



# 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 Resurvey Report**

## **Asbestos Response Team**



# Asbestos Register Resurvey Report

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## Asbestos Register Condition Inspection

<b>Asset Name:</b>	Blackheath Early Childhood Centre	<b>Date:</b>	8 April 2019	<b>RAR No:</b>	RAR-94
<b>Asset Address:</b>	267-269 Great Western Highway Blackheath	<b>Inspection Carried Out By:</b>	John Parkinson	<b>HPE No:</b>	19/84675
<b>Are Staff/PCBU aware that there is ACM onsite?</b>		YES			
<b>Is there a copy of the Asbestos Register for this location onsite?</b>		Yes			
<b>Is there a copy of the Asbestos Management Plan for this location onsite?</b>		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
2992	21880-4	External – Eave Lining	Fibrous Cement Sheeting	100m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N	Flaking Paint some areas	12 Months
2993	Similar to 21880-4	External Entrance ceiling lining	Fibrous Cement Sheeting	5m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N		12 Months
2994	21880-5	External Eastern Bay Windows (waiting room) shingles above	Fibrous Cement Sheeting	5m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N		12 Months
2995	Similar to 21880-5	External Western Bay Windows (waiting room) shingles above	Fibrous Cement Sheeting	5m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N		12 Months
2996	21880-6	External window frames window putty	Mastic		Negative						A5			
2997	21880-7	Internal Entrance Room Vinyl floor tiles	Brown Vinyl Tiles	20m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N		12 Months



2998	Similar to 21880-7	Internal Kitchen Vinyl Floor Tiles	Brown Vinyl Tiles	6m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N		12 Months
2999	Similar to 21880-7	Internal Waiting Room Vinyl Floor Tiles	Brown Vinyl Tiles	5m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very low	A4	N		12 Months
3000		Subfloor											No Packers or Fragments	



## Risk Matrix

<b>Reference Number</b>	<b>Reference number as per the Asbestos Database, may also be used to label the floorplan (If no number is identified then a generic number is to be created on spot)</b>	
<b>Sample number</b>	Sample number from previous reports that are available	
<b>Int / Ext Floor Specific Location</b>	Detail where in the building the material is referring too. (southern wall male bathroom)	
<b>Material Type</b>	Details what type of material it is (fibre cement sheeting, Plasterboard)	
<b>Extent</b>	Detail how many square metres is present	
<b>Analysis</b>	Detail what type of asbestos is present (Chrysotile, Amosite or Crocidolite)	
<b>Variable</b>	<b>Score</b>	<b>Example of Score</b>
<b>Accessibility</b>		
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
<b>Condition</b>		
Good	1	<ul style="list-style-type: none"> <li>Firmly bonded</li> <li>Painted or sealed</li> <li>Without visible cracks or damage</li> <li>Without associated debris</li> <li>Without weathering or deterioration</li> </ul>
Fair	2	<ul style="list-style-type: none"> <li>Unpainted or unsealed</li> <li>Subject to minor or infrequent weathering</li> <li>Friable but encapsulated (e.g. pipe lagging wrapped in plastic)</li> <li>Without significant visual damage or deterioration (e.g. minor cracks or frayed edges)</li> </ul>
Poor	3	<ul style="list-style-type: none"> <li>Un-bonded</li> <li>Unstable</li> <li>Significant damage</li> <li>Friable and damaged</li> <li>Fire damaged</li> <li>Visible debris</li> <li>Material is inaccessible</li> <li>Area or room is inaccessible but it is assumed to have ACMs within it</li> </ul>
<b>Friability of Asbestos</b>		
Friable	7	Detail the classification of the asbestos
Non-Friable	1	
<b>Surface Treatment</b>		
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	<b>(CA02) Restrict Access &amp; Remove as Reasonably Practicable</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>
A2	<b>(CA01) 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>• Poorly bonded to substrate, with bonding achievable.</li> <li>• Possibility of disturbance through contact</li> <li>• Possibility of deterioration through weathering</li> </ul>
A3	<b>(CA 06) 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 brakelinings</li> </ul>
A4	<b>(CA04) 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>
A5	<b>( CA05) No Action Required - No ACM Identified</b>
	<ul style="list-style-type: none"> <li>• ACM incident cleared</li> </ul>

<b>Labels Affixed</b>	
Yes	Labels are present on the Asbestos
No	No labels are present on the asbestos
<b>Additional comments</b>	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.
<b>Next Inspection Due date</b>	Maximum 1 Year from current inspection date



## Appendix A (Photographs)

Reference Number Int / Ext Floor Specific Location	Photographs
<p>2992 External Eave Lining</p>	
<p>2993 External Entrance ceiling lining</p>	
<p>2994 External Eastern Bay Windows (waiting room) shingles above</p> <p>2995 External Western Bay Windows (waiting room) shingles above</p>	



2997  
Internal  
Entrance Room  
Vinyl floor tiles



2998  
Internal  
Kitchen  
Vinyl Floor Tiles



2999  
Internal  
Waiting Room  
Vinyl Floor Tiles





## 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
John Parkinson	BMCC (ART)	08/04/2019	Register Review	19/84675



## Appendix C (Sample Results)

**TEST REPORT**

April 10, 2014

**Blue Mountains City Council**  
Locked Bag 1005  
KATOOMBA NSW 2780Your Reference: Blue Mountains City Council  
Job Number: 2188 0**Attention:** Steve Kezler

Dear Steve,

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:	193 Sample's
Date of Sampling:	24/11/13-11/02/14
Date of Analysis:	24/11/13-18/02/14
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

JOB NO: 21880

Sample No	Location/Reference	Sample Description	Asbestos ID - Material
21880-1	Blackheath Pool - Cottage/Office - External - awning lining	20x10x4mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-2	Blackheath Pool - Cottage/Office - External - external wall cladding	7x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-3	Blackheath Pool - Cottage/Office - External - Window Frames - window putty	40x9x4mm mastic fragment	No asbestos detected
21880-4	Blackheath Early Childhood Centre - External - eave linings	5x2x1mm fibrous cement sheet fragment	Chrysotile asbestos
21880-5	Blackheath Early Childhood Centre - External - Eastern Bay Windows (waiting room) - shingles above	12x6x5mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-6	Blackheath Early Childhood Centre - External - window frames - window putty	17x12x7mm mastic fragment	No asbestos detected
21880-7	Blackheath Early Childhood Centre - Internal - Entrance Room - vinyl floor tiles	25x16x3mm brown vinyl floor tile fragment	Chrysotile asbestos detected
21880-8	Blackheath Shelter Shed (Near Crossing) - External - Roof shingles	43x18x5mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-9	Blackheath Shelter Shed (Near Crossing) - External - ceiling lining	4x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected Crocidolite asbestos detected
21880-10	Blaxland Community Centre/Library - External - brick external walls - expansion joints (red brick areas)	10x9x4mm mastic fragment	No asbestos detected
21880-11	Blaxland Community Centre/Library - External - timber cladding external walls - expansion joints	26x10x5mm mastic fragment	Chrysotile asbestos detected
21880-12	Blaxland Community Centre/Library - External - Library - infill panels beneath windows	4x3x1mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-13	Blaxland Community Centre/Library - Internal - Hall - Meeting Room - middle store - ceiling lining	5x4x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-14	Blaxland Community Centre/Library - Internal - Hall - Meeting Room - cupboard - gasket within pipework	12x3x3mm bituminous gasket fragment	No asbestos detected [Organic fibres detected]
21880-15	Blaxland Community Centre/Library - Internal - Community Centre - Sub-floor - debris on ground surface	40x26x4mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-16	Blaxland Community Centre/Library - Internal - Community Centre - Sub-floor - stack of tiles	160x38x7mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-17	Blaxland Community Centre/Library - Internal - Library - Sub-floor - debris on ground surface	103x100x5mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-18	Euroka Childcare Centre - External - Entrance - ceiling lining	2x2x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-19	Euroka Childcare Centre - External - Southern external wall cladding	7x4x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-20	Euroka Childcare Centre - Internal - Childrens Toilets - internal wall cladding	10x3x3mm fibreboard fragment	No asbestos detected [Organic fibres detected]