14th June 2022

Tamworth Regional Council

437 Peel St,

Tamworth,

NSW 2340

Attention: Zac Wheatley

RE: Ray Walsh House, 437 Peel St, Tamworth, NSW 2340

Recommendations for the Remediation of the 5th Floor Air

Dear Mr Wheatley,

EnviroScience Solutions Pty Ltd was engaged by Zac Wheatley of Tamworth Regional Council to offer guidance for steps to be taken prior to reactivating the air conditioning system at Ray Walsh House, 437 Peel St, Tamworth, NSW 2340.

Chrysotile asbestos was previously identified in the fire-retardant vermiculite spray within the ceiling cavity on each floor, including the 5th floor where the air conditioner system resides, and the material is classified as "Friable".

After a recent inspection by Tamworth Regional Council staff, possible asbestos containing insulating materials were sighted on the plant within the main area of the 5th Floor, as well as on plant and the floor inside the air conditioner filtration rooms.

Bulk samples were taken of this possible asbestos containing material from the floor and on top of plant within the filtration room, as well as adhesive tape samples taken from on top of plant within the main area of the 5th Floor.

The laboratory results indicate that this bulk material contains Chrysotile Asbestos (Please see Appendix).

Air monitoring conducted within the main filtration room and main area of the 5th floor did not record a result above the limit if detection of 0.01 fibres/mL. However, it should be noted that these airborne samples were taken while the air conditioner system was isolated.

Due to the asbestos containing debris found within the filtration system itself, it is recommended that the following steps be implemented before the air conditioning system be turned back on.

1. The vermiculite within the filtration system should be removed. Remediation via encapsulation is high-risk due to the poor condition of the material, which is likely to fall and cause further contamination should too much weight be added or if it is disturbed. Encapsulation is therefore not recommended.
2. Once removal is complete, the filtration rooms will need to be cleaned to remove all asbestos-containing debris and dust. This includes any hard surfaces such as the walls, floors, ceiling, and plant. Wet-wiping and using a vacuum with a High Efficiency Particulate Air (HEPA) filter are common methods for decontamination.
3. All soft or porous materials, i.e., the filters, must be removed and disposed of as asbestos-contaminated waste. They may be replaced once remediation is complete.
4. If possible, a HEPA filter should be installed within the filtration system to ensure any contamination left within the system/building is filtered out once the system is reactivated.
5. All connecting ducts and related systems will need to be cleaned or removed.
6. All remediation works must be conducted by a Class-A certified asbestos removalist.
7. Workers should wear appropriate PPE, including a P2 respirator, asbestos-rated coveralls, and washable boots/ disposable boot covers. When leaving work zone workers should decontaminate themselves and their equipment using appropriate methods.
8. It is an additional requirement that during works airborne asbestos air monitoring to National Australian Testing Authority (NATA) accredited sampling methods and laboratory analysis and a clearance inspection be conducted during and at the completion of the work by a Licensed Asbestos Assessor.

Previous sampling conducted on floors 1 to 3 during normal conditions, i.e., with the air conditioner running over 8 hours, did not result in fibres above the limit if detection of 0.01 fibres/mL (See report 25971 in the Appendix). However, due to the presence of friable asbestos materials within the filtration and return air portions of the system, it is highly likely that asbestos fibres have contaminated the ducts throughout the building.

Due to the size and complexity of the air conditioner duct network, full remediation of the ducts via cleaning is likely implausible. It is therefore recommended that the ducts be removed and replaced before the air conditioner system is reactivated.

The gaps around the doors entering the 5th Floor should be sealed using tape and/or black plastic, and appropriate warning signage be displayed. Staff should not enter the 5th Floor unless absolutely necessary. If it is required for staff to access this area for important maintenance or similar work, they should follow these steps:

1. The workers performing the task should be aware of the risk and be trained in asbestos awareness.
2. An enclosure made of sheet plastic (at least 200µm thick) should be erected around the entrance to the area. This will act as the decontamination zone and will prevent fibres contaminating the area once the doors are opened.
3. Workers should wear appropriate PPE, including a P2 respirator, asbestos-rated coveralls, and washable boots/ disposable boot covers. When leaving the area workers should decontaminate using a water spray bottle and/or wet wipes (removing the respirator last) and discard the disposable items in an asbestos-rated bag.
4. At the conclusion of the works, hard items used in the areas should be wet wiped before leaving the area, whilst soft or porous items and all disposable PPE used should be disposed of as asbestos waste.
5. As a precaution it is recommended that air monitoring be conducted outside the enclosure by a Licensed Asbestos Assessor during the works.

The removal of any materials within the 5th floor, apart from those brought in during maintenance as stated above, will need to be done so by a Class-A certified asbestos removalist.

Reported By	Authorised By
 Benjamin Croxon Occupational Health and Environmental Consultant Licenced Asbestos Assessor #LAA 001 453	 Juliet Duffy Director Licenced Asbestos Assessor # LAA 000 102

Date	Company	Name	Signature

Appendix 1:

Photo Log

Image 1: Filter Room - Vermiculite debris

Image 2: Filter Room - Vermiculite debris

Image 3: Pre-Filter Room - Vermiculite debris

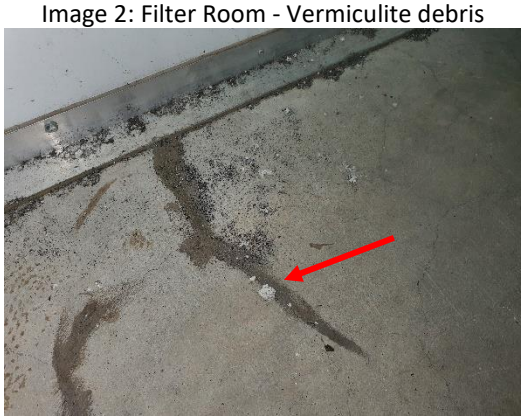


Image 4: Return Air Room - Vermiculite debris

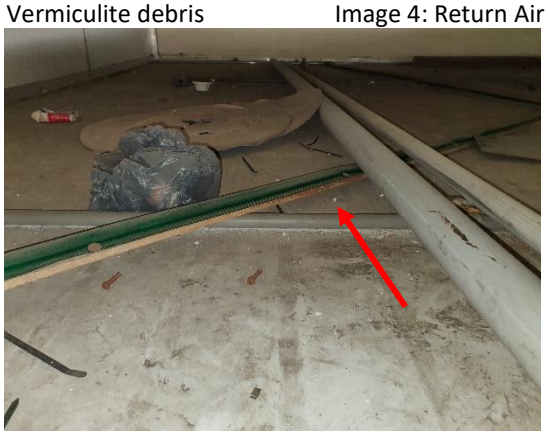
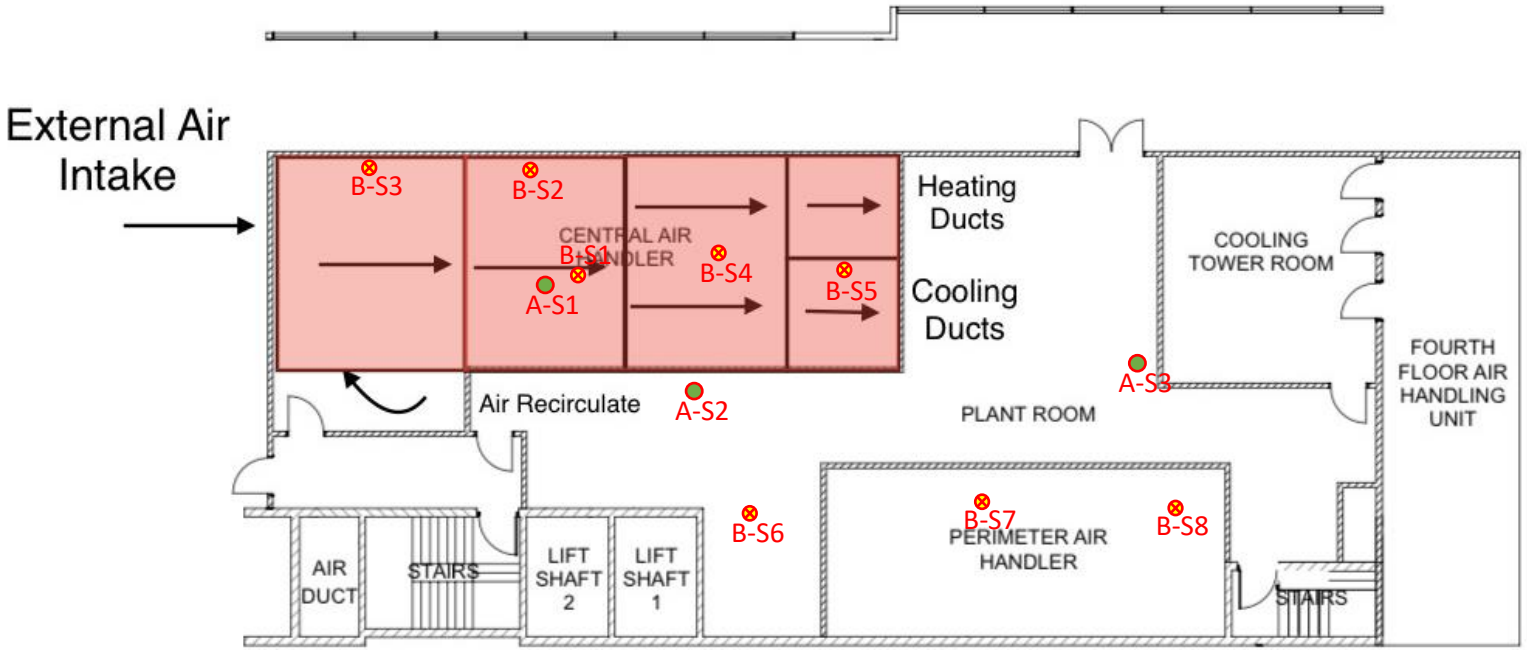


Image 5: 5th Floor Main Room - Vermiculite debris on top of North Plant

Appendix 2:

Sampling Locations on the 5th Floor of Ray Walsh House – Map Courtesy of Tamworth Regional Council



Note:

A-S1 to A-S3 represent the approximate location of air samples.

B-S1 to B-S8 represent the approximate location of debris and adhesive tape samples.

Appendix 3:

Laboratory Analysis Reports

ENVIROSCIENCE SOLUTIONS PTY LTD
NATA Accreditation No. 19366
ACN 157 918 262
Ph 1300 372 436
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www.enviroscience.com.au
LABORATORY LOCATED AT 2/3 DOUGLAS MAWSON ROAD, DUBBO NSW 2830

EnviroScience SOLUTIONS

Protecting Health and the Environment Through Science

LABORATORY ANALYSIS REPORT
Estimation of Airborne Asbestos Fibres

Report No: A26767-R1

Client: Tamworth Regional Council

Client Address: Ray Walsh House,
437 Peel Street,
Tamworth,NSW, 2340

Attention: Zac Wheatley

Sampled From: Floor 5 - Ray Walsh House, Peel Street, Tamworth NSW 2340

Report Date: Thursday, 9 June 2022

Analysed Date: Tuesday, 7 June 2022

Laboratory Receival Date: Thursday, 9 June 2022

Sampled Date: Tuesday, 7 June 2022

Sampled By: Ben Croxon

Approved Counter and Signatory: Kenneth Archer

Type of Monitoring: Background Monitoring

Test Method: In accordance with the NOHSC:3003 (2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres (as outlined in the Laboratory Method Manual). Accredited for compliance with ISO/IEC:17025-Testing.

Sample Number	Sample Location	Time On	Time Off	Flow Rate L/ Min	Results Fibres / Field	Results Fibres / ml
A26767-S1	Filter Room	1600	000 (480 min)	1.0	0 /100	< 0.01
A26767-S2	East End	1600	000 (480 min)	1.0	2 /100	< 0.01
A26767-S3	West End	1600	000 (480 min)	1.0	1 /100	< 0.01

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EnviroScience SOLUTIONS

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LABORATORY ANALYSIS REPORT
Asbestos Identification Report

Report No: B26767-R1

Client: Tamworth Regional Council

Client Address: Ray Walsh House,
437 Peel Street,
Tamworth,NSW, 2340

Attention: Zac Wheatley

Sampled From: Floor 5 - Ray Walsh House, Peel Street, Tamworth NSW 2340

Report Date: Wednesday, 8 June 2022

Analysed Date: Wednesday, 8 June 2022

Laboratory Receival Date: Wednesday, 8 June 2022

Sampled Date: Tuesday, 7 June 2022

Sampled by : Ben Croxon

Approved Identifier and Signatory: Kenneth Archer

Test Method: Polarised Light Microscopy (PLM) including Dispersion Staining (DS), EnviroScience Solutions Pty Ltd in-house laboratory method, in accordance with Australian Standard AS4964-2004 'Method for the qualitative identification of asbestos in bulk samples'. Accredited for compliance with ISO/IEC:17025-Testing.
Please note that EnviroScience Solutions does not accept responsibility for the sample submitted in relation to its source.

Sample Number	Sample Location	Sample Description	Sample Size	Asbestos Detected	Fibres Detected
B26767-S1	Bag Filter Room - Plant	Debris	0.3 gm	Yes	Chrysotile, Organic
B26767-S2	Bag Filter Room - Floor	Debris	0.2 gm	Yes	Chrysotile, Organic
B26767-S3	Air Intake - Floor	Debris	0.3 gm	Yes	Chrysotile, Organic
B26767-S4	Heating / Cooling Room - Floor	Debris	0.2 gm	Yes	Chrysotile, Organic
B26767-S5	Air Return Room - Floor	Debris	0.2 gm	Yes	Chrysotile, Organic
B26767-S6	Top Of Duct - East	Adhesive tape	N.A.	Yes	Chrysotile, Organic
B26767-S7	Top Of Duct - Centre	Adhesive tape	N.A.	No	Organic
B26767-S8	Top Of Duct - North Unit	Adhesive tape	N.A.	Yes	Chrysotile, Organic

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LABORATORY ANALYSIS REPORT
Estimation of Airborne Asbestos Fibres

Report No: A25791-R1

Client: Tamworth Regional Council

Client Address: Ray Walsh House,
437 Peel Street,
Tamworth,NSW, 2340

Attention: Zac Wheatley

Sampled From: Ray Walsh House - 437 Peel Street, Tamworth NSW 2340

Report Date: Wednesday, 22 December 2021

Analysed Date: Wednesday, 22 December 2021

Laboratory Receival Date: Wednesday, 22 December 2021

Sampled Date: Tuesday, 21 December 2021

Sampled By: Sam Ramsey

Approved Counter and Signatory: Arpit Dabhi

Type of Monitoring: Background Monitoring

Test Method: In accordance with the NOHSC:3003 (2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres (as outlined in the Laboratory Method Manual). Accredited for compliance with ISO/IEC:17025-Testing.

Sample Number	Sample Location	Time On / Off	Flow Rate L/ Min	Results Fibres / Field	Results Fibres / ml
A25791-S1	Grid A4	915 / 1715 480 min	1.0	1 /100	< 0.01
A25791-S2	Grid A8	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S3	Grid A12	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S4	Grid A17	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S5	Grid B2	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S6	Grid B6	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S7	Grid B10	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S8	Grid B14	915 / 1715 480 min	1.0	0 /100	< 0.01
A25791-S9	Grid B18	915 / 1715 480 min	1.0	0 /100	< 0.01

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LABORATORY ANALYSIS REPORT
Estimation of Airborne Asbestos Fibres

Report No: A25791-R2

Client: Tamworth Regional Council

Client Address: Ray Walsh House,
437 Peel Street,
Tamworth,NSW, 2340

Attention: Zac Wheatley

Sampled From: Ray Walsh House - 437 Peel Street, Tamworth NSW 2340

Report Date: Thursday, 23 December 2021

Analysed Date: Thursday, 23 December 2021

Laboratory Receival Date: Thursday, 23 December 2021

Sampled Date: Wednesday, 22 December 2021

Sampled By: Ben Croxon

Approved Counter and Signatory: Arpit Dabhi

Type of Monitoring: Background Monitoring

Test Method: In accordance with the NOHSC:3003 (2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres (as outlined in the Laboratory Method Manual). Accredited for compliance with ISO/IEC:17025-Testing.

Sample Number	Sample Location	Time On / Off	Flow Rate L/ Min	Results Fibres / Field	Results Fibres / ml
A25791-S10	Grid C4	830 / 1630 480 min	1.0	0 /100	< 0.01
A25791-S11	Grid C8	830 / 1630 480 min	1.0	0 /100	< 0.01
A25791-S12	Grid C10	830 / 1630 480 min	1.0	0 /100	< 0.01
A25791-S13	Grid C14	830 / 1630 480 min	1.0	0 /100	< 0.01
A25791-S14	Grid C19	830 / 1630 480 min	1.0	0 /100	< 0.01

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