



# 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>	Winmalee Neighbourhood Centre	<b>Date:</b>	29/03/2019	<b>RAR No:</b>	RAR-62
<b>Asset Address:</b>	62 White Cross Road, Winmalee	<b>Inspection Carried Out By:</b>	Brian Ashton	<b>HPE No:</b>	19/84833
<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
333	21880-184	External Eave Linings	Fibre Cement Sheeting	>100m2	Positive	1 Non-Accessible	2 Fair	1 Non-Friable	3 Unsealed	6 Low	A3	No	Repair to northern aspect and painting required	12 Months
334	Similar to 21880-184	External Entrance Ceiling Lining	Fibre Cement Sheeting	10m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 Months
335	21880-185	External Roof Cloaked Verges Weather Strip Under Tiles	Fibre Cement Sheeting		Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 Months
970	21880-186	External Window frames Window Putty	Window Putty		Negative						A5			
971	21880-187	External Rear Section Eave Linings	Fibreboard		Negative						A5			



336	21880-188	External – Western Perimeter Electrical Box Electrical Backing Board	Bituminous	0.5m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	Yes		12 Months
972	21880-189	External – Main Entrance Disabled Ramp Compressed Flooring	Fibreboard		Negative						A5			
973	21880-190	Internal – Ceiling Space Boiler Internal Insulation	Fibrous Insulation		Negative						A5			
337	21880-191	Internal – Kitchen Ceiling Lining (above Gyprock Lining)	Fibre Cement Sheeting	10m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	Yes		12 Months
2987	Not Suspect	Internal – Kitchen Linoleum	Green Linoleum		Negative						A5			
2988	21880-192	Internal – Toilet Internal Wall Cladding	Fibreboard		Negative						A5			
2989	Similar to 21880-192	Internal – Wash Area Internal Wall Cladding	Fibreboard	16m2	Assumed Negative						A5			
2990	Similar to 21880-192	Internal – Disabled Toilet Internal Wall Cladding	Fibreboard	13m2	Assumed Negative						A5			
2991	Similar to 21880-192	Internal – Change Room Internal Wall Cladding	Fibreboard	10m2	Assumed Negative						A5			



## 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 brake linings</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 style="text-align: center;">333 External Eaves</p>	
<p style="text-align: center;">334 External Entrance Ceiling Lining</p>	
<p style="text-align: center;">335 External Roof Cloaked Verges Weather Strip Under Tiles</p>	



336  
External  
Western Perimeter  
Electrical Box  
Electrical Backing Board



337  
Internal  
Kitchen  
Ceiling Lining  
(Above Gyprock Lining)





## 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 (ART)	29/03/2019	Register Review	19/84833

## 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 64 164 293 660

### 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

A handwritten signature in black ink, appearing to read "Kieran White".

Kieran White  
Manager

Sample No	Location/Reference	Sample Description	Asbestos ID - Material
21880-167	Springwood Arts Centre – Internal – Kitchen – linoleum	43x42x2mm linoleum and fibrous backing paper fragment	Chrysotile asbestos detected in fibrous backing paper fragment
21880-168	Springwood Arts Centre – Internal – Toilet – ceiling lining	4x3x2mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-169	Springwood Arts Centre – Internal – Toilet – internal wall cladding	5x2x1mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-170	Springwood Arts Centre – Internal – Toilet – compressed flooring	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-171	Springwood Arts Centre – Internal – Laundry – internal wall cladding	9x8x2mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-172	Springwood Arts Centre – Internal – Storeroom – vinyl floor tiles	13x6x2mm brown vinyl floor tile fragment	No asbestos detected
21880-173	Springwood Council Depot – Storage Shed – External – eave linings	5x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-174	Springwood Council Depot – Storage Shed – External – Window Frames – window putty	6x4x3mm window putty fragment	No asbestos detected
21880-175	Springwood Council Depot – Storage Shed – External – southern perimeter – ground surface – debris	48x32x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-176	Springwood Council Depot – Storage Shed – Internal – Eastern Room – ceiling lining	9x7x3mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected
21880-177	Pitt Park Pavilion – Wentworth Falls – Internal – Ceiling Space – redundant panels	34x5x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-178	Pitt Park Pavilion – Wentworth Falls – Internal – Canteen – Eastern Wall – panels	48x32x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-179	Pitt Park Pavilion – Wentworth Falls – Internal – Canteen – western wall – vinyl tiles	21x10x1mm pink vinyl tile fragment	No asbestos detected
21880-180	Pitt Park Pavilion – Wentworth Falls – Internal – Canteen – linoleum	68x48x2mm white linoleum fragment	No asbestos detected [Synthetic mineral fibres detected]
21880-181	Pitt Park Pavilion – Wentworth Falls – Internal – Canteen – compressed flooring	48x32x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-182	Pitt Park Pavilion – Wentworth Falls – Internal – Storeroom – ceiling lining	5x2x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-183	Pitt Park Pavilion – Wentworth Falls – Internal – Storeroom – eastern internal wall cladding	10x6x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-184	Winmalee Neighbourhood Centre – External – eave linings	2x1x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-185	Winmalee Neighbourhood Centre – External – Roof – cloaked verges under tiles	4x2x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-186	Winmalee Neighbourhood Centre – External – window frames – window putty	14x8x4mm window putty fragment	No asbestos detected
21880-187	Winmalee Neighbourhood Centre – External – Rear Section – eave linings	6x5x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]

Sample No	Location/Reference	Sample Description	Asbestos ID - Material
21880-188	Winmalee Neighbourhood Centre – External – Western Perimeter – Electrical Box – electrical backing board	2x1x1mm bituminous backing board fragment	Chrysotile asbestos detected
21880-189	Winmalee Neighbourhood Centre – External – Main Entrance – disabled ramp – compressed flooring	17x13x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-190	Winmalee Neighbourhood Centre – Internal – Ceiling Space – Boiler – internal insulation	8x4x1mm fibrous insulation fragment	No asbestos detected [Synthetic mineral fibres detected]
21880-191	Winmalee Neighbourhood Centre – Internal – Kitchen – ceiling lining (above Gyprock lining)	24x13x2mm fibrous cement sheet fragment	Chrysotile asbestos detected Crocidolite asbestos detected
21880-192	Winmalee Neighbourhood Centre – Internal – Toilet – internal wall cladding	14x7x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-193	Woodford Shelter Shed (over plaque) – External – ceiling lining	44x10x5mm fibreboard fragment	No asbestos detected [Organic fibres detected]

**Method:** AS102 - Method for the Qualitative Identification of Asbestos in Bulk Samples. Samples have been analysed using polarized light microscopy including dispersion staining.

**Sampling:** All samples have been taken by Airsafe personnel in accordance with the sampling plan detailed in Method AS102.

**Quality Control:** A duplicate is a separate portion of a sample being analysed which is treated the same as the other samples in the batch. A duplicate is prepared at least every 10 samples.

**Note:** The results relate only to the samples tested.

**Result Codes:**  
 [INS] : Insufficient Sample for this test  
 \* : Not part of NATA Accreditation  
 [N/A] : Not Applicable

**Environmental Conditions:** N/A

**Comment:** Even after disintegration of certain bulk samples (vinyl tiles and bituminous type materials), the detection of fibres may be difficult when using Polarised Light Microscopy and Dispersion Staining Techniques. This may be due to the matrix of the sample (uneven distribution), or fine fibres that are difficult to detect and positively identify.



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