



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 Condition Report

Asbestos Response Team



Asbestos Register Condition Report

Table of Contents

Asbestos Register Condition Inspection	3
Risk Matrix	7
Appendix A (Photographs).....	9
Appendix B (Asbestos Control Log).....	11
Appendix C (Sample Results)	12



Asbestos Register Condition Inspection

Asset Name:	Faulconbridge Community Hall	Date:	6-3-2019	RAR No:	RAR-25
Asset Address:	9a Home Street Faulconbridge	Inspection Carried Out By:	Brian Ashton	HPE No:	19/84834
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
50	21880-21	External Eave Linings	Fibrous Cement Sheeting	16m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
51	21880-22	External Wall Cladding	Fibrous Cement Sheeting	>145m2	Positive	2 Accessible	2 Fair	1 Non-Friable	1 Sealed	6 Low	A3	Yes	Possible occasional damage to Western Ext. wall	6 months
66	21880-23	External Window Putty	Mastic		Negative						A5			
52	21880-24	External Main Entrance Ceiling Lining	Fibrous Cement Sheeting	4.5m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
54	Similar to 21880-22	External Kitchen Entrance Ceiling Lining	Fibrous Cement Sheeting	4.5m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
67	21880-25	External AC Unit Ext. Wall Cladding/Top Panel	Fibreboard		Negative						A5			



74	Similar to 21880-22	External Sub-Floor Entrance Wall Cladding	Fibrous Cement Sheeting	1m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	Yes		12 months
68	21880-26	External Female Toilet Wall Cladding	Fibreboard		Negative						A5			
69	21880-27	External Female Toilet Cisterns	Cement		Negative						A5			
70	21880-28	Internal Entrance Panel on Wall Adjacent (Hatch)	Fibreboard		Negative						A5			
55	21880-29	Internal Stage Area northern stairs ceiling lining	Fibrous Cement Sheeting	4m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
56	21880-30	Internal Stage Area northern stairs internal wall cladding	Fibrous Cement Sheeting	8m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
57	Similar to 21880-29	Internal Stage Area northern stairs Storeroom ceiling lining	Fibrous Cement Sheeting	4m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
58	Similar to 21880-30	Internal Stage Area northern stairs Storeroom internal/external wall cladding	Fibrous Cement Sheeting	8m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months



59	Similar to 21880-29	Internal Stage Area southern stairs ceiling lining	Fibrous Cement Sheeting	2m2	Assumed Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
60	Similar to 21880-30	Internal Stage Area southern stairs internal wall cladding	Fibrous Cement Sheeting		Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 Months
61	Similar to 21880-29	Internal Stage Area Southern Stairs Storeroom Ceiling Lining	Fibrous Cement Sheeting		Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 Months
62	Similar to 21880-30	Internal Stage Area Southern Stairs Storeroom Internal/External Wall Cladding	Fibrous Cement Sheeting	10m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
72	No Sample Taken	Internal Stage Area Ceiling lining	Masonite		Not Suspect						A5			
73	No Sample Taken	Internal Stage Area Rear wall	Masonite		Not Suspect						A5			
63	21880-31	Internal Stage Area Upper internal Wall cladding	Fibrous Cement Sheeting	10m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 Months
64	Similar to 21880-29	Internal Kitchen Ceiling Lining	Fibrous Cement Sheeting	10m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
65	Similar to 21880-31	Internal Kitchen Wall Cladding	Fibrous Cement Sheeting	25m2	Assumed Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months



71	No Sample Taken	Internal Kitchen Linoleum	Green Linoleum		Not Suspect						A5			
151	No Sample Taken	Male Toilets Electrical Backing Board		1m2	Assumed Positive						A5		Asbestos removed 21/11/2017 Pacific Hazmat #S04026 – 18/269351	

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	(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 1 Year from current inspection date

Appendix A (Photographs)

Reference Number Int / Ext Floor Specific Location	Photographs
<p style="text-align: center;">50 External Eave Linings</p> <p style="text-align: center;">51 External Wall Cladding</p>	
<p style="text-align: center;">52 External Main Entrance Ceiling Lining</p>	
<p style="text-align: center;">54 External Kitchen Entrance Ceiling Lining</p>	
<p style="text-align: center;">74 External Sub-Floor Entrance Wall Cladding</p>	



<p>55 Internal Stage Area Northern Stairs Ceiling Lining</p> <p>56 Internal Stage Area Northern Stairs Wall Cladding</p>	
<p>62 Internal Stage Area Southern Stairs Storeroom Internal/External Wall Cladding</p>	
<p>64 and 65 Internal Kitchen Wall Cladding and Ceiling Lining</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	6/3/2019	Register Review	19/84834

Appendix C (Sample Results)



83 Beattie Street Balmain NSW 2041 Australia
T 02 9555 0004 | F 02 9555 9005
info@airsafe.net.au | www.airsafe.net.au
AS001114000000

TEST REPORT

April 10, 2014

Blue Mountains City Council
Locked Bag 1005
KATOOMBА 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 Samples
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
21880-21	Falconbridge Community Hall/Toilets - External - eave linings	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-22	Falconbridge Community Hall/Toilets - External - external wall cladding	10x8x3mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected Crocidolite asbestos detected
21880-23	Falconbridge Community Hall/Toilets - External - window frames - window putty	6x4x2mm mastic fragment	No asbestos detected
21880-24	Falconbridge Community Hall/Toilets - External - Main Entrance - ceiling lining	7x5x3mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-25	Falconbridge Community Hall/Toilets - External - southern perimeter - AC Unit - external wall cladding	6x5x3mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-26	Falconbridge Community Hall/Toilets - External - Female Toilets - entrance wall cladding	10x5x3mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-27	Falconbridge Community Hall/Toilets - External - Female Toilets - toilet cistern	6x4x1mm cement fragment	No asbestos detected
21880-28	Falconbridge Community Hall/Toilets - Internal - Entrance - panel on wall adjacent (hatch)	4x2x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-29	Falconbridge Community Hall/Toilets - Internal - Stage Area - northern stairs - ceiling lining	4x3x1mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected
21880-30	Falconbridge Community Hall/Toilets - Internal - Stage Area - northern stairs - internal wall cladding	12x4x2mm fibrous cement sheet fragment	Chrysotile asbestos detected Amosite asbestos detected
21880-31	Falconbridge Community Hall/Toilets - Internal - Stage Area - upper internal wall cladding	9x4x3mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-32	Glenbrook Community Theatre/Cinema - External - eave linings	31x26x5mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-33	Glenbrook Community Theatre/Cinema - External - Entrance - ceiling lining	4x3x1mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-34	Glenbrook Community Theatre/Cinema - External - Entrance - external wall panels	6x4x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-35	Glenbrook Community Theatre/Cinema - External - western perimeter - electrical box - electrical backing board	4x2x2mm bituminous backing board fragment	Chrysotile asbestos detected
21880-36	Glenbrook Community Theatre/Cinema - External - Window Frames - window putty	23x14x10mm window putty fragment	No asbestos detected
21880-37	Glenbrook Community Theatre/Cinema - Internal - Foyer Area - ceiling lining - vermiculite	4g vermiculite fragment	No asbestos detected
21880-38	Glenbrook Community Theatre/Cinema - Internal - Disabled Toilets - ceiling lining	5x3x1mm fibreboard fragment	Chrysotile asbestos detected [Organic fibres detected]
21880-39	Glenbrook Community Theatre/Cinema /Theatre - Internal - Disabled Toilets - internal wall cladding	6x3x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-40	Glenbrook Community Theatre/Cinema - Internal - Hall - Kitchen - southern internal wall cladding (behind fridge)	4x3x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]



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