



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:	Katoomba Tennis Clubhouse	Date:	11-3-2019	RAR No:	RAR-128
Asset Address:	17a Station Street Katoomba	Inspection Carried Out By:	Brian Ashton	HPE No:	19/84694
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
2834	21880-98	External North and South Eave Lining	Fibreboard	3m2	Negative						A5			
315	Similar to 21880-99	External North, South, and East Gable Ends	Fibrous Cement Sheeting	12.5m2	Assumed Positive	1 Non-accessible	1 Good	1 Non-Friable	1 Sealed	A4 Very Low	A4	No		12 months
317	21880-99	External Verandah Ceiling Lining	Fibrous Cement Sheet	39m2	Positive	1 Non-accessible	1 Good	1 Non-Friable	1 Sealed	A4 Very Low	A4	No		12 months
2835	21880-100	External Window Frames Putty	Putty		Negative						A5			
318	21880-101	External Verandah Exterior Wall Cladding	Fibrous Cement Sheeting	12m2	Positive	1 Non-accessible	1 Good	1 Non-Friable	1 Sealed	A4 Very Low	A4	No		12 months



319	Similar to 21880-101	External Verandah Interior Wall Cladding	Fibrous Cement Sheeting	12m2	Assumed Positive	1 Non-accessible	2 Fair	1 Non-Friable	1 Sealed	5 Low	A3	No		12 months
320	Similar to 21880-99	Internal Female Change room/Toilet Ceiling Lining	Fibrous Cement Sheeting	13.5m2	Assumed Positive	1 Non-accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	No	Suggest Re-painting	6 months
321	Similar to 21880-99	Internal Male Change room/Toilet Ceiling Lining	Fibrous Cement Sheeting	21m2	Assumed Positive	1 Non-accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	No	Suggest Re-painting	6 months
322	Similar to 21880-99	Internal Kitchen Ceiling Lining	Fibrous Cement Sheeting	13m2	Positive	1 Non-accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	No	Suggest Re-painting	6 months
2863	No Sample Taken	External Electrical Box Backing Board	Masonite		Not Suspect						A5			
2864	MicroPhazir	Internal Sub-floor Packers	Fibrous Cement Sheeting	<2m2	Assumed Positive	1 Non-accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	Yes		12 months



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. (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	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	7	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	(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
	<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 1 Year from current inspection date



Appendix A (Photographs)

Reference Number Int / Ext Floor Specific Location	Photographs
315 External North, South, and East Gable Ends	
317 External Veranda Ceiling Lining	
318 External Veranda Exterior Wall Cladding	
319 External Verandah Interior Wall Cladding	TBA



<p>320 Internal Female Changeroom/Toilet Ceiling Lining</p>	
<p>321 Internal Male Change room/Toilet Ceiling Lining</p>	
<p>322 Internal Kitchen Ceiling Lining</p>	
<p>2864 Internal Sub-Floor PaCKERS</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	BMCC	11/3/2019	Register Review	19/84694



Appendix C (Sample Results)



93 Beattie Street Balmain NSW 2041 Australia
T. 02 9555 9034 | F. 02 9555 9035
info@airsafe.net.au | www.airsafe.net.au
ABN 84 164 293 690

TEST REPORT

April 10, 2014

Blue Mountains City Council
Locked Bag 1005
KATOOMBA NSW 2780

Your Reference: Blue Mountains City Council
Job Number: 21880

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 LIMITED

Kieran White
Manager

Sample No	Location/Reference	Sample Description	Asbestos ID - Material
21880-84	Katoomba Showground – Grandstand/Amenities – External – Window Frames – window putty	10x5x3mm window putty fragment	No asbestos detected
21880-85	Katoomba Showground – Grandstand/Amenities – External – Home Change Rooms – eave linings	3x2x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-86	Katoomba Showground – Grandstand/Amenities – External – Canteen – chalkboards	5x3x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-87	Katoomba Showground – Grandstand/Amenities – External – Flat/Unit – external wall cladding	5x4x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-88	Katoomba Showground – Grandstand/Amenities – Internal – Bar – ceiling lining	3x2x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-89	Katoomba Showground – Grandstand/Amenities – Internal – Home Change Room's – Toilet area – ceiling lining	7x3x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-90	Katoomba Showground – Grandstand/Amenities – Internal – Home Change Room's – Toilet area – toilet partition wall	4x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-91	Katoomba Falls Kiosk – External – southern perimeter wall (rear) infill panels beneath windows	2x2x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-92	Katoomba Falls Kiosk – External – Window Frames – window putty	20x13x3mm window putty fragment	No asbestos detected
21880-93	Katoomba Falls Kiosk – Internal – Customer Service/Main Seating Area – ceiling lining	4x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-94	Katoomba Falls Kiosk – Internal – Customer Service/Main Seating Area – Bay Windows – internal wall cladding above/below	7x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-95	Katoomba Falls Kiosk – Internal – Customer Service/Main Seating Area – counter area – electrical box – electrical backing board	3x2x2mm bituminous backing board fragment	Chrysotile asbestos detected
21880-96	Katoomba Falls Kiosk – Internal – Kitchen – in-fill panels beneath windows	14x5x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-97	Katoomba Falls Kiosk – Internal – Kitchen – linoleum	22x7x2mm white linoleum fragment	No asbestos detected
21880-98	Katoomba Tennis Clubhouse – External – eave linings	2x1x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-99	Katoomba Tennis Clubhouse – External – Verandah Area – ceiling lining	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-100	Katoomba Tennis Clubhouse – External – window frames – window putty	9x5x2mm mastic fragment	No asbestos detected
21880-101	Katoomba Tennis Clubhouse – External – verandah area – external wall cladding above/below windows	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected



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