



# 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>	Katoomba Cemetery	<b>Date:</b>	15-4-2019	<b>RAR No:</b>	Rar-144
<b>Asset Address:</b>	2-16 Cemetery Road Katoomba	<b>Inspection Carried Out By:</b>	Brian Ashton	<b>HPE No:</b>	
<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>	No				
<b>Is there a copy of the Asbestos Management Plan for this location onsite?</b>	No				

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
1650	Similar to 21880-106	External Gable Ends	Fibrous Cement Sheeting	0.5m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4 Very Low	No		April 2024
1668	21880-106	External Western Eave Lining	Fibrous Cement Sheeting	2m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4 Very Low	Yes		April 2024
1669	21880-107	External Ceiling Lining	Fibrous Cement Sheeting	25m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4 Very Low	Yes		April 2024



## 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	3	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
A1	<b>Restrict Access &amp; Remove</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>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>• Friable or 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>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 brake linings</li> </ul>
A4	<b>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>No Action Required - No ACM Identified</b>
<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

## Risk Assessment for Land and Built Assets

Risk Assessment Criteria for Land and Built Assets			
Question	Risk Assessment Criteria		
1.1	Identified Risk - Is the site known to council as a risk?	1 = Extreme	<input type="checkbox"/>
		2 = High	<input type="checkbox"/>
		3 = Medium	<input type="checkbox"/>
		4 = Low	<input type="checkbox"/>
		5 = Rare	<input type="checkbox"/>
1.2	Addressed Risk - Have we had a competent assess the site?	1 = No	<input type="checkbox"/>
		2 = Yes	<input type="checkbox"/>
1.3	Scale of ACM Risk - How much Asbestos material has been identified?	1 = More than 50m2	<input type="checkbox"/>
		2 = 50m2 or less	<input type="checkbox"/>
		3 = Greater than 10m2	<input type="checkbox"/>
		4 = Less than 10m2	<input type="checkbox"/>
		5 = No asbestos found / Asbestos incident cleared	<input type="checkbox"/>
1.4	Condition	1 = Friable or High damage or deterioration of material (visible asbestos debris).	<input type="checkbox"/>
		2 = Medium damage significant breakage of materials.	<input type="checkbox"/>
		3 = Low Damage a few scratches or surface marks, broken edges on boards, tiles etc.	<input type="checkbox"/>
		4 = Good condition: no visible damage.	<input type="checkbox"/>
		5 = No asbestos found / Asbestos incident cleared	<input type="checkbox"/>
1.5	Initial Risk Resolution	1 = No Clearance Certificate located	<input type="checkbox"/>
		2 = Encapsulation Certificate – Friable	<input type="checkbox"/>
		3 = Encapsulation Certificate – Non Friable	<input type="checkbox"/>
		4 = Clearance Certificate – Partial Lot	<input type="checkbox"/>
		5 = Clearance Certificate – Full Lot	<input type="checkbox"/>
1.6	Residual Risk – how likely are future finds going to occur.	1= Almost Certain	<input type="checkbox"/>
		2 = Likely	<input type="checkbox"/>
		3 = Possible	<input type="checkbox"/>
		4 = Unlikely	<input type="checkbox"/>
		5 = Rare	<input type="checkbox"/>



2.1	Accessibility - Can the site be easily accessed?	1 = Almost Certain	<input type="checkbox"/>
		2 = Likely	<input type="checkbox"/>
		3 = Possible	<input type="checkbox"/>
		4 = Unlikely	<input type="checkbox"/>
		5 = Rare	<input type="checkbox"/>
2.2	Usage of the site.	1 = Extreme	<input type="checkbox"/>
		2 = High	<input type="checkbox"/>
		3 = Medium	<input type="checkbox"/>
		4 = Low	<input type="checkbox"/>
		5 = Rare	<input type="checkbox"/>
2.3	Proximity - How close is the site to private land?	1 = within 10 metres of private land	<input type="checkbox"/>
		2 = over 10 metres from private land	<input type="checkbox"/>
		3 = within 50 metres of private land	<input type="checkbox"/>
		4 = over 50 metres from private land	<input type="checkbox"/>
		5 = over 100 metres from private land	<input type="checkbox"/>








## Floor Plan



## Appendix B (Photographs)

Reference Number Int / Ext Floor Specific Location	Photographs
1650	
1668	
1669	





## Appendix C (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



## Appendix D (Sample Results)

Sample Results (Insert sample analysis reports)