



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

&

Management Plan

Asbestos Response Team

Asbestos Register and Management Plan

Policy Ref. No:	<i>25132</i>	Staff Consultative Committee Endorsement Date:	<i>N/A</i>
HPE Record No:	<i>RAR-59</i>	PCT Endorsement Date:	<i>N/A</i>
Distribution:	<i>Onsite Delivery</i>	ELT Meeting Date:	<i>N/A</i>
Status:	<i>Approved</i>		
Scope:	<i>Tenants, Facility Users, Community</i>	Governing Policy:	<i>Asbestos Management Policy</i>
Lifespan:	<i>5 years or following legislative change</i>	Responsible Directorate/Group:	<i>Executive</i>
Next review:	<i>2 years from adoption</i>	Contact Position:	<i>Program Leader Hazardous Materials Team</i>

Version History

Version	Adoption Date	Reason for Change
June 2019	June 2019	Initial Version




Table of Contents

1. Asbestos Register Condition Inspection	4
2. Risk Matrix	6
3. Risk Assessment for Land and Built Assets	8
Appendix Floor Plan	10
Appendix C (Asbestos Control Log)	11
Appendix D (Sample Results)	12

1. Asbestos Register Condition Inspection

Asset Name:	Blackheath Arts Society	Date:	2-7-2019	RAR No:	44
Asset Address:	139A Station Street Blackheath	Inspection Carried Out By:	Brian Ashton	HPE No:	18/239255
Are Staff/PCBU aware that there is ACM onsite?	N/A				
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
External														
1128		Electrical Box	Plastic		Not Suspect									
1129	28781-5-1	Southern Awning Lining	Fibreboard		Negative									
1130	28781-5-2	Concrete Slab Formwork	Fibreboard		Negative									
Internal														
1151		Foyer and Main Room Linoleum	Linoleum		Not Suspect									
1152	28781-5-4	Toilet #1 Wall Cladding	Fibreboard		Negative									
1153	Same as 28781-5-4	Toilet #2 Wall Cladding	Fibreboard		Negative									
1154	28781-5-5	Kitchen Wall Cladding	Fibreboard		Negative									



		Main Hall Wall Cladding	Plasterboard		Not Suspect									
		Office Wall Cladding	Plasterboard		Not Suspect									
		Ceiling Lining Throughout	Plasterboard		Not Suspect									

Risk Matrix

Reference Number	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)		
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. (eg. southern wall male bathroom)		
Material Type	Details what type of material it is (eg. fibre cement sheeting, Plasterboard)		
Extent	Detail how many square metres are present		
Analysis	Detail what type of asbestos is present (Chrysotile, Amosite or Crocidolite)		
Variable	Score	Example of Score	
Accessibility			
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 Without weathering or deterioration 	
Fair	2	<ul style="list-style-type: none"> Unpainted or unsealed Subject to minor or infrequent weathering Friable but encapsulated (e.g. pipe lagging wrapped in plastic) Without significant visual damage or deterioration (e.g. minor cracks or frayed edges) 	
Poor	3	<ul style="list-style-type: none"> 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 as Reasonably Practicable
	<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 Poorly bonded to substrate, with bonding achievable. Possibility of disturbance through contact Possibility of deterioration through weathering
A3	(CA06) 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
	<ul style="list-style-type: none"> ACM incident cleared

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 5 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 checked="" type="checkbox"/>
1.2	Addressed Risk - Have we had a competent assess the site?	1 = No	<input type="checkbox"/>
		2 = Yes	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>



2.1	Accessibility - Can the site be easily accessed?	1 = Almost Certain	<input checked="" 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 checked="" 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 checked="" 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"/>

Appendix A (Floor Plan)





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	Asbestos Response Team	2/7/2019	Asbestos Register and Plan review	

Appendix C (Sample Results)

AIRSAFE

93 Beattie Street Balmain NSW 2041 Australia
T. 02 9555 9034 | F. 02 9555 9035
info@airsafe.net.au | www.airsafe.net.au
ABN 84 184 293 690

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



Accredited for compliance with ISO/IEC 17025.
NATA accredited laboratory 2958.
This report must not be reproduced except in full.

PROJECT: Blue Mountains City Council – Stage 3

JOB NO: 28781

28781-4-2	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – eave linings	26x16x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-3	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – external wall cladding (green paint)	8x4x3mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-4	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – Carport – ceiling lining	6x5x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-5	Blackheath Caravan Park – Residence, Office, Garage and Store – External – Residence – Carport – upper internal wall cladding	7x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-4-6	Blackheath Caravan Park – Residence, Office, Garage and Store – Internal – Residence – Bathroom – internal wall cladding	8x5x2mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-4-7	Blackheath Caravan Park – Residence, Office, Garage and Store – Internal – Residence – Kitchen – vinyl floor tiles	16x6x2mm light brown vinyl floor tile fragment	No asbestos detected Organic fibres detected
28781-5-1	Blackheath Arts Centre – External – Southern Perimeter – awning lining	8x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-5-2	Blackheath Arts Centre – External – Western Perimeter – concrete slab – formwork	26x14x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-5-3	Blackheath Arts Centre – External – Car Park Area – ground surface – debris	42x25x4mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
28781-5-4	Blackheath Arts Centre – Internal – Toilet #1 (east) – internal wall cladding	10x5x1mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-5-5	Blackheath Arts Centre – Internal – Kitchen – internal wall cladding	13x12x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-7-1	Lennox Park, Blaxland – Tennis Clubhouse – External – awning lining	25x7x3mm fibreboard fragment	Chrysotile asbestos detected
28781-7-2	Lennox Park, Blaxland – Tennis Clubhouse – External – Eastern Perimeter – Electrical Box – electrical backing board	3x2x2mm bituminous backing board fragment	Chrysotile asbestos detected Organic fibres detected
28781-7-3	Lennox Park, Blaxland – Tennis Clubhouse – External – above entrance to Main Room – external wall panel	11x6x2mm fibreboard fragment	No asbestos detected Organic fibres detected
28781-7-4	Lennox Park, Blaxland – Tennis Clubhouse – Internal – Main Room – vinyl floor tiles	52x26x3mm beige vinyl floor tile fragment	No asbestos detected
28781-8-1	Glenbrook Pool – Main Building – External – Roof – cloaked verges – weather strip	55x28x5mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-8-2	Glenbrook Pool – Main Building – External – eave linings	9x6x1mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-8-3	Glenbrook Pool – Main Building – External – awning linings	18x7x3mm fibreboard fragment	Chrysotile asbestos detected Organic fibres detected
28781-8-4	Glenbrook Pool – Main Building – External – Entrance – fascia panels above roller door	6x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
28781-8-5	Glenbrook Pool – Main Building – External – roller door to Plant Room – panel above	12x6x2mm fibrous cement sheet fragment	Chrysotile asbestos detected

**Debris cleared
27/06/2016
See 17/122591**



Accredited for compliance with ISO/IEC 17025.
NATA accredited laboratory 2959.
This report must not be reproduced except in full.