

From: [Hunter, Stuart](#)
To: [Nakkan, John](#); [ICW EBM Office](#); [Wickham, Ilona](#); [Watson, Geoffrey](#)
Subject: Draft Caveat Brief - Yarralumla
Date: Tuesday, 21 July 2020 5:30:13 PM
Attachments: [CAVEAT BRIEF - Yarralumla PS Lead.tr5](#)

UNCLASSIFIED

Hi All,

I've completed a first draft and I am just providing the link in case you need some of the information(or if dates need correcting). I want to get the test results to confirm a few things before finalising and Rob will give me an update in the morning on what progress is made overnight.

Regards,

Stuart Hunter | A/Senior Director, School Infrastructure Management
Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: stuart.hunter@act.gov.au
Infrastructure & Capital Works | Education | ACT Government
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[Google+](#)

Caveat Brief

To: Minister for Education and Early Childhood Development
From: A/g Executive Group Manager, Business Services
Subject: Yarralumla Primary School – Elevated Lead Results
Date: 24 July 2020

That you note the below updated details around the discovery on elevated lead levels at Yarralumla Primary School.

Noted / Please discuss

Yvette Berry MLA..../..../....

- Infrastructure and Capital Works through ACT Property Group have been undertaking replacement of windows at Yarralumla PS due to the deteriorating condition of the lead paint.
- The work includes the complete removal and replacement of window units to limit the disturbance of the lead paint coating.
- Testing of the nearby surfaces was undertaken on Wednesday 15 July as standard process. The results of this test were received by ACT Property Group on 17 July and showed elevated lead levels in 8 rooms
- ACT Property Group arranged for an environmental clean of the classrooms over the weekend of 18 and 19 July and retesting was undertaken.
- Test results were received on 21 July and elevated levels were still detected. ACT Property Group advised the school they could not use the rooms until further work had been completed.
- ACT Property Group are discussing the work practices used with the contractor to determine if the source of lead relates to the removal of the windows or if it was pre-existing.
- The school has made arrangements to temporarily relocate all affected classrooms for the remainder of the week.
- Further cleaning and testing has occurred throughout the week with negligible improvement in the results.
- On Friday 24 July, Education representatives met with the ACT Property Group and the Environmental Hygienist and developed a new cleaning methodology. The new procedure for cleaning will be employed in the classrooms over the weekend with results being expected by Wednesday or Thursday.
- As part of the revised cleaning procedure all non-essential material will be removed from the space.

- As an added precaution, the Environmental Hygienist will visit the school after school hours on Friday 24 July and undertake surface sampling in areas across the site to establish the magnitude of background contamination. These results are expected Tuesday or Wednesday.

Signatory Name:	Andrew Parkinson
Title	A/g Executive Group Manager, Business Services Division
Date	24 July 2020

From: [Hunter, Stuart](#)
To: [Nakkan, John](#)
Cc: [Wickham, Ilona](#); [Watson, Geoffrey](#)
Subject: Re: Yarralumla PS - ACT Property Group Robinson Testing
Date: Tuesday, 21 July 2020 5:39:32 PM
Attachments: [image001.png](#)

Not sure. I'll make sure it's happened and I will let John Colitts and media know.

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Tuesday, July 21, 2020 5:38:09 PM
To: Hunter, Stuart <Stuart.Hunter@act.gov.au>
Cc: Wickham, Ilona <Ilona.Wickham@act.gov.au>; Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Subject: RE: Yarralumla PS - ACT Property Group Robinson Testing

UNCLASSIFIED

Agreed,

Do we know if WorkSafe has been notified?

Regards,

John Nakkan | Acting Executive Branch Manager
Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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From: Hunter, Stuart <Stuart.Hunter@act.gov.au>
Sent: Tuesday, 21 July 2020 5:37 PM
To: Nakkan, John <John.Nakkan@act.gov.au>
Cc: Wickham, Ilona <Ilona.Wickham@act.gov.au>; Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Subject: RE: Yarralumla PS - ACT Property Group Robinson Testing

UNCLASSIFIED

That's all very interesting if correct.

The carpet being covered the whole time provides some protection to the children that were in there today if the only positive test came from the carpet.

However – why would Robsons even be testing the carpet if it was covered the whole time and this means the lead has been there a while.

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Tuesday, 21 July 2020 5:31 PM
To: Hunter, Stuart <Stuart.Hunter@act.gov.au>; Wickham, Ilona <Ilona.Wickham@act.gov.au>; Watson, Geoffrey <Geoffrey.Watson@act.gov.au>; Parkinson, Andrew <Andrew.Parkinson@act.gov.au>; EDU Media <EDU.Media@act.gov.au>; Short, Paul <Paul.Short@act.gov.au>
Cc: ICW EBM Office <ICWEBMOffice@act.gov.au>; EDU, EDBSD <EDBSD.EDU@act.gov.au>
Subject: FW: Yarralumla PS - ACT Property Group Robinson Testing
Importance: High

UNCLASSIFIED

Hi all,

Please see Stephen Gwilliam's message below with some more detail about the specifics.

I have spoken with Deputy Principal Deb Sayers and they can relocate the displaced students for the remainder of the week in: hall, main corridor, [REDACTED] building, library, staffroom and art room. Geoff, they may need additional assistance with logistics should we need to bring in some furniture.

Stuart is drafting dot points about the incident and messaging to families/staff.

Regards,

John Nakkan | Acting Executive Branch Manager
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From: School Operations <SchoolOperations@act.gov.au>
Sent: Tuesday, 21 July 2020 5:12 PM
To: Nakkan, John <John.Nakkan@act.gov.au>
Cc: Gwilliam, Stephen <Stephen.Gwilliam@act.gov.au>; Cooper, Julie <Julie.Cooper@act.gov.au>; Howard, Melinda <Melinda.Howard@act.gov.au>; Abbott, Janet <Janet.Abbott@act.gov.au>
Subject: Yarralumla PS - ACT Property Group Robinson Testing
Importance: High

UNCLASSIFIED

Hi John,

As discussed, Deputy Principal Deb from Yarralumla PS has advised that her business manager was told by a member of the ACT property group that 8 classrooms have failed Robinsons initial testing for asbestos and lead, with trace amounts of lead found in the carpet.

ICW has been conducting works to remove lead based paint found on windows in classrooms within Yarralumla PS. The Business Manager has been advised that no trace amounts were found in the air however trace amounts were identified in the carpet. The carpet has been covered with a double layer of plastic for the duration of the works. The Business Manager was further advised that there was extremely low risk to students, however as the cover is being removed tonight, students and staff can not return to the classroom until the areas passed testing. Affected areas include 8 classrooms:

- 1 - preschool room
- 2 - montessori rooms
- 5 - year 3/4 rooms

As mentioned the foreman is Charlie he can be contacted on [REDACTED]

The final testing results / report from ACT Property Group has not come in yet. The exact quantity of trace amounts is currently unknown.

I understand Steph has left a message asking for you to touch base with Deb [REDACTED] and follow up with the Property Group.

Kind Regards,

Jessica Walpole | Administrative Services Officer | School Improvement

Phone: +61 2 620 53491 | Email: jessica.walpole@act.gov.au

Education Directorate | ACT Government

Hedley Beare Centre for Teaching and Learning, Fremantle Dr, Stirling ACT 2611

[cid:image001.png@01D44F72.F118D6F0](#)



The Education Directorate acknowledges the Ngunnawal Peoples as the Traditional Custodians of the ACT and region upon which we live and work.

From: [Hunter, Stuart](#)
To: [Nakkan, John](#); [Wickham, Ilona](#); [Watson, Geoffrey](#)
Cc: [ICW EBM Office](#)
Subject: Re: Yarralumla PS Update and Actions
Date: Tuesday, 21 July 2020 6:43:04 PM

Hi John,

They will be doing further tests tonight once further cleaning is done and these reports will not be available until Thursday. They may need to continue cleaning tomorrow night if they don't get through it all and those test results will be available Friday.

I will get copies of all the completed testing tomorrow morning.

Regards,

Stuart Hunter

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Tuesday, July 21, 2020 6:39:59 PM
To: Hunter, Stuart <Stuart.Hunter@act.gov.au>; Wickham, Ilona <Ilona.Wickham@act.gov.au>; Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Cc: ICW EBM Office <ICWEBMOffice@act.gov.au>
Subject: FW: Yarralumla PS Update and Actions

UNOFFICIAL

Hi all,

Please see current status below. Stuart, Paul is drafting message to community.

Do we know when the two test reports will be available? Actual readings and risk assessments will assist in addressing concerns of community.

Regards,

John Nakkan | Acting Executive Branch Manager
 Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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From: Huxley, Mark <Mark.Huxley@act.gov.au>
Sent: Tuesday, 21 July 2020 6:36 PM
To: Nakkan, John <John.Nakkan@act.gov.au>; Gwilliam, Stephen <Stephen.Gwilliam@act.gov.au>; Cooper, Julie <Julie.Cooper@act.gov.au>; Short, Paul <Paul.Short@act.gov.au>
Cc: DDGEDUoffice <DDGEDUoffice@act.gov.au>; Matthews, David <David.Matthews@act.gov.au>; Haire, Katy <Katy.Haire@act.gov.au>; DGEDUoffice

<DGEDUoffice@act.gov.au>

Subject: Yarralumla PS Update and Actions

UNOFFICIAL

Colleagues,

Incident update on actions and activities underway for Yarralumla PS:

- John Nakkam has been in contact with the school (Deputy Principal) and coordinating response with property group on testing, remediation and next steps.



Regards

Mark

Mark Huxley
Executive Group Manager School Improvement
ACT Education Directorate
(w) 02 62053988 mark.huxley@act.gov.au

From: [Wickham, Ilona](#)
To: [Gumley, Clair](#)
Cc: [Watson, Geoffrey](#)
Subject: Yarralumla Lead paint windows.
Date: Tuesday, 21 July 2020 8:14:03 PM

UNOFFICIAL

Hi Clair,

Give Geoff a call in the morning about what is going on with the lead paint / window removal at Yarralumla. There has been lead debris found in the last two tests even after cleaning, so 8 classrooms are out at the moment. [REDACTED]

Geoff will fill you in.

Thanks

Ilona Wickham | A/G Director | Repairs and Maintenance
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From: [Hunter, Stuart](#)
To: [Watson, Geoffrey](#)
Subject: RE: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination
Date: Wednesday, 22 July 2020 10:13:54 AM

UNOFFICIAL

Thanks Geoff.

From: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Sent: Wednesday, 22 July 2020 9:20 AM
To: Nakkan, John <John.Nakkan@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>
Cc: Wickham, Ilona <Ilona.Wickham@act.gov.au>; Gumley, Clair <Clair.Gumley@act.gov.au>
Subject: RE: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

UNOFFICIAL

Hi All

Just spoke with Charlie, cleaning was undertaken again last night, [REDACTED] was present at around 9pm following the cleaners taking samples, we expect to have the results Thursday night.

The results from Sundays testing are expected at lunch time today, as soon as I have them I will forward them on.

Regards

Geoff Watson

Geoff Watson | Network Officer: Property Management and Maintenance | Woden/Weston Network

Phone: 02 620 55454 | Fax: +61 2 6205 9333 | M:0435 389 566 | Email:

geoffrey.watson@act.gov.au

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From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Tuesday, 21 July 2020 8:21 PM
To: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>
Cc: Wickham, Ilona <Ilona.Wickham@act.gov.au>; Gumley, Clair <Clair.Gumley@act.gov.au>
Subject: Re: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

Thanks Geoff, that will assist with the briefings.

Regards,

John Nakkan

From: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Sent: Tuesday, July 21, 2020 8:20:11 PM
To: Nakkan, John <John.Nakkan@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>
Cc: Wickham, Ilona <Ilona.Wickham@act.gov.au>; Gumley, Clair <Clair.Gumley@act.gov.au>
Subject: RE: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

UNOFFICIAL

Hi All

I have just had confirmation that we will not receive the report until lunch time tomorrow.

I have asked that Robson's provide a written opinion on exposure ASAP.

Regards

Geoff Watson

Geoff Watson | Network Officer: Property Management and Maintenance | Woden/Weston Network

Phone: 02 620 55454 | Fax: +61 2 6205 9333 | M:0435 389 566 | Email: geoffrey.watson@act.gov.au

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From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Tuesday, 21 July 2020 8:08 PM
To: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>
Cc: Wickham, Ilona <Ilona.Wickham@act.gov.au>
Subject: Re: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

Thanks for this Geoff

If we can't get a copy of the Sunday report first thing in the morning, can we get an opinion on exposure risk from Robsons so we can let the community know?

Regards,

John Nakkan

From: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Sent: Tuesday, July 21, 2020 7:16:25 PM
To: Nakkan, John <John.Nakkan@act.gov.au>
Cc: Hunter, Stuart <Stuart.Hunter@act.gov.au>; Wickham, Ilona <Ilona.Wickham@act.gov.au>
Subject: FW: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

UNOFFICIAL

Good evening Guys

Please see the attached first report that Charlie received on Friday the 17/7/20.

It seems that poor lead containment practices were to blame for the failure: here's a brief extract.

4 Results

4.1 Observations

Poor lead containment practices were observed during air monitors setups in morning and air monitors pickup in the afternoon. Inadequate precautions before works commencing included furniture remaining in the work area not covered with plastic sheeting to prevent dust from settling on surfaces or entering fabrics (shown in Figure 5), as well as a lack of appropriate ground sheets in the interior and exterior work areas on the first day of works commencing (shown in Figure 5, Figure 6, and Figure 9 to Figure 13).

The client was notified of this issue and drop sheets were used on following days, however ineffectual taping was evident throughout the course of works (shown in Figure 7 & Figure 8). As a result, debris consisting of flakes of paint were visually assessed beneath drop sheets to the interior carpet lining and to surrounding surfaces (as shown in Figure 7 – Figure 10). Exterior drop sheets on garden beds

Report attached for your perusal, be warned it's not a pleasant read. These issues identified need to be addressed with Robert Schaidreiter, Charlie Flynn and contractor as a priority.

Regards

Geoff Watson

Geoff Watson | Network Officer: Property Management and Maintenance | Woden/Weston Network

Phone: 02 620 55454 | Fax: +61 2 6205 9333 | M:0435 389 566 | Email: geoffrey.watson@act.gov.au

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From: Flynn, Charlie <Charlie.Flynn@act.gov.au>
Sent: Tuesday, 21 July 2020 6:51 PM
To: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Subject: Fwd: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

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From: Flynn, Charlie <Charlie.Flynn@act.gov.au>
Sent: Friday, July 17, 2020 8:22:05 PM
To: [REDACTED]
Subject: Fwd: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

Fyi

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From: Flynn, Charlie <Charlie.Flynn@act.gov.au>
Sent: Friday, July 17, 2020 8:02 pm
To: Moss, Samantha (ACTEDU)
Subject: Fwd: T01035 - Yarralumla Primary School Lead Air Monitoring and Potential Dust Contamination

Hi Sam please see attached testing results from the window removal. Are we able to not have classes in the areas we have removed the windows until We have a clearance for the carpet and areas outlined within the report kind regards Charlie Flynn

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From: [Hunter, Stuart](#)
To: [Parkinson, Andrew](#); [Nakkan, John](#); [Short, Paul](#)
Cc: [ICW EBM Office](#); [Watson, Geoffrey](#)
Subject: RE: Yarralumla Primary School - Montesorri School - Classroom Tracker Location 014
Date: Wednesday, 22 July 2020 3:49:44 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.jpg](#)

UNOFFICIAL

Hi Andrew,

I've followed up with ACT Property Group and they have confirmed we don't have the report yet but it is expected this afternoon.

Once received I will circulate.

Regards,

Stuart Hunter | A/Senior Director, School Infrastructure Management
 Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: stuart.hunter@act.gov.au
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[Google+](#)

From: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>
Sent: Wednesday, 22 July 2020 3:39 PM
To: Nakkan, John <John.Nakkan@act.gov.au>; Short, Paul <Paul.Short@act.gov.au>
Cc: ICW EBM Office <ICWEBMOffice@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>;
 Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Subject: RE: Yarralumla Primary School - Montesorri School - Classroom Tracker Location 014

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Do we have a copy of the report on Sunday's test results?

Andrew Parkinson | a/g Executive Group Manager
Business Services | Education Directorate | **ACT Government**
 Phone 02 6205 4593 | **Mobile 0478 301 085**
 Level 6 | 220 Northbourne Ave, Braddon | www.act.gov.au

Gulanyin dhuniang, ngalawirinyin, dhunayinyin, Ngunnawal dhawra

From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Wednesday, 22 July 2020 3:01 PM

To: Parkinson, Andrew <Andrew.Parkinson@act.gov.au>; Short, Paul <Paul.Short@act.gov.au>
Cc: ICW EBM Office <ICWEBMOffice@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>;
Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Subject: Fwd: Yarralumla Primary School - Montesorri School - Classroom Tracker Location 014

Andrew, Paul,

Please see information from Robsons below regarding level.

Regards,

John Nakkan
[REDACTED]

From: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Sent: Wednesday, July 22, 2020 2:37 pm
To: Nakkan, John; Hunter, Stuart
Cc: Wickham, Ilona
Subject: FW: Yarralumla Primary School - Montesorri School - Classroom Tracker Location 014

UNOFFICIAL

Hi All

Finally, please see the below response from [REDACTED] at Robson Environmental.

Are you happy for me to forward this to the Business Manager at Yarralumla Primary?

Regards

Geoff Watson

Geoff Watson | Network Officer: Property Management and Maintenance | Woden/Weston
Network

Phone: 02 620 55454 | Fax: +61 2 6205 9333 | M:0435 389 566 | Email:

geoffrey.watson@act.gov.au

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From: [REDACTED]
Sent: Wednesday, 22 July 2020 2:33 PM
To: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Cc: Flynn, Charlie <Charlie.Flynn@act.gov.au>; [REDACTED]
[REDACTED]
[REDACTED]

Subject: Yarralumla Primary School - Montesorri School - Classroom Tracker Location 014

Good afternoon Geoffrey,

My apologies for the late email.

The results of the clearance swabs taken from one of the desk in Classroom Tracker location 014 in the Montesorri School is 0.2mg/m² which is above the acceptance clearance level of 0.11.

Due to the low amount of lead dust remnants on the desk and the young children have only been in the classroom for 2 days, we determine that the potential health risk from exposure to lead dust particulate would be relatively low in this case, due to the level detected and the period of time that any one child would have been exposed.

It should be noted that there are other areas in the Montesorri school and Preschool that returned a higher results but the classrooms were not reoccupied and has since been environmental clean so there should not be any exposure risk concerns.

We have sent off the clearance swabs taken last night today and we should have the results tomorrow.

If I can be of any further assistance please don't hesitate to contact me.

Thank you.

Kind regards,



Web: www.robsonenviro.com.au

140 Gladstone St Fyshwick ACT 2609 ~ PO Box 112 Fyshwick ACT 2609

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From: [Nakkan, John](#)
To: [Watson, Geoffrey](#); [Hunter, Stuart](#)
Subject: RE: Yarralumla Gambarri Building painting
Date: Thursday, 23 July 2020 12:10:22 PM

UNCLASSIFIED

Hi gents,

[REDACTED]

Regards,

John Nakkan | Acting Executive Branch Manager
Phone: +61 2 6205 1289 | Mobile: 0466 015 922 | Email: john.nakkan@act.gov.au
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From: Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Sent: Thursday, 23 July 2020 9:56 AM
To: Nakkan, John <John.Nakkan@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>
Subject: RE: Yarralumla Gambarri Building painting

UNCLASSIFIED

Hi John

Please see below responses in Red.

Would you like me to ask the school for a copy of [REDACTED] as well as a copy of the school induction?

Regards

Geoff Watson

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Phone: 02 620 55454 | Fax: +61 2 6205 9333 | M:0435 389 566 | Email: geoffrey.watson@act.gov.au
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From: Nakkan, John <John.Nakkan@act.gov.au>
Sent: Thursday, 23 July 2020 8:53 AM
To: Hunter, Stuart <Stuart.Hunter@act.gov.au>; Watson, Geoffrey <Geoffrey.Watson@act.gov.au>
Subject: Yarralumla Gambarri Building painting

UNCLASSIFIED

Hi Geoff,

Can you please find out more about the painting of the Gambarri Building today. Things that we will need to know are:

- What areas were painted; Areas painted were both corridors in Gambarri, the music room and councillors office

When the work occurred; Monday 13/07/2020 and finished on Sunday 19/07/2020.

- Who did the work; [REDACTED]
- Who supervised the work; [REDACTED]
- Were they aware of the hazardous materials ; Yes school informs me they were aware

What control measures did they use. The area was sprayed so was enveloped in a tent, ceiling painted first then walls. The weekend was only hand painting already undercoated trims.

We'd like to establish or rule out whether this work has had any unintended impact on the lead level readings over the same period. Please let me know if you're unable to obtain all of the above at this stage as we'll just pass it on to WorkSafe to follow up.

Regards,

John Nakkan | Acting Executive Branch Manager
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