



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 Condition Resurvey Report

Table of Contents

Asbestos Register Condition Inspection 3

Risk Matrix 5

Appendix B (Photographs) 7

Appendix C (Asbestos Control Log)..... 9

Appendix D (Sample Results)..... 10

Asbestos Register Condition Inspection

Asset Name:	Katoomba Family Support Service	Date:	10-3-2019	RAR No:	RAR-49
Asset Address:	2 Station Street Katoomba	Inspection Carried Out By:	Brian Ashton	HPE No:	19/84835
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 Treatment	Risk Assessment	Recommended Control Actions	Labels Affixed	Additional Comments	Next Inspection due date
221	21880-62	External Main Entrance Ceiling Lining	Fibrous Cement Sheeting	8m2	Positive	1 Non-Accessible	1 Good	1 Non-Friable	1 Sealed	4 Very Low	A4	No		12 months
2270	21880-63	External Front Patio Partition Wall	Fibreboard		Negative						A5			
222	21880-64	External Rear Addition Wall Cladding	Fibrous Cement Sheeting	18m2	Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
2271	21880-65	External Window Frames Putty	Putty		Negative						A5			
2272	21880-66	External Southern Bay Window Awning Membrane	Bituminous Membrane		Negative						A5			
223	Similar to 21880-64	External Northern Perimeter Beneath Steps Infill Panel	Fibrous Cement Sheeting	1.5m2	Assumed Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
224	21880-68	Internal Managers Room Wall Panels	Fibrous Cement Sheeting	4m2	Positive	2 Accessible	1 Good	1 Non-Friable	2 Partially sealed	6 Low	A3	No	Requires Painting	6 months



225	21880-69	Internal Northern, Southern, Western Storage Room Wall Cladding	Fibrous Cement Sheeting	2m2	Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
226	Similar to 21880-69	Internal Administration Room South and West Wall Cladding	Fibrous Cement Sheeting	>10m2	Assumed Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
2274	21880-70	Internal Toilet South and North Wall Cladding	Fibreboard		Negative						A5			
227	21880-71	Internal Toilet Panel on Eastern Wall	Fibrous Cement Sheeting	1m2	Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
2275	21880-72	Internal Staff Toilet Partition Wall	Fibreboard		Negative						A5			
2276	Not Suspect	Internal Kitchen Linoleum	Blue Linoleum		Not Suspect						A5			
2278	Not Suspect	Internal Meeting Room Linoleum	Blue Linoleum		Not Suspect						A5			
228	Similar to 21880-71	Internal Sub-Floor Entrance Wall Cladding	Fibrous Cement Sheeting	10m2	Assumed Positive	2 Accessible	1 Good	1 Non-Friable	1 Sealed	5 Very Low	A4	No		12 months
229	21880-73	Internal Sub-Floor Kitchen Ceiling Lining	Fibrous Cement Sheeting	15m2	Positive	1 Non-Accessible	2 Fair	1 Non-Friable	2 Partially Sealed	6 Low	A3	No		6 months
3150	MicroPhazir	Internal Sub-Floor Debris	Fibrous Cement Sheeting Fragments	<1m2	Positive	1 Non-Accessible	2 Fair	1 Non-Friable	3 Unsealed	7 Low	A3	No		6 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	(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;">221 External Main Entrance Ceiling</p>	
<p style="text-align: center;">222 External Rear Add-on Wall Cladding</p>	
<p style="text-align: center;">223 External Beneath Steps Infill Panels</p>	
<p style="text-align: center;">224 Internal Managers Room Wall Panels</p>	



<p>225 Internal Storage Room Northern, Southern, Western Wall Cladding</p>	
<p>226 Internal Administration Worker Room Southern, Western Wall Cladding</p>	
<p>227 Internal Toilet Eastern Wall Panel</p>	
<p>228 Internal Subfloor Entrance Wall Cladding</p>	
<p>229 Internal Subfloor Kitchen Ceiling</p>	
<p>3150 Internal Subfloor Debris</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	10/04/2019	Register Review	19/84835

Appendix C (Sample Results)

AIRSAFE

81 South Street, Sydney NSW 2001, Australia
T (02) 9545 8034 F (02) 9545 8034
info@arsafe.com.au | www.arsafe.com.au
since 1978

TEST REPORT

April 10, 2014

Blue Mountains City Council
Locked Bag 8005
KATOONBA NSW 2780

Your Reference: Blue Mountains City Council
Job Number: 21880

Attention: Steve Keeler

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:	100 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 CHC PTY LIMITED



Kevin White
Manager

Sample No	Location/Reference	Sample Description	Asbestos ID - Material
21880-01	8.N.Y.A. Cottage Katoomba – Internal – Garage – Electrical Box – electrical backing board	2x2x1mm bituminous backing board fragment	Chrysotile asbestos detected
21880-02	2 Station Street – External – Main Entrance – ceiling lining	3x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-03	2 Station Street – External – Front Patio – partition wall	6x6x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-04	2 Station Street – External – Rear Add-on – external wall cladding	3x3x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-05	2 Station Street – External – Window Frames – window putty	10x1x2mm window putty fragment	No asbestos detected
21880-06	2 Station Street – External – Southern bay Window – awning – membrane	27x3x2mm bituminous membrane fragment	No asbestos detected [Organic fibres detected]
21880-07	2 Station Street – External – Rear yard – western perimeter of house/ bitumen area – debris on ground surface	63x13x7mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-08	2 Station Street – Internal – Manoeuvr Room – panel behind computer	4x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-09	2 Station Street – Internal – Storage Room – northern internal wall cladding	3x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-70	2 Station Street – Internal – Toilet – southern internal wall cladding	6x6x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-71	2 Station Street – Internal – Toilet – panel on eastern internal wall	2x1x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-72	2 Station Street – Internal – Staff Toilet – partition wall	6x6x1mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-73	2 Station Street – Internal – Sub-floor Room – Kitchen – ceiling lining	3x3x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-74	6-8 Station Street – External – window frames – window putty	10x1x2mm window putty fragment	No asbestos detected
21880-75	6-8 Station Street – External – northern external wall – panel	6x6x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-76	6-8 Station Street – External – southern perimeter wall – electrical box – electrical backing board	3x3x2mm electrical backing board fragment	Chrysotile asbestos detected
21880-77	6-8 Station Street – External – Rear Yard – adjacent entrance to Sub-floor – debris on ground surface	25x12x3mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-78	6-8 Station Street – Internal – (A) Station Street – Reception – ceiling lining	2x2x1mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-79	6-8 Station Street – Internal – (B) Station Street – Staff Toilet – internal wall cladding	14x2x2mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-80	6-8 Station Street – Internal – (B) Station Street – Staff Toilet – linoleum	17x12x2mm crew linoleum fragment	No asbestos detected
21880-81	6-8 Station Street – Internal – (B) Station Street – Sub-floor Storage Room – residual ceiling lining	37x10x5mm fibrous cement sheet fragment	Chrysotile asbestos detected
21880-82	Kingsford Smith Park, Katoomba – Entrance Building – External – ceiling lining	10x6x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]
21880-83	Katoomba Showground Grandstand/Amenities – External – Grandstand Seating	22x18x2mm fibreboard fragment	No asbestos detected [Organic fibres detected]



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