



PO Box 457
Turramurra NSW 2074

ABN: 69 041 751 671

PH: 0437 251 358
Email: philclifton@pclifton.com

12 August 2022

Mr John Sabbouh
Richard Crookes Constructions
Level 3, 4 Broadcast Way
Artarmon NSW 2064

RE: METHODOLOGY FOR THE REMOVAL OF FRIABLE ASBESTOS CONTAINING MATERIALS AND NON-FRIABLE ASBESTOS CONTAINING MATERIALS FROM BUILDINGS TO BE DEMOLISHED AT ST JOHN OF GOD RICHMOND HOSPITAL 177 GROSE VALE ROAD, NORTH RICHMOND NSW

Dear Sir,

We refer to our recent site inspection to identify hazardous construction materials within the buildings that are to be demolished within the Richard Crookes constructions site area at the St John of God Richmond Hospital at 177 Grose Vale Road, North Richmond NSW (the site).

This inspection found friable asbestos containing materials in the form of asbestos backed sheet vinyl to be present on the concrete floors in the CTC Building and in the Arts Building. These friable asbestos containing materials may only be removed by a contractor holding a Class A licence for friable asbestos removal.

Non-friable asbestos containing materials were found to be present in CTC Building, Consulting Rooms, Chapel, Monastery, Arts Building and Archive Building. Non-friable asbestos containing materials may only be removed by a contractor holding a Class A licence for friable asbestos removal or a Class B licence for non-friable asbestos removal.

The following methodologies are an outline of procedure to be followed by the asbestos removal contractor(s) removing the friable and non-friable asbestos containing materials from the buildings.

Friable Asbestos Removal Methodology

1. A temporary fence barricade is to be erected at the entry to the friable asbestos removal work area. This fencing is to be covered with plastic, shade cloth or geo-fabric whilst the asbestos removal work is being carried out. Asbestos removal warning signs are to be placed on the fencing at the entry to the building.
2. Prior to the commencement of asbestos removal at the site, the contractor undertaking the work must submit a notification of friable asbestos removal work to SafeWork NSW and also prepare a safe work method statement and risk assessment for their proposed work.
3. A site and project specific safe work method statement for the proposed work including details of the asbestos related precautions to be incorporated into the asbestos removal work as required by section 299 of the Work Health and Safety Regulation 2017 is to be compiled by the asbestos removal contractor undertaking the work.

4. The asbestos removal contractor must compile an asbestos removal control plan as per section 3.5 of the How to Safely Remove Asbestos Code of Practice.
5. All persons undertaking friable asbestos removal work at the site are to wear disposable coveralls, washable boots or disposable boot covers and a half face P3 respirator.

Persons engaged in the work are to have completed formal training in friable asbestos removal work and be supervised by a person who has completed a formal friable asbestos removal supervisor's course. The friable asbestos removal supervisor must be on-site at all times that friable asbestos removal work is being carried out.
6. Remove furniture and carpet floor coverings from within the building.
7. All rooms in which there are no friable asbestos containing materials are to be closed off and sealed to prevent dust ingress from the asbestos removal work.
8. Erect an airtight enclosure within the friable asbestos removal work area using 0.2 mm plastic sheeting. The plastic sheeting is to be placed on the walls and to the ceilings where the porous straw ceiling tiles are present. Smooth cement rendered walls and set plaster ceilings are not required to be covered as they can be wet wiped to remove dust from the asbestos removal work.
9. Seal all penetration openings, service ducts and cupboards remaining in the enclosed area.
10. Establish a four stage wet decontamination unit at the entry to the friable asbestos removal work areas. All waste water is to be disposed of to the sewer system.
11. Install negative air units within the work area and direct exhaust to the outside air. The negative air units are to maintain a constant negative pressure within the asbestos removal work enclosure of at least 12 pascals to ensure that the airflow will be into the work area in the case of a containment breach.
12. Carry out smoke test to confirm that the enclosure is fully sealed.
13. The asbestos backed sheet vinyl floor covering is to be removed in a manner that minimises dust. HEPA filtered vacuum cleaners are to be used to collect asbestos material debris as soon as it is removed.
14. The asbestos backing paper remaining on the concrete floor is to be wetted to assist removal and is to be scrapped from the floor with all waste to be collected and bagged for disposal as asbestos waste.

Power tools should not be used in the removal of the asbestos backing paper from the floor. If the asbestos backing paper cannot be removed using hand tools, power tools may be used providing the material is wetted to minimise dust. These tools will need to be disposed of asbestos contaminated waste at the completion of the work or bagged as asbestos contaminated items and only used in future friable asbestos removal work areas.

15. At the completion of the removal of the asbestos backed sheet vinyl, all surfaces within the work area are to be thoroughly vacuum cleaned and wet wiped to remove all visible traces of asbestos contaminated dust and debris.
16. All of the asbestos backed sheet vinyl and contaminated materials that are removed are to be disposed of as asbestos contaminated waste at a landfill facility that is licenced to accept friable asbestos contaminated waste.
17. At the completion of the work a visual clearance inspection is to be undertaken within the work area to confirm that all of the friable asbestos containing materials have been satisfactorily removed.
18. Following completion of the visual clearance inspection, coloured PVA sealant / paint is to be sprayed onto all of the various surfaces within the work area(s).
19. Airborne asbestos fibre monitoring is to be undertaken prior to and during the work at locations surrounding the work area and at the clean end of the decontamination unit.
20. At the completion of the visual clearance inspection and the application of the PVA sealant, clearance air monitoring is to be undertaken within the asbestos removal work area(s).
21. Upon receipt of clearance air monitoring results of <0.01 fibres per millilitre of air (<0.01 fibres/ml) a written clearance certificate is to be issued confirming that the asbestos removal work has been satisfactorily completed and that the enclosure and decontamination unit may be dismantled.
22. A final inspection is to be undertaken at the completion of the enclosure removal to verify that all remaining surfaces are free of visible dust from the completed work.

Non-Friable Asbestos Removal Methodology

1. A temporary fence barricade is to be erected around the external non-friable asbestos removal work areas and at the entry to the internal non-friable asbestos removal work areas. This fencing is to be covered with plastic , shade cloth or geo-fabric whilst the asbestos removal work is being carried out. Asbestos removal warning signs are to be placed on the temporary fence barricade at each building.
2. Prior to the commencement of non-friable asbestos removal work at the site, the contractor undertaking the work must submit a notification of non-friable asbestos removal work to SafeWork NSW and also prepare a safe work method statement and risk assessment for their proposed work.
3. A site and project specific safe work method statement for the proposed work including details of the asbestos related precautions to be incorporated into the asbestos removal work as required by section 299 of the Work Health and Safety Regulation 2017 and is to be compiled by the asbestos removal contractor undertaking the work.

4. The asbestos removal contractor must compile an asbestos removal control plan as per section 3.5 of the How to Safely Remove Asbestos Code of Practice.
5. All persons undertaking non-friable asbestos removal work at the site are to wear disposable coveralls, washable boots or disposable boot covers and a half face P2 or P3 respirator.

Persons engaged in the work are to have completed formal training in non-friable asbestos removal work and be supervised by a person who has completed a formal non-friable asbestos removal supervisor's course. The supervisor must be at the site or available to attend the site within 20 minutes of being required whilst the non-friable asbestos removal work is being carried out.

6. A decontamination and change area is to be located at the entry to each non-friable asbestos removal area at the site. All persons entering a non-friable asbestos removal work area are to change into and out of their asbestos PPE in the decontamination and change area.

When leaving the work area, the following decontamination procedure is to be followed:

- Remove any visible asbestos dust/residue from protective clothing using an asbestos vacuum cleaner or wiping down with damp cloths. Warning: do not reuse or resoak damp cloths.
- Carefully remove disposable protective clothing and place into bags, (RPE must still be worn).
- Place cloths into asbestos waste disposal plastic bag (200µm thick).
- Take disposable coveralls off and place into asbestos waste disposal bag (RPE must still be worn).
- Use damp cloths to wipe down footwear and place cloths into asbestos waste disposal bag.
- Seal all asbestos waste plastic bags with duct tape and place each into a second plastic bag.
- Seal this second plastic bag and label/mark as 'Asbestos Waste'.
- Use damp rags to wipe external surfaces of the asbestos waste disposal bags to remove any dust before it is removed from the asbestos removal work area.
- Remove PPE and double bag, seal with duct tape and mark as 'Asbestos Waste'.
- Remove non-disposable PPE and place in container labelled as containing asbestos.
- Remove disposable RPE and double bag, seal with duct tape and mark as 'Asbestos Waste'.
- Reusable RPE is to be wiped with damp cloth and bag for reuse. Place the damp cloth into a disposable asbestos waste bag.
- Ensure the outside of the bags are decontaminated by using a damp cloth.

- Place the damp cloths into disposable asbestos waste bags.
 - Dispose of asbestos waste at the appropriate waste facility
7. Plastic sheeting is to be placed over the ground surfaces below the external removal work areas to collect material debris that breaks during removal. This plastic sheeting is to be disposed of as asbestos waste at the completion of the work.
 8. Non-friable asbestos containing materials are to be carefully removed by hand. These materials are to be wetted (as required) prior to removal and following removal these materials are to be wrapped in two layers of 0.2 mm plastic sheeting or placed directly into a double plastic lined skip bin or truck.
 9. Non-friable asbestos removal work is to be undertaken in a manner that minimises breakage of the asbestos containing materials.
 10. Small items of asbestos contaminated debris removed from the site are to be placed into double asbestos waste bags.
 11. All asbestos containing materials and asbestos contaminated debris is to be removed for disposal as asbestos contaminated waste. These materials are to be placed into trucks or bins for transport to a landfill site licenced to accept Special Waste – Asbestos Waste in accordance with the requirements of the NSW Environment Protection Authority (NSW EPA).
 12. The transport of the asbestos contaminated waste is to be undertaken in covered leak proof vehicles and is to be disposed of at a landfill site that can lawfully receive this waste in accordance with the NSW Protection of the Environment Operations (Waste) Regulation 2014: 'Sections 77 - 81. The contractor is to record each load of asbestos contaminated waste prior to leaving the site using the NSW EPA waste locate app.
 13. Following completion of the removal of non-friable asbestos containing and contaminated materials at the site, the tools and equipment used in the work are to be cleaned of asbestos contamination.
 14. The timber framing and other surfaces in each of the non-friable asbestos removal work areas is to be vacuum cleaned using HEPA filtered vacuum equipment and wet wiping with care taken to clean all joints between floor boards / substrates and joints in the timber ceiling and wall framing.
 15. A visual clearance inspection is to be carried out at the completion of the non-friable asbestos removal work to verify that all non-friable asbestos containing and contaminated materials have been removed and that the remaining exposed material and ground surfaces are free of visible asbestos contamination.
 16. All framing and other surfaces remaining on and in the non-friable asbestos removal work areas are to be sprayed with tinted PVA sealant.



Page 6 of 6
12 August 2022

If you require any further information please contact me on 0437 251 358.

Yours faithfully

P. CLIFTON & ASSOCIATES PTY LTD

Philip Clifton

Principal

BOHS IP402 Certified

SafeWork NSW Asbestos Assessor Licence: LAA000119