



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

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Asbestos Register Condition Inspection

Asset Name:	Springwood Ex-Police Station	Date:	13-3-19	RAR No:	RAR-59
Asset Address:	181-183 Macquarie Road Springwood	Inspection Carried Out By:	Brian Ashton	HPE No:	19/84805
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
1250	21880-154	External Eave Lining	Fibrous Cement Sheeting	8m2	Positive	1 Non-Accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	No	Requires Re-painting	March 2024
1814	Similar to 21880-154 Confirmed MicroPhazir	External Entrance Ceiling Lining	Fibrous Cement Sheeting	3m2	Positive	1 Non-Accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	No	Requires Re-painting	March 2024
1808	21880-155	External Wall Cladding	Fibreboard		Negative						A5			
1809	21880-156	External Window Frame Putty	Putty		Negative						A5			
1811	21880-158	External Toilet Exterior Wall Cladding	Fibreboard		Negative						A5			



1810	21880-157	External Toilet Entrance Partition Cladding	Fibreboard		Negative						A5			
1812	21880-159	External Toilet Ceiling Lining	Fibreboard		Negative						A5			
1813	No Sample Taken	Interior Kitchen, Office, Main Room Ceiling Lining	Masonite		Not Suspect						A5			
2874	No Sample Taken	Interior Kitchen, Office, Main Room Wall Cladding	Masonite		Not Suspect						A5			



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	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	(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 B (Photographs)

Reference Number Int / Ext Floor Specific Location	Photographs
1250 External Eave Linings	
1814 External Entrance Ceiling Lining	



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
Brian Ashton	BMCC	13/3/2019	Register Review	19/84805



Appendix D (Sample Results)



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ABN 84 164 293 660

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
21880-146	Springwood Council Depot – Cottage 2 – External – eave linings	2x1x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-147	Springwood Council Depot – Cottage 2 – External – Entrance Doorway – external wall cladding	5x3x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-148	Springwood Council Depot – Cottage 2 – External – Window Frames – window putty	10x7x7mm window putty fragment	Chrysotile asbestos detected
21880-149	Springwood Council Depot – Cottage 2 – External – southern perimeter – electrical box – electrical backing board	4x3x2mm bituminous backing board fragment	Chrysotile asbestos detected
21880-150	Springwood Council Depot – Cottage 2 – External – pathway adjacent front gate – fibrous cement formwork in slab	7x4x3mm fibrous cement sheet fragment	Chrysotile asbestos detected Crocidolite asbestos detected
21880-151	Springwood Council Depot – Cottage 2 – Internal – Bathroom – ceiling lining	23x5x4mm fibrous cement sheet fragment	Chrysotile asbestos detected Crocidolite asbestos detected Amosite asbestos detected
21880-152	Springwood Council Depot – Cottage 2 – Internal – Bathroom – internal wall cladding	3x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-153	Springwood Council Depot – Cottage 2 – Internal – Rear Sunroom – ceiling lining	23x5x4mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-154	Springwood Ex Police Station – External – eave linings	3x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-155	Springwood Ex Police Station – External – external wall cladding	5x3x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-156	Springwood Ex Police Station – External – window frames – window putty	6x4x4mm window putty fragment	No asbestos detected
21880-157	Springwood Ex Police Station – External – Toilets – Entrance – partition wall cladding	5x3x4mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-158	Springwood Ex Police Station – External – Toilets – external wall cladding	12x7x4mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-159	Springwood Ex Police Station – External – Toilets – ceiling lining	6x4x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-160	Springwood Golf Course – Pro Shop – External – eave linings	6x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-161	Springwood Golf Course – Pro Shop – External – southern perimeter – electrical box – electrical backing board	3x2x1mm bituminous backing board fragment	Chrysotile asbestos detected
21880-162	Springwood Golf Course – Pro Shop – External – Window Frames – window putty	7x3x2mm window putty fragment	No asbestos detected
21880-163	Springwood Golf Course – Pro Shop – Internal – Workshop – ceiling lining	6x2x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-164	Springwood Arts Centre – External – eave linings	8x6x2mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-165	Springwood Arts Centre – External – Window Frames – window putty	3x2x2mm window putty fragment	No asbestos detected
21880-166	Springwood Arts Centre – External – Rear Area – external wall cladding	7x5x3mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]



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