future management of the material. You may make reference to lifting all picture frames whilst completing inspection.
Next Inspection Due date	Maximum 1 Year from current inspection date



Appendix A (Photographs)

Reference Number Int / Ext Floor Specific Location	Photographs
#2875 External Electrical Box	
#1386 Internal Kitchen Ceiling Lining	
#1388 Internal Kitchen Wall Cladding	
#1390 and #2876 Internal Main Hall Ceiling Lining and Wall Cladding	



<p>#1394 and #1397 Internal Main Entrance Ceiling Lining and Wall Cladding</p>	
<p>#1399 Outside Toilet Internal Ceiling Lining</p>	



Appendix B (Asbestos Control Log)

To comply with the *Work health and Safety Regulation 2017*, all actions taken to control asbestos (removed from, or disturbed, sealed or enclosed) must be recorded in the table below.

Name	Company	Date	Works undertaken	Reference number
Brian Ashton	Blue Mountains City Council	1/03/2019	Register review	19/78687



Appendix C (Sample Results)

Sample Results (Insert sample analysis reports)

