

**Photograph 1**  
**Date:** 07/10/2019

Montessori north playground area soil samples.



**Photograph 2**  
**Date:** 07/10/2019

Montessori north playground area soil sample.



**Photograph 3**  
**Date:** 07/10/2019

Montessori north playground area soil sample.

## **ATTACHMENT B**

Sample Receipt Advice, COC Documentation and Laboratory Reports

## SAMPLE RECEIPT ADVICE

SE197464

## CLIENT DETAILS

Contact [REDACTED]  
Client Robson Environmental Pty Ltd  
Address 140 Gladstone Street, FYSHWICK  
PO Box 112, FYSHWICK  
ACT 2609  
  
Telephone [REDACTED]  
Facsimile [REDACTED]  
Email [REDACTED]  
  
Project T01035 Lead in Soil Assessment  
Order Number T01035  
Samples 4

## LABORATORY DETAILS

Manager [REDACTED]  
Laboratory [REDACTED]  
Address [REDACTED]  
  
Telephone [REDACTED]  
Facsimile [REDACTED]  
Email [REDACTED]  
  
Samples Received Tue 10/9/2019  
Report Due Tue 17/9/2019  
[REDACTED] SE197464

## SUBMISSION DETAILS

This is to confirm that 4 samples were received on Tuesday 10/9/2019. Results are expected to be ready by COB Tuesday 17/9/2019. Please quote [REDACTED] reference SE197464 when making enquiries. Refer below for details relating to sample integrity upon receipt.

Samples clearly labelled	Yes	Complete documentation received	Yes
Sample container provided	[REDACTED]	Sample cooling method	Ice Bricks
Samples received in correct containers	Yes	Sample counts by matrix	4 Soil
Date documentation received	10/9/2019	Type of documentation received	COC
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	10.7°C	Sufficient sample for analysis	Yes
Turnaround time requested	Standard		

Unless otherwise instructed, water and bulk samples will be held for one month from date of report, and soil samples will be held for two months.

## COMMENTS

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SAMPLE RECEIPT ADVICE

SE197464

CLIENT DETAILS

Client Robson Environmental Pty Ltd

Project T01035 Lead in Soil Assessment

SUMMARY OF ANALYSIS

No.	Sample ID	Moisture Content	Total Recoverable Elements in Soil/Waste
001	SS30_0-0.2m	1	1
002	SS31_0-0.2m	1	1
003	SS32_0-0.2m	1	1
004	SS33_0-0.2m	1	1

The above table represents interpretation of the client-supplied Chain Of Custody document. The numbers shown in the table indicate the number of results requested in each package. Please indicate as soon as possible should your request differ from these details. Testing as per this table shall commence immediately unless the client intervenes with a correction.

[illegible]

[REDACTED] (Sydney)

---

**From:** [REDACTED]  
**Sent:** Tuesday, 10 September 2019 3:59 PM  
**To:** [REDACTED]  
**Subject:** [EXTERNAL] RE: SGS Sample Receipt Advice (Ref: T01035 Lead in Paint Assessment, Lab Ref: SE197464)

\*\*\* WARNING: this message is from an EXTERNAL SENDER. Please be cautious, particularly with links and attachments. \*\*\*

---

Hi,

I believe there might be some misinterpretation as we are after the lead in soil content and not the lead in paint assessment.

Could we please get this corrected?

Thanks.

Kind regards,

[REDACTED]



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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Tuesday, 10 September 2019 3:51 PM  
**To:** [REDACTED]  
**Subject:** [REDACTED] Sample Receipt Advice (Ref: T01035 Lead in Paint Assessment, Lab Ref: SE197464)

Dear [REDACTED]

Please be advised we have received samples for analysis as detailed in the attached documentation.

## ANALYTICAL REPORT



Accreditation No. [REDACTED]

## CLIENT DETAILS

Contact [REDACTED]  
Client **Robson Environmental Pty Ltd**  
Address **140 Gladstone Street, FYSHWICK  
PO Box 112, FYSHWICK  
ACT 2609**

Telephone [REDACTED]  
Facsimile [REDACTED]  
Email [REDACTED]

Project **T01035 Lead in Soil Assessment**  
Order Number **T01035**  
Samples **4**

## LABORATORY DETAILS

Manager [REDACTED]  
Laboratory [REDACTED]  
Address [REDACTED]

Telephone [REDACTED]  
Facsimile [REDACTED]  
Email [REDACTED]

[REDACTED] **SE197464 R1**  
Date Received **10/9/2019**  
Date Reported **14/10/2019**

## COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory 2562(4354).

This report cancels and supersedes the report No.SE197464 R0 dated 17/09/19 issued by [REDACTED] due to amended sample IDs as requested.

## SIGNATORIES





ANALYTICAL RESULTS

SE197464 R1

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320]    Tested: 11/9/2019

			SS37 0-0.2m	SS38 0-0.2m	SS39 0-0.2m	QC01 0-0.2m
			SOIL	SOIL	SOIL	SOIL
			-	-	-	-
			7/9/2019	7/9/2019	7/9/2019	7/9/2019
PARAMETER	UOM	LOR	SE197464.001	SE197464.002	SE197464.003	SE197464.004
Lead, Pb	mg/kg	1	19	14	21	17

ANALYTICAL RESULTS

SE197464 R1

Moisture Content [AN002]    Tested: 11/9/2019

			SS37 0-0.2m	SS38 0-0.2m	SS39 0-0.2m	QC01 0-0.2m
			SOIL	SOIL	SOIL	SOIL
			-	-	-	-
			7/9/2019	7/9/2019	7/9/2019	7/9/2019
PARAMETER	UOM	LOR	SE197464.001	SE197464.002	SE197464.003	SE197464.004
% Moisture	%w/w	1	11.2	11.1	23.0	13.0

## METHOD SUMMARY

SE197464 R1

## METHOD

## METHODOLOGY SUMMARY

## AN002

The test is carried out by drying (at either 40°C or 105°C) a known mass of sample in a weighed evaporating basin. After fully dry the sample is re-weighed. Samples such as sludge and sediment having high percentages of moisture will take some time in a drying oven for complete removal of water.

## AN040/AN320

A portion of sample is digested with nitric acid to decompose organic matter and hydrochloric acid to complete the digestion of metals. The digest is then analysed by ICP OES with metals results reported on the dried sample basis. Based on USEPA method 200.8 and 6010C.

## AN040

A portion of sample is digested with Nitric acid to decompose organic matter and Hydrochloric acid to complete the digestion of metals and then filtered for analysis by ASS or ICP as per USEPA Method 200.8.

## FOOTNOTES

*	NATA accreditation does not cover the performance of this service.	-	Not analysed.	UOM	Unit of Measure.
		NVL	Not validated.	LOR	Limit of Reporting.
**	Indicative data, theoretical holding time exceeded.	IS	Insufficient sample for analysis.	↑↓	Raised/lowered Limit of Reporting.
		LNR	Sample listed, but not received.		

Unless it is reported that sampling has been performed by SGS, the samples have been analysed as received.  
Solid samples expressed on a dry weight basis.

Where "Total" analyte groups are reported (for example, Total PAHs, Total OC Pesticides) the total will be calculated as the sum of the individual analytes, with those analytes that are reported as <LOR being assumed to be zero. The summed (Total) limit of reporting is calculated by summing the individual analyte LORs and dividing by two. For example, where 16 individual analytes are being summed and each has an LOR of 0.1 mg/kg, the "Totals" LOR will be  $1.6 / 2$  (0.8 mg/kg). Where only 2 analytes are being summed, the "Total" LOR will be the sum of those two LORs.

Some totals may not appear to add up because the total is rounded after adding up the raw values.

If reported, measurement uncertainty follow the  $\pm$  sign after the analytical result and is expressed as the expanded uncertainty calculated using a coverage factor of 2, providing a level of confidence of approximately 95%, unless stated otherwise in the comments section of this report.

Results reported for samples tested under test methods with codes starting with ARS-SOP, radionuclide or gross radioactivity concentrations are expressed in becquerel (Bq) per unit of mass or volume or per wipe as stated on the report. Becquerel is the SI unit for activity and equals one nuclear transformation per second.

Note that in terms of units of radioactivity:

- 1 Bq is equivalent to 27 pCi
- 37 MBq is equivalent to 1 mCi

For results reported for samples tested under test methods with codes starting with ARS-SOP, less than (<) values indicate the detection limit for each radionuclide or parameter for the measurement system used. The respective detection limits have been calculated in accordance with ISO 11929.

The QC and MU criteria are subject to internal review according to the [REDACTED] QAQC plan and may be provided on request or alternatively can be found here [REDACTED]

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## STATEMENT OF QA/QC PERFORMANCE

SE197464 R1

## CLIENT DETAILS

Contact [REDACTED]  
 Client Robson Environmental Pty Ltd  
 Address 140 Gladstone Street, FYSHWICK  
 PO Box 112, FYSHWICK  
 ACT 2609

Telephone [REDACTED]  
 Facsimile [REDACTED]  
 Email [REDACTED]

Project **T01035 Lead in Soil Assessment**  
 Order Number **T01035**  
 Samples **4**

## LABORATORY DETAILS

Manager [REDACTED]  
 Laboratory [REDACTED]  
 Address [REDACTED]

Telephone [REDACTED]  
 Facsimile [REDACTED]  
 Email [REDACTED]

[REDACTED] **SE197464 R1**  
 Date Received 10 Sep 2019  
 Date Reported 14 Oct 2019

## COMMENTS

All the laboratory data for each environmental matrix was compared to [REDACTED] stated Data Quality Objectives (DQO). Comments arising from the comparison were made and are reported below.

The data relating to sampling was taken from the Chain of Custody document.  
 This QA/QC Statement must be read in conjunction with the referenced Analytical Report.  
 The Statement and the Analytical Report must not be reproduced except in full.

All Data Quality Objectives were met (within the [REDACTED] laboratory).

## SAMPLE SUMMARY

Samples clearly labelled	Yes	Complete documentation received	Yes
Sample container provided	[REDACTED]	Sample cooling method	Ice Bricks
Samples received in correct containers	Yes	Sample counts by matrix	4 Soil
Date documentation received	10/9/2019	Type of documentation received	COC
Samples received in good order	Yes	Samples received without headspace	Yes
Sample temperature upon receipt	10.7°C	Sufficient sample for analysis	Yes
Turnaround time requested	Standard		



## HOLDING TIME SUMMARY

SE197464 R1

holding time criteria are drawn from current regulations and are highly dependent on sample container preservation as specified in the "Field Sampling Guide for Containers and Holding Time" (ref: GU-(AU)-ENV.001). Soil samples guidelines are derived from NEPM "Schedule B(3) Guideline on Laboratory Analysis of Potentially Contaminated Soils". Water sample guidelines are derived from "AS/NZS 5667.1 : 1998 Water Quality - sampling part 1" and APHA "Standard Methods for the Examination of Water and Wastewater" 21st edition 2005.

Extraction and analysis holding time due dates listed are calculated from the date sampled, although holding times may be extended after laboratory extraction for some analytes. The due dates are the suggested dates that samples may be held before extraction or analysis and still be considered valid.

Extraction and analysis dates are shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria. If the sampled date is not supplied then compliance with criteria cannot be determined. If the received date is after one or both due dates then holding time will fail by default.

## Moisture Content

Method: ME-(AU)-[ENV]AN002

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
SS37_0-0.2m	SE197464.001	LB182958	07 Sep 2019	10 Sep 2019	21 Sep 2019	11 Sep 2019	16 Sep 2019	13 Sep 2019
SS38_0-0.2m	SE197464.002	LB182958	07 Sep 2019	10 Sep 2019	21 Sep 2019	11 Sep 2019	16 Sep 2019	13 Sep 2019
SS39_0-0.2m	SE197464.003	LB182958	07 Sep 2019	10 Sep 2019	21 Sep 2019	11 Sep 2019	16 Sep 2019	13 Sep 2019
QC01_0-0.2m	SE197464.004	LB182958	07 Sep 2019	10 Sep 2019	21 Sep 2019	11 Sep 2019	16 Sep 2019	13 Sep 2019

## Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Sample Name	Sample No.	QC Ref	Sampled	Received	Extraction Due	Extracted	Analysis Due	Analysed
SS37_0-0.2m	SE197464.001	LB182963	07 Sep 2019	10 Sep 2019	05 Mar 2020	11 Sep 2019	05 Mar 2020	17 Sep 2019
SS38_0-0.2m	SE197464.002	LB182963	07 Sep 2019	10 Sep 2019	05 Mar 2020	11 Sep 2019	05 Mar 2020	17 Sep 2019
SS39_0-0.2m	SE197464.003	LB182963	07 Sep 2019	10 Sep 2019	05 Mar 2020	11 Sep 2019	05 Mar 2020	17 Sep 2019
QC01_0-0.2m	SE197464.004	LB182963	07 Sep 2019	10 Sep 2019	05 Mar 2020	11 Sep 2019	05 Mar 2020	17 Sep 2019

## SURROGATES

SE197464 R1

Surrogate results are evaluated against upper and lower limit criteria established in the [REDACTED] QA/QC plan (Ref: MP-(AU)-[ENV]QU-022). At least two of three routine level soil sample surrogate spike recoveries for BTEX/VOC are to be within 70-130% where control charts have not been developed and within the established control limits for chartered surrogates. Matrix effects may void this as an acceptance criterion. Water sample surrogate spike recoveries are to be within 40-130%. The presence of emulsions, surfactants and particulates may void this as an acceptance criterion.

Result is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No surrogates were required for this job.

METHOD BLANKS

SE197464 R1

Blank results are evaluated against the limit of reporting (LOR), for the chosen method and its associated instrumentation, typically 2.5 times the statistically determined method detection limit (MDL).

Result is shown in **Green** when within suggested criteria or **Red** with an appended dagger symbol (†) when outside suggested criteria.

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-ENV\AN040\AN320

Sample Number	Parameter	Units	LOR	Result
LB182963.001	Lead, Pb	mg/kg	1	<1

## DUPLICATES

SE197464 R1

Duplicates are calculated as Relative Percentage Difference (RPD) using the formula:  $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

### Moisture Content

Method: ME-(AU)-(ENV)AN002

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE197414.018	LB182958.011	% Moisture	%w/w	1	1.5	1.5	96	3
SE197489.004	LB182958.021	% Moisture	%w/w	1	22	23	34	4

### Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-(ENV)AN040/AN320

Original	Duplicate	Parameter	Units	LOR	Original	Duplicate	Criteria %	RPD %
SE197495.002	LB182963.014	Lead, Pb	mg/kg	1	25	23	34	11
SE197495.010	LB182963.023	Lead, Pb	mg/kg	1	20	23	35	11



LABORATORY CONTROL SAMPLES

SE197464 R1

Laboratory Control Standard (LCS) results are evaluated against an expected result, typically the concentration of analyte spiked into the control during the sample preparation stage, producing a percentage recovery. The criteria applied to the percentage recovery is established in the   QA /QC plan (Ref: MP-(AU)-[ENV]QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in Green when within suggested criteria or Red with an appended dagger symbol (†) when outside suggested criteria.

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-[ENV]AN040/AN320

Sample Number	Parameter	Units	LOR	Result	Expected	Criteria %	Recovery %
LB182963.002	Lead, Pb	mg/kg	1	91	89.9	80 - 120	<span style="color: green;">84</span>

MATRIX SPIKES

SE197464 R1

Matrix Spike (MS) results are evaluated as the percentage recovery of an expected result, typically the concentration of analyte spiked into a field sub-sample during the sample preparation stage. The original sample's result is subtracted from the sub-sample result before determining the percentage recovery. The criteria applied to the percentage recovery is established in the [redacted] QA/QC plan (ref: MP-(AU)-(ENV)QU-022). For more information refer to the footnotes in the concluding page of this report.

Recovery is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES

Method: ME-(AU)-(ENV)AN040/AN320

QC Sample	Sample Number	Parameter	Units	LOR	Result	Original	Spike	Recovery%
SE197465.001	LB182963.004	Lead, Pb	mg/kg	1	56	19	50	74

## MATRIX SPIKE DUPLICATES

SE197464 R1

Matrix spike duplicates are calculated as Relative Percent Difference (RPD) using the formula:  $RPD = | \text{OriginalResult} - \text{ReplicateResult} | \times 100 / \text{Mean}$

The original result is the analyte concentration of the matrix spike. The Duplicate result is the analyte concentration of the matrix spike duplicate.

The RPD is evaluated against the Maximum Allowable Difference (MAD) criteria and can be graphically represented by a curve calculated from the Statistical Detection Limit (SDL) and Limiting Repeatability (LR) using the formula:  $MAD = 100 \times \text{SDL} / \text{Mean} + \text{LR}$

Where the Maximum Allowable Difference evaluates to a number larger than 200 it is displayed as 200.

RPD is shown in **Green** when within suggested criteria or **Red** with an appended reason identifier when outside suggested criteria. Refer to the footnotes section at the end of this report for failure reasons.

No matrix spike duplicates were required for this job.

## FOOTNOTES

SE197464 R1

Samples analysed as received.

Solid samples expressed on a dry weight basis.

QC criteria are subject to internal review according to the [REDACTED] QA/QC plan and may be provided on request or alternatively can be found here :  
[REDACTED]

- \* NATA accreditation does not cover the performance of this service .
  - \*\* Indicative data, theoretical holding time exceeded.
  - Sample not analysed for this analyte.
  - IS Insufficient sample for analysis.
  - LNR Sample listed, but not received.
  - LOR Limit of reporting.
  - QFH QC result is above the upper tolerance.
  - QFL QC result is below the lower tolerance.
- 
- ① At least 2 of 3 surrogates are within acceptance criteria.
  - ② RPD failed acceptance criteria due to sample heterogeneity.
  - ③ Results less than 5 times LOR preclude acceptance criteria for RPD.
  - ④ Recovery failed acceptance criteria due to matrix interference.
  - ⑤ Recovery failed acceptance criteria due to the presence of significant concentration of analyte (i.e. the concentration of analyte exceeds the spike level).
  - ⑥ LOR was raised due to sample matrix interference.
  - ⑦ LOR was raised due to dilution of significantly high concentration of analyte in sample.
  - ⑧ Reanalysis of sample in duplicate confirmed sample heterogeneity and inconsistency of results.
  - ⑨ Recovery failed acceptance criteria due to sample heterogeneity.
  - ⑩ LOR was raised due to high conductivity of the sample (required dilution).
  - † Refer to Analytical Report comments for further information.

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**From:** [Wickham, Ilona](#)  
**To:** [Hunter, Stuart](#)  
**Cc:** [Ebner, Joanne](#)  
**Subject:** FW: Yarralumla Primary and Preschool - Lead Paint Management Plan - T01035\_LPMP\_Yarralumla\_20191125  
**Date:** Thursday, 28 November 2019 10:47:30 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[T01035\\_LPMP\\_Yarralumla\\_20191125.pdf](#)

---

UNCLASSIFIED

Hi Stu

This is the long awaited Lead Paint Management plan. It unfortunately leaves the management decisions up to us. It states the risk rating attached to each area of lead and refers the action to the annexures. Most areas are referred to annexure 5 which is really just saying it needs to be removed. Either by removal of the paint itself, or the item it is on i.e. the window frames.

I was hoping it might prescribe actions that would mitigate any risk .i.e. screw windows shut to stop abrasion of the surface, but it doesn't even allow this.

Have a read and see what you think. I admit I need a more intensive reading of the report, to see if there is any chance of reading between the lines and developing our own strategy, as short of replacing 90% of the schools windows, we need to come up with a documented reason for our actions, where they do not include removal.

Perhaps we need to get together next week to discuss, after we have digested the report properly.

Thanks

Ilona

---

**From:** Byrne, Evan <Evan.Byrne@act.gov.au>  
**Sent:** Thursday, 28 November 2019 6:53 AM  
**To:** Ebner, Joanne <Joanne.Ebner@act.gov.au>  
**Cc:** Wickham, Ilona <Ilona.Wickham@act.gov.au>  
**Subject:** FW: Yarralumla Primary and Preschool - Lead Paint Management Plan - T01035\_LPMP\_Yarralumla\_20191125

UNCLASSIFIED

Jo,

See attached lead paint management plan for Yarralumla Primary Site.

***Evan Byrne***

A/g Assistant Director

ACT Property Group / Property Upgrades

Chief Minister, Treasury and Economic Development Directorate | ACT Government

M: 0411 183 771

E: [evan.byrne@act.gov.au](mailto:evan.byrne@act.gov.au)

255 Canberra Avenue, Fyshwick, ACT 2609

*"If you have any feedback for the ACT Property Group, please email [actpgfeedback@act.gov.au](mailto:actpgfeedback@act.gov.au)"*

---

**From:** [REDACTED]

**Sent:** Wednesday, 27 November 2019 9:58 PM

**To:** Byrne, Evan <[Evan.Byrne@act.gov.au](mailto:Evan.Byrne@act.gov.au)>

**Cc:** [REDACTED]

**Subject:** Yarralumla Primary and Preschool - Lead Paint Management Plan - T01035\_LPMP\_Yarralumla\_20191125

Good evening Evan,

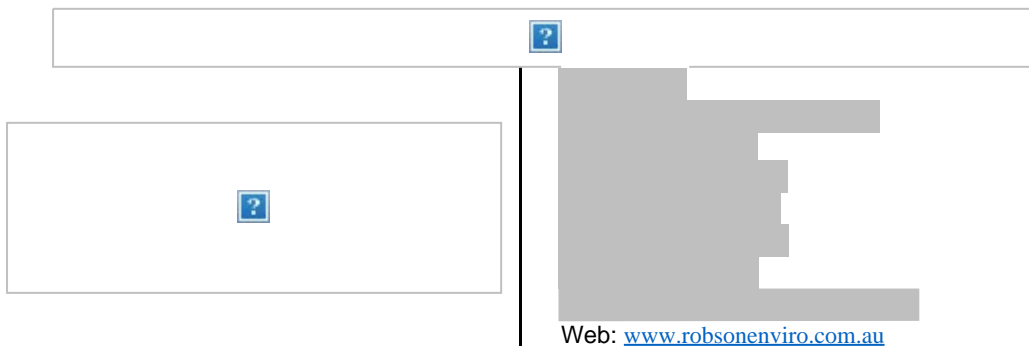
Please find attached the Lead Paint Management Plan developed for Yarralumla Primary and Preschool.

If you have any questions please feel free to contact us.

Thanks.

Kind regards,

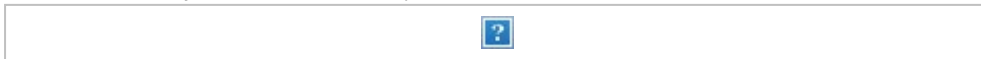
[REDACTED]



Web: [www.robsonenviro.com.au](http://www.robsonenviro.com.au)

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# Lead Paint Management Plan

## Yarralumla Primary School & Preschool

24 Loftus St, Yarralumla



November, 2019

# Certificate of approval for issue of documents

Document Name	Lead Paint Management Plan – Yarralumla Primary School & Preschool		
Date of Issue	27 November 2019	Job Number	T01035
Client	ACT Property Group		
Management Plan Preparation			

Robson Environmental Pty. Ltd.

Robson Environmental Pty. Ltd.

Reviewed

Approved

Robson Environmental Pty. Ltd.

Robson Environmental Pty. Ltd.

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## 1. Introduction

This Lead Paint Management Plan (LPMP) for Yarralumla Primary School and Preschool was commissioned by ACT Property Group based on lead paint surveys undertaken of the site on 23 April, 22 July and 27 August 2019 and a reinspection on 16 September 2019, after paint stabilisation was undertaken. The outcomes of this survey are presented in report *T01035 Yarralumla Primary School and Preschool Lead Paint Survey 20191015*.

### 1.1. Purpose

The purpose of this LPMP is to provide guidance on appropriate management strategies for lead paint at Yarralumla Primary School and Preschool, to ensure compliance with the AS/NZS 4361.2:2017 *Lead Paint in residential, public and commercial buildings* standard and to protect occupants of Yarralumla Primary School and Preschool from exposure to lead from paint within the building.

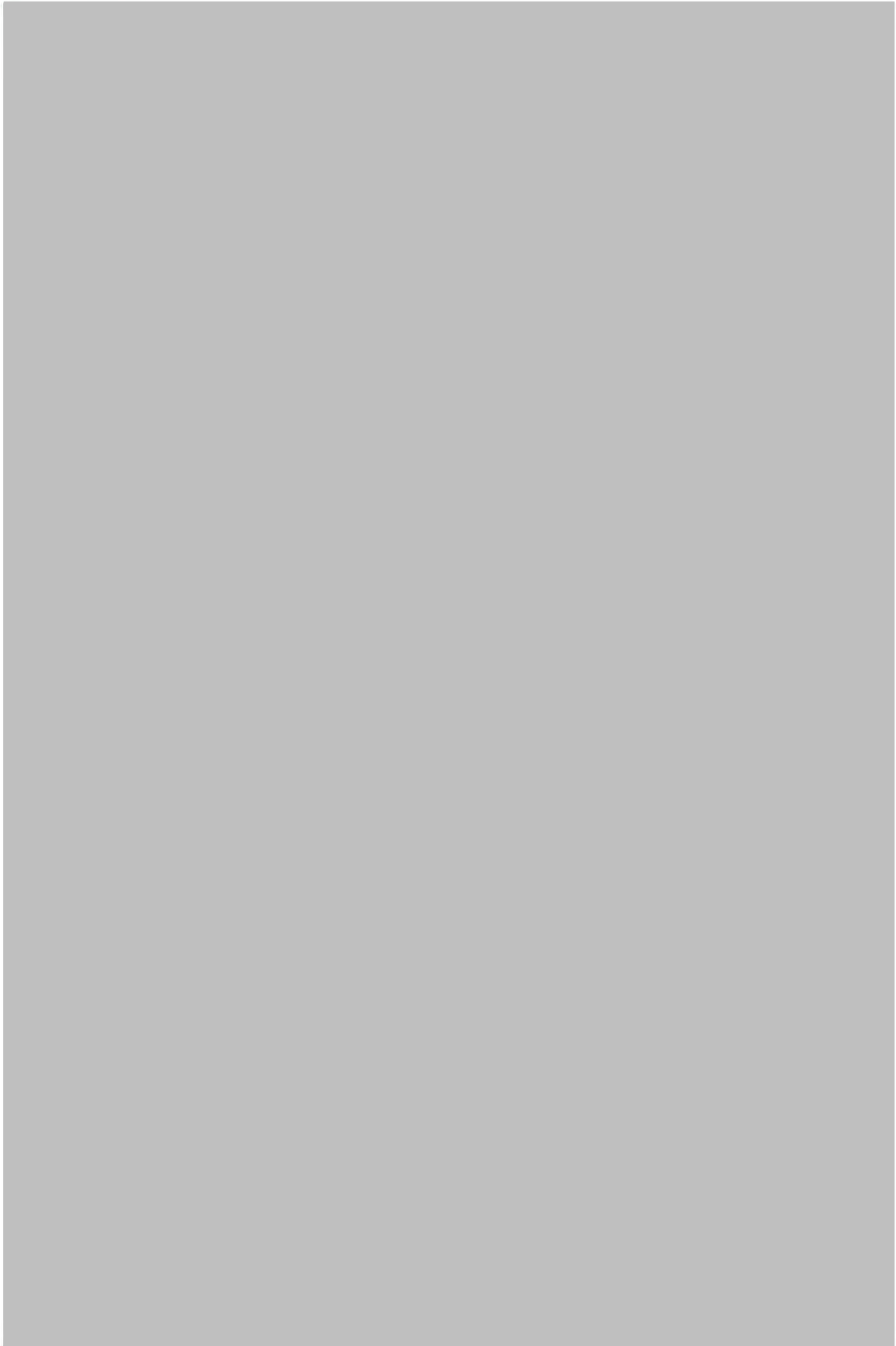
### 1.2. Scope

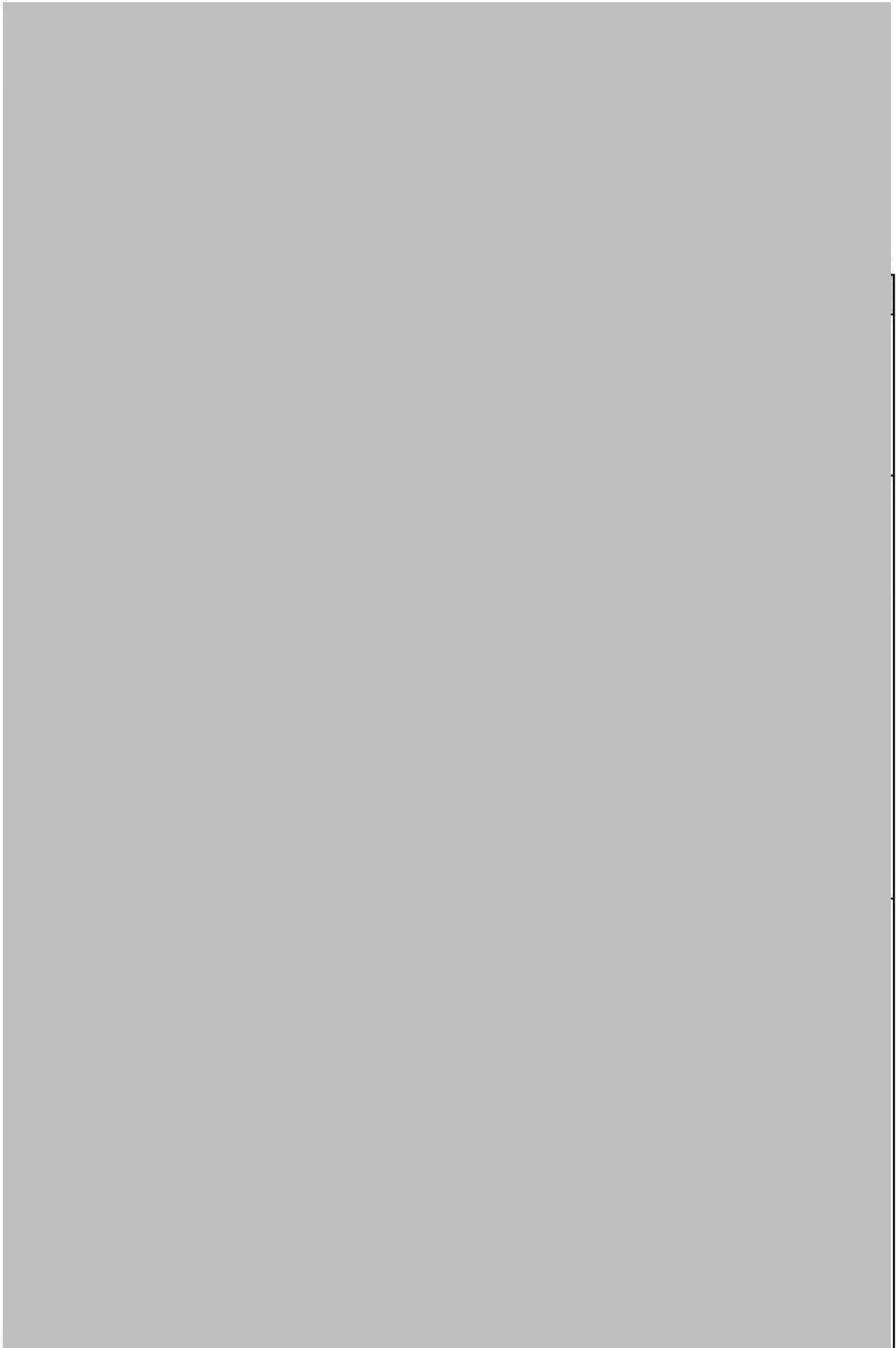
This LPMP was developed based on surveys of Yarralumla Primary and Preschool buildings undertaken on 23 April, 22 July, 27 August and 16 September 2019. The Survey Report (*T01035 Yarralumla Primary School and Preschool Lead Paint Survey 20191015*) should be read in conjunction with this LPMP. These surveys covered:

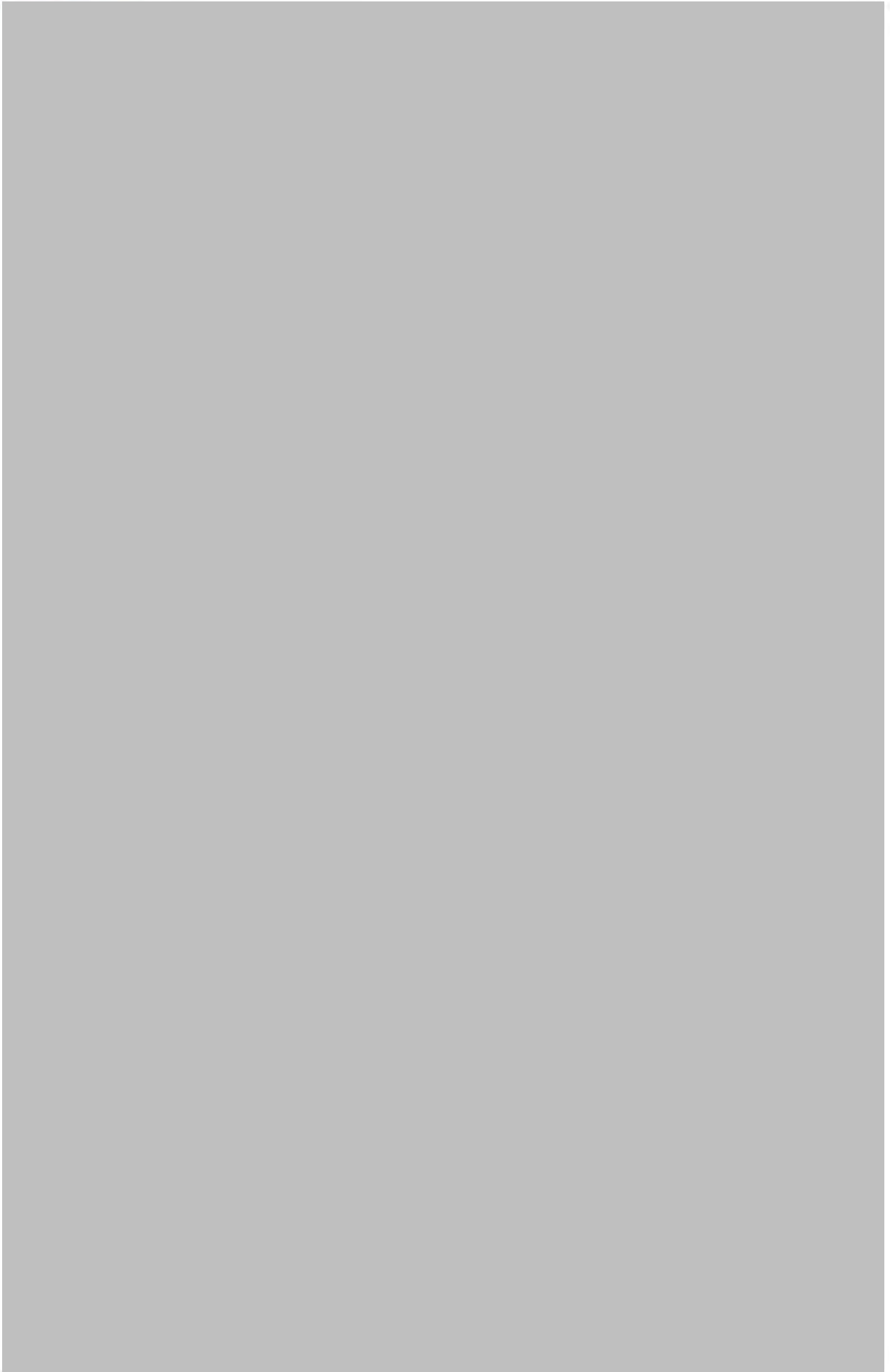
1. Visual inspection of painted surfaces in the following locations at Yarralumla Primary School and Preschool to identify potential lead paint:
  - a. Yarralumla Primary School main building:
    - i. Internal window frames, door frames and skirting boards, internal radiator heating pipes.
    - ii. The internal cleaners'/Bathroom masonry walls, doors and riser walls and pipes.
    - iii. The internal masonry walls and brick walls throughout the main building.
    - iv. The Canteen pantry and the walls, skirting board windows in the Canteen, Hall and Quad.
    - v. The exterior windows and infill panels, down pipes and fascia, timber eave soffits, and window frames and doors throughout the building
  - b. Yarralumla Gambarri Preschool building:
    - i. Exterior window frames, doors and eave soffits.
    - ii. Internal roof support beams and both internal and exterior window frames, pergola frame, and doors.
  - c. Yarralumla Primary School After School Care building:
    - i. Exterior window frames and eave soffits.

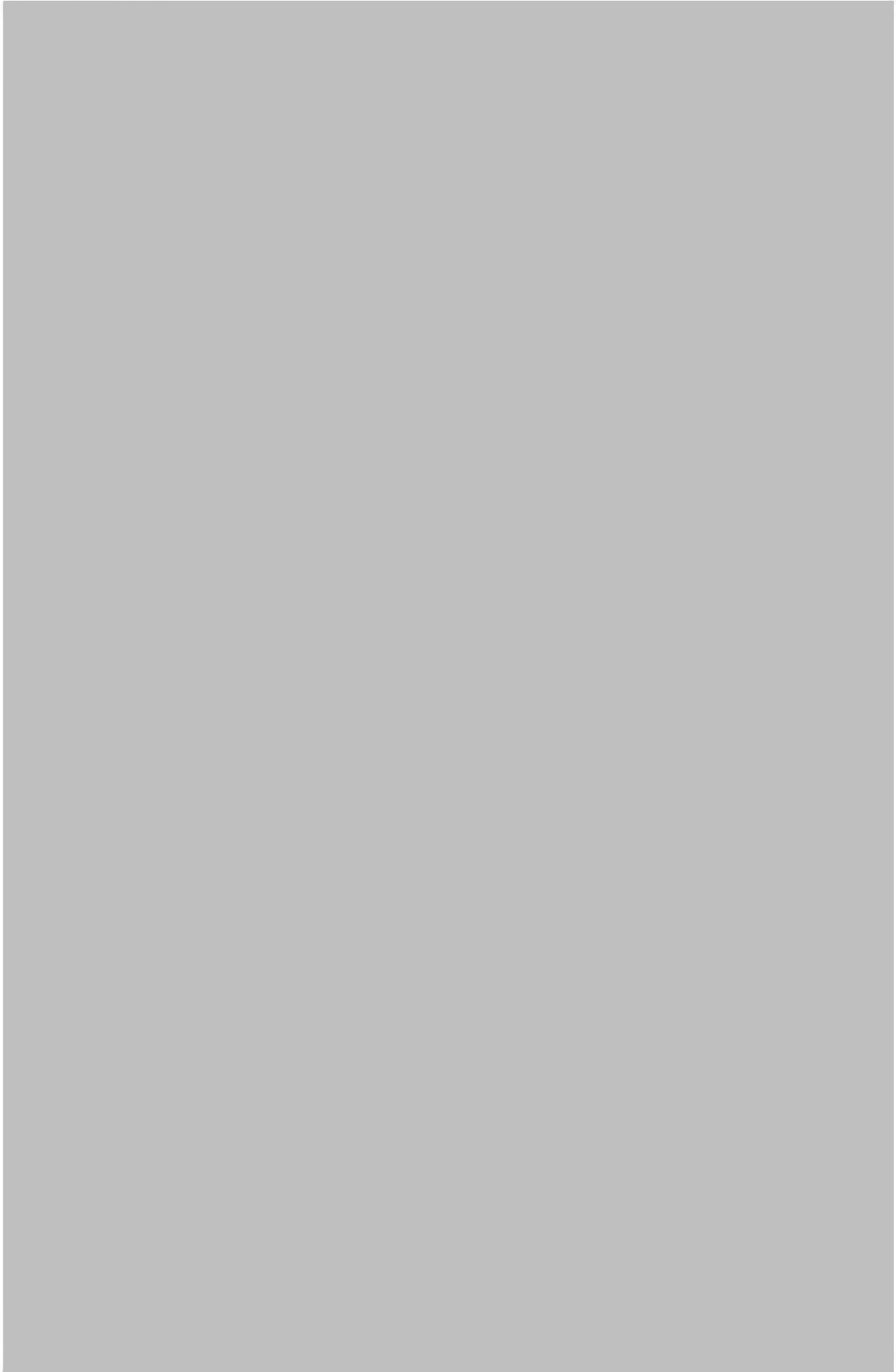
This LPMP applies to all currently known and identified lead paint applied to Yarralumla Primary School and Preschool. In some cases sampling in two similar locations will return different levels of lead in the layers of paint, but it is likely that these differences are simply due to variation in thickness and number of layers of lead-containing and non-lead paint.



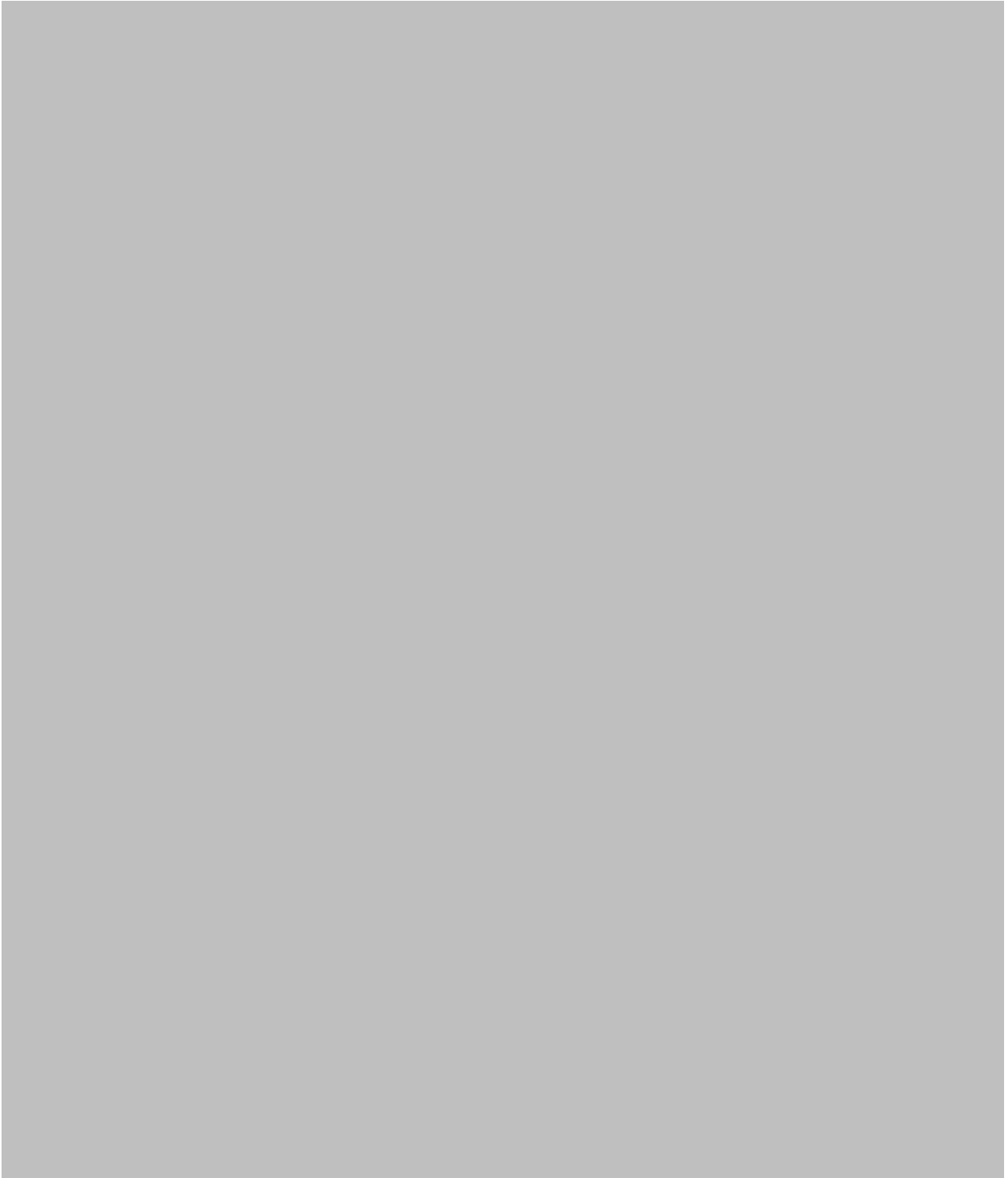












#### 4. Summary of lead paint survey and recommended management actions

Table 4 contains a summary of the lead paint survey for Yarralumla Primary School and Preschool (taken from *T01035 Yarralumla Primary School and Preschool Lead Paint Survey 20191015*) and recommended management strategies for each identified lead paint, based on the assessed Risk Rating following the guidance of Table 1. It is recommended that the client consult Section 3.1 of this report to determine the appropriate course of action, taking into account the Risk Rating, the intended ongoing use and occupation of the building, as well as the risk tolerance and budget of the building owner.

**Table 4: Summary of lead paint survey and recommended management actions**

Location			Paint Condition	Lead Conc. (%w/w)	Risk Rating as at 16/09/19	Known Management History	Recommended Management Action
Primary School Main Building	Internal	Window frames, door frames and skirting boards throughout	Poor Non-stabilised	0.29	High		Abatement as per Appendix 5
		Radiator heating pipes throughout	Sound	0.090	Not lead paint		
		Cleaners'/Bathroom masonry walls	Sound Stabilised	0.19	Medium	Stabilised via over-painting 11/08/19	Inspection and maintenance as per Appendix 1 – Inspect at least annually
		Cleaners'/Bathroom doors	Sound Non-stabilised	0.82	High		Stabilisation as per Appendix 4
		Cleaners'/Bathroom riser walls and pipes	Poor Non-stabilised	0.26	Low		Inspection and maintenance as per Appendix 1– Inspect at least annually
		Brick walls throughout	Sound	<0.005	Not lead paint		
		Masonry walls throughout	Sound	<0.005	Not lead paint		
	Exterior	Windows and infill panels	Poor Non-stabilised	0.32	High	Some areas stabilised by over-painting 18/07/19. Over-painted surfaces had deteriorated on 16/09/19.	Abatement as per Appendix 5

Location			Paint Condition	Lead Conc. (%w/w)	Risk Rating as at 16/09/19	Known Management History	Recommended Management Action
		Down pipes and fascias	Sound	0.1	Not lead paint		
		Timber eave soffits	Sound	<0.005	Not lead paint		
		Window frames and doors	Sound	0.05	Not lead paint		
Gambarri and Preschool	Exterior	Window frames, doors, masonry walls and eave soffits	Poor Non-stabilised	0.13	High	Stabilisation by over-painting on 13/07/19. Over-painted surfaces had deteriorated on 16/09/19.	Abatement as per Appendix 5
After School Care	Exterior	Window frames and eave soffits	Poor Non-stabilised	0.28	High	Stabilisation by over-painting on 17/07/19. Over-painted surfaces had deteriorated on 16/09/19.	Abatement as per Appendix 5
Preschool	Interior	Roof support beam	Sound	<0.005	Not lead paint		
	Interior & Exterior	Window frames, pergola frame and doors	Sound	<0.005	Not lead paint		
Canteen and Hall	Interior	Pantry bench top	Poor Non-stabilised	0.22	High		Abatement as per Appendix 5
		Wall between serving windows	Poor Non-stabilised	0.18	High		Abatement as per Appendix 5
		Hall skirting board south (window side)	Poor Non-stabilised	0.15	High		Abatement as per Appendix 5
		Hall skirting board north (internal side)	Poor Non-stabilised	0.092*	This paint should be managed the same as the paint in the above location as it likely to contain a similar amount of lead, on average.		Abatement as per Appendix 5
	Exterior	Between windows in Quad outside Hall	Poor Non-stabilised	0.15	High		Abatement as per Appendix 5
		Skirting under windows in Quad outside Hall	Poor Non-stabilised	0.44	High		Abatement as per Appendix 5



## 5. Limitations

While Robson Environmental has taken all care to ensure that this LPMP includes the most accurate information available, the LPMP and any risk assessment presented is based on the information obtained by Robson Environmental at the time of survey. Any variation in the environment, condition of paint or building usage may change exposures to hazards, invalidating the presented risk assessment. Robson recommends that risks be re-assessed prior to making any changes to the aforementioned factors.

The findings contained within this report are developed from the interpretation of the results of site surveying and sample analysis following generally accepted practices and standards, based on current best practice. To the best of Robson Environmental's knowledge, our assessment of the survey results represents a reasonable interpretation of the general conditions, and subsequent risk at the time of survey.

This LPMP applies to all currently known and identified lead paint applied on the site, and generalisations have been made about the types of paint onsite. Due to the size and age of the building, and the large number of layers of paint on many surfaces, it is difficult to draw conclusions about the extent of lead paint in the building. In some cases sampling in two similar locations will return different levels of lead in the layers of paint, but it is likely that these differences are simply due to variation in thickness and number of layers of lead-containing and non-lead paint.

Given how extensive the occurrence of the lead paint is, it is recommended that it be assumed that all paint contains lead, unless there is evidence proving otherwise. Where specific works are planned that would be expected to disturb paint, testing of specific areas for lead content should be undertaken prior to work commencing. Should you have any questions or require further information please contact Robson Environmental.

## 6. References

- ACT WHS Regulations 2011
- Safe Work Australia 2013, *Health Monitoring for Exposure to Hazardous Chemicals Guide for persons conducting a business or undertaking*, Safe Work Australia, Australia
- Safe Work Australia 2018a, *Managing risks of hazardous chemicals in the workplace Code of Practice*, Safe Work Australia, Australia
- Safe Work Australia 2018b, *Workplace Exposure Standards for Airborne Contaminants*, Safe Work Australia
- Standards Australia 2009, *Selection, use and maintenance of respiratory protective equipment*, AS/NZS 1715:2009, Standards Australia, Australia.
- Standards Australia 2017, *Guide to the painting of buildings*, AS/NZS 2311:2017, Standards Australia, Australia
- Standards Australia 2017, *Guide to hazardous paint management, Part 1: Lead and other hazardous metallic pigments in industrial applications*, AS/NZS4361.1, Standards Australia, Australia.
- Standards Australia 2017, *Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*, AS/NZS4361.2, Standards Australia, Australia.



