

LEGIONELLA RISK MANAGEMENT & WATER SYSTEMS

COOLING WATER
SYSTEMS (CWS)
MUST BE
MANAGED SAFELY
TO PREVENT THE
GROWTH AND
TRANSMISSION OF
LEGIONELLA
BACTERIA

EXPERT SERVICES ONLINE SOLUTIONS TRAINING

Asbestos & Hazardous Materials
Occupational Hygiene
Property Risk
Health & Safety
Environmental Management
Contaminated Land
Emergency Management

Legionella bacteria can grow rapidly in building water systems, particularly when temperature and other conditions are favourable. Although this can include warm water systems, spa pools and even decorative fountains, outbreaks are often attributed to cooling towers, which can potentially disperse contaminated aerosols to a wide area.

In 2018, NSW Health strengthened the laws to require a performance-based (or risk management) approach to managing cooling water systems. The Regulation requires all cooling water systems to be managed according to Australian/New Zealand Standard AS/NZS 3666.3:2011. This risk management approach requires the individual characteristics and unique risks of each cooling water system to be assessed and controlled.

The Regulation sets out six key requirements or “safeguards” as part of the risk management approach:

1. Assessing risk of Legionella contamination and preparing a Risk Management Plan (RMP) every 5 years (or more frequently if required)
2. Independent auditing of compliance with the RMP and Regulation every year
3. Providing certificates of RMP completion and audit completion to the local government authority
4. Sampling and testing for Legionella and heterotrophic colony count every month
5. Notifying reportable laboratory test results (Legionella count $\geq 1,000$ cfu/mL or heterotrophic colony count $\geq 5,000,000$ cfu/mL) to the local government authority
6. Displaying unique identification numbers on all cooling towers

Facility owners and managers are confronted with the need to meet the change in legislation, risk management and compliance requirements.

Greencap services include:

- Develop tailored Risk Management Plans (RMP)
- Conduct risk assessments to ensure compliance
- Conduct audits of compliance with the RMP and Regulation.



Greencap has a team of highly qualified CWS experts with relevant qualifications and certifications, enabling the provision of specific advice and targeted solutions to clients in this space.

Online Solutions

Greencap offers access to a tailored online reporting system, ContinuONE, which enables 24/7 tracking of Legionella and HCC results, as well as other risks associated with your cooling tower system. The water systems module allows tracking of cooling tower maintenance schedules and records (e.g. services/inspections and cleans) as well as water testing results.

Relevant contractors upload their maintenance schedule and notifications/escalation pathways can be established if set dates are missed. Water test results are also uploaded – with notifications/escalation pathways if abnormal results/high counts are entered. Graphical representations of water quality history are also available.

With ContinuONE working for you, you can:

- Manage risk across multiple portfolios and sites in one place
- Report on your entire property portfolio or a segment
- Manage significant CWS risks such as audit actions, action timelines, compliance documents (based on risk levels)
- Prioritise risk levels, develop corrective action plans and track progress
- Store audit data, reports and compliance certificates as evidence of compliance

Dashboard reporting

Dashboard reporting and tailored templates allow clients to quickly see their biggest risk areas – and how to mitigate them.



For further information on these services go to:
greencap.com.au/services

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greencap.com.au

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