



1 Introduction

Robson Environmental Pty. Ltd. (Robson) undertook a visual lead clearance assessment following lead paint removal and encapsulation work conducted at the Yarralumla Primary School Building – Cleaner's Room on Saturday 10 August & Sunday 11 August 2019.

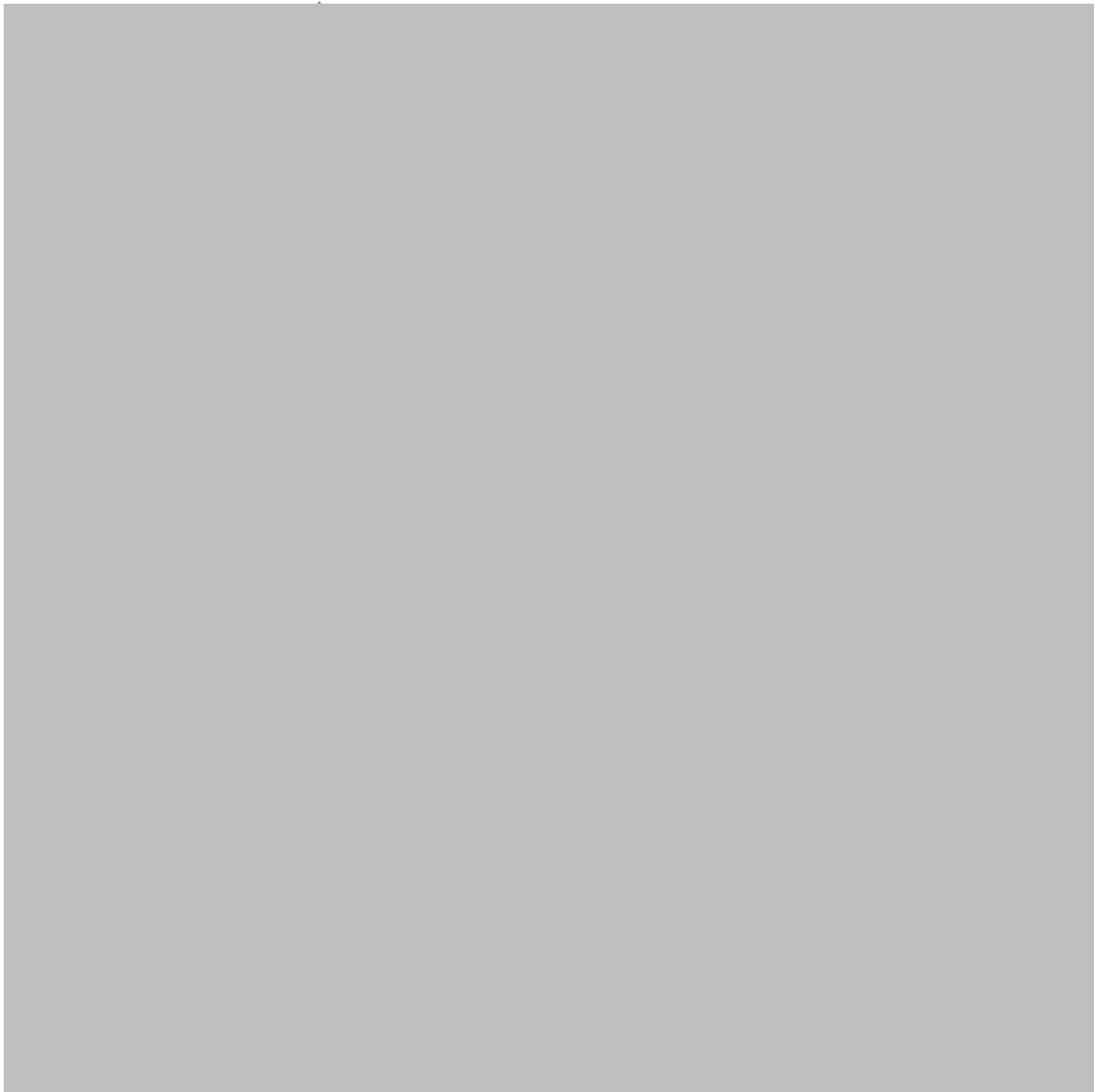
1.1 Objective

The purpose of the assessment was to assess whether the sealing of the lead paint on the surfaces within the Cleaner's Room at the Yarralumla Primary School Building was successful.

1.2 Scope

The assessment consisted of:

- Visual inspection of the area of lead paint sealing work to ensure they were free from lead paint chip fragments and that all surfaces were satisfactorily sealed.







5 Conclusion and Recommendations

The lead paint clearance assessment undertaken at the Yarralumla Primary Building – Cleaner's Room on Saturday 10 August and Sunday 11 August 2019 found that the lead paint removal and sealing works to be satisfactory, as that there was no visual sign of flaking lead paint remaining on surfaces.

Visual inspection of the area found no visual signs of lead paint fragment debris remaining on the surfaces and the painting had provided an effective encapsulation of the remaining lead paint, which now can be safely painted over. The removal work was found to be a satisfactory level and pass the visual clearance and the area can now be reoccupied.

Painters conducting the top coat repainting works are no longer at risk from exposure to the older lead paint that is still adhered on to surfaces under the sealant.

6 Limitations

While Robson has taken all care to ensure that this report includes the most accurate information available, samples were taken at certain times on the day or days indicated within the report and Robson is unable to comment on conditions at other times. Any statement of expected conditions at other times should be taken as possible conditions only.

The report, including any risk assessment presented, is based on the information obtained by Robson at the time of sampling. Any variation in the environment, activities, methods, practices, products, or equipment used 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 specific sampling methods used in accordance with generally accepted practices and standards, based on the current state of knowledge. To the best of Robson's knowledge, our assessment of

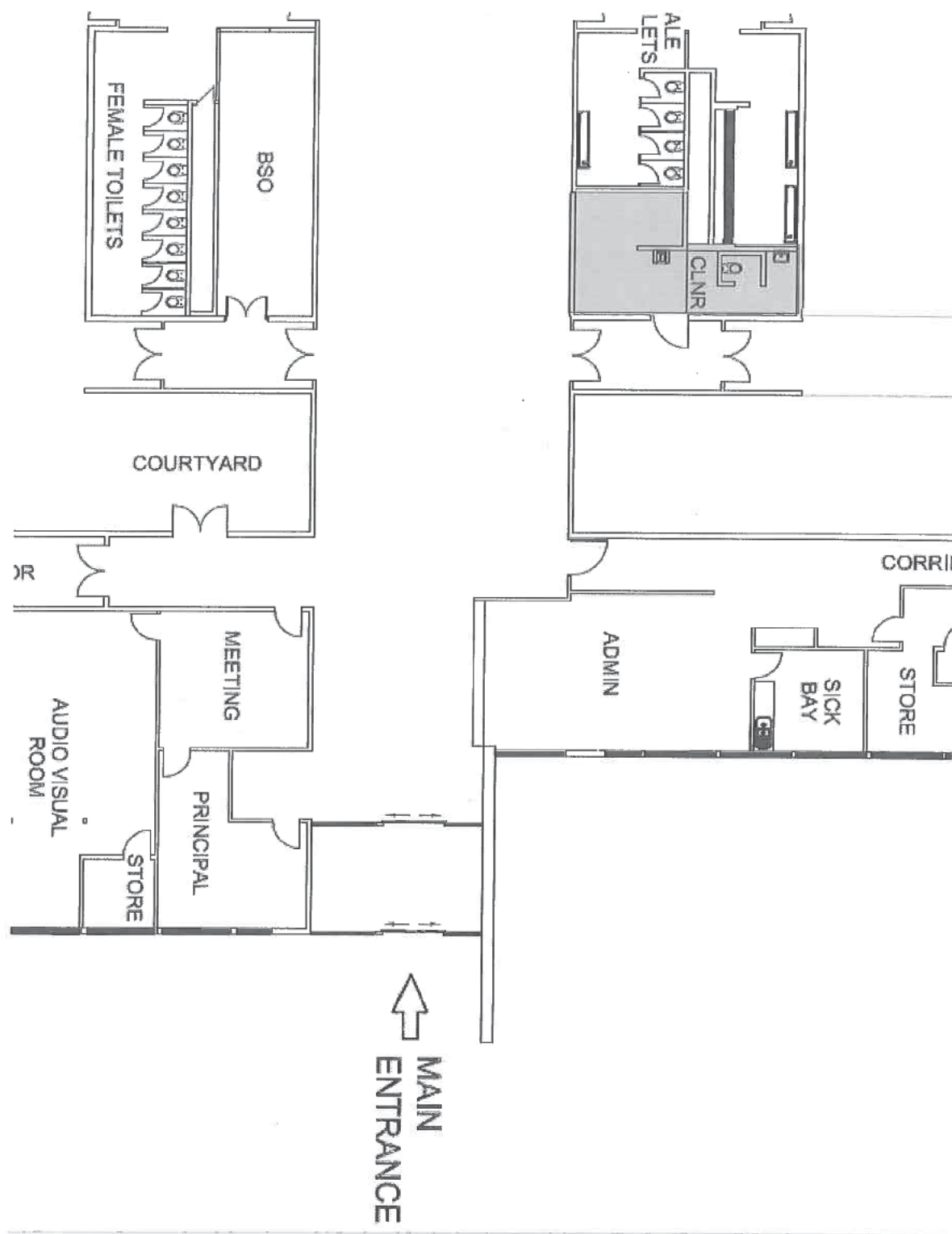


the data represents a reasonable interpretation of the general conditions, and subsequent risk at the time of sampling. Should you have any questions or require further information please contact Robson Environmental.

7 References

- Standards Australia, 2017, AS/NZS4361.2-2017: *Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*, Standards Australia, Australia.
- U.S. Department of Housing and Urban Development 2012, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing Second Edition*, Office of Health Homes and Lead Hazard Control, Washington, DC.

Appendix 1 Layout of Cleaners Room



Ebner, Joanne

From: Byrne, Evan
Sent: Monday, 19 August 2019 7:47 AM
To: Ebner, Joanne
Cc: Hunter, Stuart
Subject: FW: T01035_YarraPS_CanteenPantryLeadPaint_20190722 [SEC=UNCLASSIFIED]
Attachments: T01035_YarraPS_CanteenPantryLeadPaint_20190722.pdf

Jo,

See attached report for the paint in the canteen at Yarralumla Primary School.

Please advise if you would like me to arrange anything.

Evan Byrne

Project Officer
 ACT Property Group / Property Upgrades
 Chief Minister, Treasury and Economic Development Directorate | **ACT Government**
M: 0411 183 771
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 255 Canberra Avenue, Fyshwick, ACT 2609

"If you have any feedback for the ACT Property Group, please email actpgfeedback@act.gov.au"



From: [REDACTED]
Sent: Sunday, 18 August 2019 2:46 PM
To: Byrne, Evan <Evan.Byrne@act.gov.au>
 [REDACTED]

Subject: T01035_YarraPS_CanteenPantryLeadPaint_20190722.

Good afternoon Evan,

My apologies for the delay of this report.

Please find attached completed lead paint survey report.

I appreciate your patience in this matter.

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

Thanks.

Kind regards,

[REDACTED]



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Lead Paint Assessment

Yarralumla Primary School & Preschool

July 2019

Certificate of Approval for Issue of Documents

Document Name	T01035 – Yarralumla Primary School – Lead paint assessment		
Report Issue Date	18/08/2019	Job Number	T-01035
Client	ACT Property Group	Client Representative	Evan Bryne
Sampling and Report Preparation	Reviewed	Approved	
Robson Environmental Pty. Ltd.	Robson Environmental Pty. Ltd.	Robson Environmental Pty. Ltd.	

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1. Introduction

Robson Environmental Pty Ltd conducted a survey of lead paint in the Canteen's Pantry at Yarralumla Primary School & Preschool in Yarralumla on 22 July, 2019, on behalf of ACT Property Group.

1.1 Objective

The purpose of this assessment was to determine the location, condition and potential risk from lead paint within the Yarralumla Primary School Canteen Pantry, and to provide advice on appropriate management actions for identified lead paint.

1.2 Scope

This assessment consisted of:

1. Visual inspection of painted surfaces in the Canteen Pantry at Yarralumla Primary School to identify potential lead paint;
2. Collection and analysis for lead content of any paints suspected of containing lead; and
3. Preparation of a report summarising the findings of the survey and providing advice on appropriate management actions for any identified lead paint, as required.





4. Results

Visual inspection of painted surfaces in the Canteen's pantry at Yarralumla Primary School identified cream paint on the bench top, shelves and walls what was likely to be lead paint based on the age of the building and due to lead paint being present in other areas of the Primary School.

Analysis of the collected composite sample of the cream paint collected from the bench and wall of the Canteen's Pantry show the sample to have an average lead content in excess of allowable 0.1% threshold, with a measured concentration of 0.22% by weight. As AS/NZS4361.2 states that if '*one or more tests from a building or portion of a building indicate that lead is present, the paint should be treated as lead paint*'.

The cream coloured lead paint was present on the bench top, shelves and walls within the Canteen's pantry, as shown in Figure 1 to Figure 4. These figures show the condition of the paint to be poor, with extensive wear and chipping visible. The bench top and shelves (and the walls, though to a lesser extent) can be considered impact surfaces, as movement of items will liberate paint from the surface.



Figure 1: Pantry bench top – areas where paint has flaked chipped or worn away



Figure 2: Cream paint on pantry bench top and walls



Figure 3: Pantry bench top – areas where extensive wearing of paint has occurred



Figure 4: Pantry bench top – area where paint has flaked chipped or been worn away

Given the Poor condition of the paint, and the significant likelihood (rated as Very Likely) of exposure occurring given that the paint is:

- on a high contact surface;
- is in a food preparation area; and
- is near to areas accessed by children,

the risk presented by this lead paint is rated as High.

5. Conclusion and Recommendations

Assessment for lead paint in the Yarralumla Primary School Canteen Pantry identified that the cream coloured paint on the bench top, shelves and walls contain a concentration of lead exceeding the 0.1% by weight threshold, and as such is classified as lead paint. This paint was in poor condition and given its location the likelihood of exposure occurring was Very Likely. As such the risk for this paint was rated as High.

5.1 Recommendations

AS/NZS4361.2 requires that 'if a house or building contains lead paint, the paint need to be managed to prevent it becoming a health hazard. Depending on the circumstances, the options for management of lead paint usually include:

1. Doing nothing;
2. Stabilizing the paint;
3. Carrying out abatement; or
4. A combination of these options.'

Given the condition of this paint, and the risk presented by its location, it is recommended that lead abatement be carried out for the lead paint in the Yarralumla Primary School Canteen Pantry. Stabilization, via over-painting or covering the paint with an encapsulant, is not appropriate in this location, either as a short term or long term management strategy, because the pantry is a high-contact food preparation area.

Lead paint abatement should be carried out in accordance with Section 3 of AS/NZS4361.2. Abatement options include:

1. Replacement of painted items;
2. Enclosure; or
3. Removal of lead paint.

It is recommended that the bench top and shelves be entirely replaced, which is likely to be easier, faster and lower risk than removing the paint, and will more reliably reduce the potential for future exposures to lead in the Canteen Pantry. Removal of lead paint on walls should be carried out at the same time.

Lead paint abatement should be carried out by appropriately qualified contractors, as per Section 3.2 of AS/NZS4361.2, using appropriate containment, as per Section 3.6 of AS/NZS4361.2. Lead paint removal should be carried out in accordance with Section 5 of AS/NZS4361.2, and appropriate clearance testing (including background monitoring before commencement of work, as required) should be performed by an appropriately qualified Lead Specialist.

6. Limitations

While Robson Environmental has taken all care to ensure that this report includes the most accurate information available, the report and any risk assessment presented is based on the information obtained by Robson Environmental at the time of sampling. Any variation in environment, activities, methods, practices, products, or equipment used 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 specific sampling methods used in accordance with generally accepted practices and standards, based on the current state of knowledge. To the best of Robson Environmental's knowledge, our assessment of the data represents a reasonable interpretation of the general conditions, and subsequent risk at the time of sampling. Should you have any questions or require further information please contact Robson Environmental.

7. References

- 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.

Appendix 1 Laboratory Results



CERTIFICATE OF ANALYSIS 222183

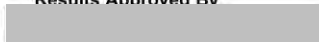
Client Details	
Client	Robson Environmental Pty Ltd
Attention	Results Email
Address	PO Box 112, Fyshwick, ACT, 2609

Sample Details	
Your Reference	T-01035
Number of Samples	26 filter, 1 paint
Date samples received	23/07/2019
Date completed instructions received	23/07/2019

Analysis Details	
Please refer to the following pages for results, methodology summary and quality control data.	
Samples were analysed as received from the client. Results relate specifically to the samples as received.	
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.	

Report Details	
Date results requested by	24/07/2019
Date of Issue	24/07/2019
NATA Accreditation Number	This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *	

Results Approved By



Authorised By



Revision No:

R00



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Client Reference: T-01035

Lead on filter						
Our Reference		222183-1	222183-2	222183-3	222183-4	222183-5
Your Reference	UNITS	PB4	PB5	PB6	PB7	PB8
Type of sample		filter	filter	filter	filter	filter
Date prepared	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Date analysed	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Lead	µg/filter	<1	<1	<1	<1	<1

Lead on filter						
Our Reference		222183-6	222183-7	222183-8	222183-9	222183-10
Your Reference	UNITS	PB9	PB10	PB11	PB12	PB13
Type of sample		filter	filter	filter	filter	filter
Date prepared	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Date analysed	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Lead	µg/filter	<1	<1	<1	<1	<1

Lead on filter						
Our Reference		222183-11	222183-12	222183-13	222183-14	222183-15
Your Reference	UNITS	PB14	PB15	PB16	PB17	PB18
Type of sample		filter	filter	filter	filter	filter
Date prepared	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Date analysed	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Lead	µg/filter	<1	<1	<1	<1	<1

Lead on filter						
Our Reference		222183-16	222183-17	222183-18	222183-19	222183-20
Your Reference	UNITS	PB19	PB20	PB21	PB22	PB23
Type of sample		filter	filter	filter	filter	filter
Date prepared	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Date analysed	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Lead	µg/filter	<1	<1	<1	<1	<1

Lead on filter						
Our Reference		222183-21	222183-22	222183-23	222183-24	222183-25
Your Reference	UNITS	PB24	PB25	PB26	PB27	PB28
Type of sample		filter	filter	filter	filter	filter
Date prepared	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Date analysed	-	23/07/2019	23/07/2019	23/07/2019	23/07/2019	23/07/2019
Lead	µg/filter	<1	<1	<1	<1	<1

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Client Reference: T-01035

Lead on filter		
Our Reference		222183-26
Your Reference	UNITS	PB29
Type of sample		filter
Date prepared	-	23/07/2019
Date analysed	-	23/07/2019
Lead	µg/filter	<1

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Client Reference: T-01035

Lead in Paint		
Our Reference		222183-27
Your Reference	UNITS	C2560
Type of sample		paint
Date prepared	-	23/07/2019
Date analysed	-	23/07/2019
Lead in paint	%w/w	0.22

Revision No: R00

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Client Reference: T-01035

Method ID	Methodology Summary
Metals-004	Digestion of Paint chips/scrapings/liquids for Metals determination by ICP-AES/MS and or CV/AAS.
Metals-006	Determination of various metals on filters by ICP-AES/MS and or CV/AAS.

Revision No: R00

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Client Reference: T-01035

QUALITY CONTROL: Lead on filter						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			23/07/2019					23/07/2019	
Date analysed	-			23/07/2019					23/07/2019	
Lead	µg/filter	1	Metals-006	<1					98	

QUALITY CONTROL: Lead on filter						Duplicate			Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-4	[NT]
Date prepared	-								23/07/2019	
Date analysed	-								23/07/2019	
Lead	µg/filter	1	Metals-006						96	

Revision No: R00

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Client Reference: T-01035

QUALITY CONTROL: Lead in Paint					Duplicate				Spike Recovery %	
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-3	[NT]
Date prepared	-			23/07/2019					23/07/2019	
Date analysed	-			23/07/2019					23/07/2019	
Lead in paint	%w/w	0.005	Metals-004	<0.005					96	

Revision No: R00

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Client Reference: T-01035

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	

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Client Reference: T-01035

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% – see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, [REDACTED] are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the [REDACTED] COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

Revision No: R00

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Ebner, Joanne

From: Byrne, Evan
Sent: Monday, 19 August 2019 7:50 AM
To: Ebner, Joanne
Cc: Hunter, Stuart
Subject: FW: T01035_LeadMonitoring_YarralumlaPrimaryPreschool_20190804
 [SEC=UNCLASSIFIED]
Attachments: T01035_LeadMonitoring_YarralumlaPrimaryPreschool_20190804.pdf

Jo,

See attached air monitoring for the lead paint remediation at Yarralumla around Gambarri over 27-28 July and 03-04 August.

Evan Byrne

Project Officer
 ACT Property Group / Property Upgrades
 Chief Minister, Treasury and Economic Development Directorate | ACT Government
 M: 0411 183 771
 E: evan.byrne@act.gov.au
 255 Canberra Avenue, Fyshwick, ACT 2609

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From: [REDACTED]
Sent: Sunday, 18 August 2019 2:50 PM
To: Byrne, Evan <Evan.Byrne@act.gov.au>
 [REDACTED]

Subject: T01035_LeadMonitoring_YarralumlaPrimaryPreschool_20190804

Hi Evan,

Again I am sorry for the delay for this report.

Please find attached lead monitoring during the leaf litter removal works conducted on the 27-28 July and 03-04 August.

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

Thanks.

Kind regards,





Web: www.robsonenviro.com.au

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Airborne Lead Monitoring During Lead Paint Remediation Yarralumla Primary and Preschool

July - August 2019

Certificate of approval for issue of documents

Document Name	Airborne Lead Monitoring During Lead Paint Remediation – Yarralumla Primary and Preschool		
Date of Issue	18 August 2019	Job Number	T01035
Client	ACT Property Group	Client Reference	WO 31266
Site Sampling and Report 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

Robson Environmental Pty Ltd (Robson) undertook an assessment of airborne lead particulates during the removal of leaf litter suspected to be contaminated with lead paint fragments around the Gambarri Centre Building at Yarralumla Primary and Preschool, Yarralumla from Saturday 27 July to Sunday 28 July 2019 and from Saturday 03 August to Sunday 04 August 2019.

1.1 Objective

The purpose of the assessment was to measure airborne lead particulate during remediation works to assess whether the work itself was likely to present a risk to health from airborne lead dust exposure or spread lead paint contamination by dispersing lead particulate through the air.

1.2 Scope

The assessment consisted of static air monitoring to quantify airborne lead particulate concentrations during remediation works around the Gambarri Centre Building. The areas of assessment were:

- The west and north side (adjacent to the Montessori Villa entrance) of the building on 27 – 28 July 2019; and
- The south-west and north side (adjacent to the Montessori Villa entrance) of the building on 03-04 August 2019.





3 Results and Discussion

3.1 Observations

Visual inspections were conducted in the Gambarri Centre building following the removal of leaf litter suspected to be contaminated with lead paint on 27-28 July and 03-04 August 2019.

PPE was worn by workers throughout leaf litter suspected to be contaminated with lead paint fragments. Appropriate warning signs and barrier were also erected at the perimeter of the removal areas. All waste was removed and disposed of using plastic double bags or by waste bins.

Figure 1 to 2 shown below outline the representative areas where areas of leaf litter had been removed to a satisfactory level.



Figure 1: Example of leaf litter removal works



Figure 2: Example of leaf litter removal works



3.2 Static Air Sampling

No lead particulate was detected in any air sample taking during remediation works at concentrations exceeding the detection limit, as shown in summary in Table 1. The full sampling results are attached at Appendix 1 and laboratory results are attached at Appendix 2.

Table 1: Summary of results from airborne lead sampling during remediation works

Date	Remediation and sampling location	Lead detected in samples	Maximum possible concentration of lead in air
27-28/07	Gambarri Centre Building (West end)	None <1 µg/filter	0.001 – 0.002 mg/m ³
27-28/07	Gambarri Centre Building (adjacent Montessori Villa entrance – primary school side)	None <1 µg/filter	0.001 – 0.002 mg/m ³
03-04/08	Gambarri Centre Building (South west end)	None <1 µg/filter	0.002 mg/m ³
03-04/08	Gambarri Centre Building (adjacent Montessori Villa entrance – primary school side)	None <1 µg/filter	0.001 – 0.002 mg/m ³

These results demonstrate that the amount of lead particulate in the air during these remediation works is very low, lower than the detection limit. While comparison to workplace exposure standards is not appropriate, as these samples were collected in static locations rather than as personal samples, for context the 8 hour time-weighted average exposure standard for lead particulate is 0.05mg/m³ (Safe Work Australia, 2018). The maximum possible concentration of lead particulate in these air samples (calculated at the detection limit) is less than 4% of this level, and is probably actually much lower than this.

These results indicated that the risk to health, and the likelihood of lead particulate contamination having been spread through the air and to the environment (e.g. soil surface) during this remediation work is negligible.

4 Conclusions

The results of sampling for airborne lead particulate during the removal of leaf litter suspected to be contaminated with lead paint flakes at Yarralumla Primary and Preschool at:

- The west and north side (adjacent to the Montessori Villa entrance) of the building on 27 – 28 July 2019; and
- The south-west and north side (adjacent to the Montessori Villa entrance) of the building on 03-04 August 2019,

did not detect airborne lead in any sample at a level above the detection limit. As such, there is not expected to be a risk to health from airborne lead dust exposure from these works, and the work is not expected to have spread lead paint contamination by dispersing lead particulate through the air.



5 Limitations

While Robson has taken all care to ensure that this report includes the most accurate information available, samples were taken at certain times on the day or days indicated within the report and Robson is unable to comment on conditions at other times. Any statement of expected conditions at other times should be taken as possible conditions only.

The report, including any risk assessment presented, is based on the information obtained by Robson at the time of sampling. Any variation in the environment, activities, methods, practices, products, or equipment used 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 specific sampling methods used in accordance with generally accepted practices and standards, based on the current state of knowledge. To the best of Robson's knowledge, our assessment of the data represents a reasonable interpretation of the general conditions, and subsequent risk at the time of sampling. Should you have any questions or require further information please contact Robson Environmental.

6 References

- National Institute for Occupational Safety and Health (NIOSH), 2003, NIOSH Method 7301: Elements by ICP, *NIOSH Manual of Analytical Methods (NMAM)*, Fourth Edition, NIOSH, USA
- Safe Work Australia, 2018, *Workplace Exposure Standards for Airborne Contaminants*, Safe Work Australia, Australia



Appendix 1 Blank corrected airborne lead concentrations during remediation works

Sample No.	Date	Sample Location	Lead detected (µg/filter)	Maximum possible air concentration (mg/m ³)
T01035 – Pb30	27/07	On plugola pole adjacent to Preschool fence line garden bed	<1	<0.001
T01035 – Pb31	27/07	Gambarri centre - On external to staff male toilet	<1	<0.001
T01035 – Pb32	27/07	Gambarri Centre - External wall at north west corner adjacent carpark	<1	<0.002
T01035 – Pb34	28/07	Gambarri centre - On external to staff male toilet of	<1	<0.001
T01035 – Pb35	28/07	Gambarri centre - External wall at north west corner adjacent carpark	<1	<0.001
T01035 – Pb36	28/07	Gambarri Centre - Courtyard area to main entry adjacent carpark	<1	<0.002
T01035 – Pb38	03/08	Gambarri Centre – Northwest of removal area	<1	<0.002
T01035 – Pb39	03/08	Gambarri Centre – Southwest of removal area	<1	<0.002
T01035 – Pb40	03/08	Gambarri Centre – Northeast of removal area	<1	<0.002
T01035 – Pb41	03/08	Gambarri Centre – Southeast of removal area	<1	<0.002
T01035 – Pb43	04/08	Gambarri Centre – Northwest of removal area	<1	<0.001
T01035 – Pb44	04/08	Gambarri Centre – Southwest of removal area	<1	<0.001
T01035 – Pb45	04/08	Gambarri Centre – Northeast of removal area	<1	<0.002
T01035 – Pb46	04/08	Gambarri Centre – Southeast of removal area	<1	<0.002



Appendix 2 Laboratory Reports

CERTIFICATE OF ANALYSIS 222644

Client Details

Client Robson Environmental Pty Ltd
Attention [REDACTED]
Address PO Box 112, Fyshwick, ACT, 2609

Sample Details

Your Reference T01035
Number of Samples 8 FILTER
Date samples received 30/07/2019
Date completed instructions received 30/07/2019

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
Samples were analysed as received from the client. Results relate specifically to the samples as received.
Results are reported on a dry weight basis for solids and on an as received basis for other matrices.

Report Details

Date results requested by 31/07/2019
Date of issue 31/07/2019
NATA Accreditation Number [REDACTED] This document shall not be reproduced except in full.
Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *

Results Approved By [REDACTED]

Authorised By [REDACTED]

Revision No: R00



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Client Reference: T01035

Lead on filter						
Our Reference		222644-1	222644-2	222644-3	222644-4	222644-5
Your Reference	UNITS	1	2	3	4	5
Type of sample		FILTER	FILTER	FILTER	FILTER	FILTER
Date prepared	-	31/07/2019	31/07/2019	31/07/2019	31/07/2019	31/07/2019
Date analysed	-	31/07/2019	31/07/2019	31/07/2019	31/07/2019	31/07/2019
Lead	µg/filter	<1	<1	<1	<1	<1

Lead on filter				
Our Reference		222644-6	222644-7	222644-8
Your Reference	UNITS	6	7	8
Type of sample		FILTER	FILTER	FILTER
Date prepared	-	31/07/2019	31/07/2019	31/07/2019
Date analysed	-	31/07/2019	31/07/2019	31/07/2019
Lead	µg/filter	<1	<1	<1

 Revision No: R00

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Client Reference: T01035

Method ID	Methodology Summary
Metals-005	Determination of various metals on filters by ICP-AES/MS and or CV/AAS.

Revision No: R00

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Client Reference: T01035

QUALITY CONTROL: Lead on filter					Duplicate			Spike Recovery %	
Test Description	Units	POL	Method	Blank	#	Base	Dup.	RPD	[NT]
Date prepared	-			31/07/2019					31/07/2019
Date analysed	-			31/07/2019					31/07/2019
Lead	µg/filter	1	Metals-006	<1					91

Revision No: R00

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Client Reference: T01035

Result Definitions

NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions

Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E. Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.

Revision No: R00

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Client Reference: T01035

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% - see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, [REDACTED] are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the [REDACTED] COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

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CERTIFICATE OF ANALYSIS 223182

Client Details

Client Robson Environmental Pty Ltd
Attention [REDACTED]
Address PO Box 112, Fyshwick, ACT, 2609

Sample Details

Your Reference T01035
Number of Samples 10 Filter
Date samples received 06/08/2019
Date completed instructions received 06/08/2019

Analysis Details

Please refer to the following pages for results, methodology summary and quality control data.
 Samples were analysed as received from the client. Results relate specifically to the samples as received.
 Results are reported on a dry weight basis for solids and on an as received basis for other metrics.
 Please refer to the last page of this report for any comments relating to the results.

Report Details

Date results requested by 07/08/2019
Date of Issue 07/08/2019
NATA Accreditation Number [REDACTED] This document shall not be reproduced except in full.
 Accredited for compliance with ISO/IEC 17025 - Testing. Tests not covered by NATA are denoted with *

Results Approved By

[REDACTED]

Authorised By

[REDACTED]

Revision No:

R00



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Client Reference: T01035

Lead on filter						
Our Reference		223182-1	223182-2	223182-3	223182-4	223182-5
Your Reference	UNITS	Pb38	Pb39	Pb40	Pb41	Pb42
Type of sample		Filter	Filter	Filter	Filter	Filter
Date prepared	-	07/08/2019	07/08/2019	07/08/2019	07/08/2019	07/08/2019
Date analysed	-	07/08/2019	07/08/2019	07/08/2019	07/08/2019	07/08/2019
Lead	µg/filter	<1	<1	<1	<1	<1

Lead on filter						
Our Reference		223182-6	223182-7	223182-8	223182-9	223182-10
Your Reference	UNITS	Pb43	Pb44	Pb45	Pb46	Pb47
Type of sample		Filter	Filter	Filter	Filter	Filter
Date prepared	-	07/08/2019	07/08/2019	07/08/2019	07/08/2019	07/08/2019
Date analysed	-	07/08/2019	07/08/2019	07/08/2019	07/08/2019	07/08/2019
Lead	µg/filter	<1	<1	<1	<1	<1

 Revision No: R00

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Client Reference: T01035

Method ID	Methodology Summary
Metals-006	Determination of various metals on filters by ICP-AES/MS and or CV/AAS.

Revision No: R00

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Client Reference: T01035

QUALITY CONTROL: Lead on filter						Duplicate		Spike Recovery %		
Test Description	Units	PQL	Method	Blank	#	Base	Dup.	RPD	LCS-1	[NT]
Date prepared	-			07/08/2019					07/08/2019	
Date analysed	-			07/08/2019					07/08/2019	
Lead	µg/filter	1	Metals-006	<1					109	

Revision No: R00

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Client Reference: T01035

Result Definitions	
NT	Not tested
NA	Test not required
INS	Insufficient sample for this test
PQL	Practical Quantitation Limit
<	Less than
>	Greater than
RPD	Relative Percent Difference
LCS	Laboratory Control Sample
NS	Not specified
NEPM	National Environmental Protection Measure
NR	Not Reported

Quality Control Definitions	
Blank	This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.
Duplicate	This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.
Matrix Spike	A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.
LCS (Laboratory Control Sample)	This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.
Surrogate Spike	Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.
Australian Drinking Water Guidelines recommend that Thermotolerant Coliform, Faecal Enterococci, & E.Coli levels are less than 1cfu/100mL. The recommended maximums are taken from "Australian Drinking Water Guidelines", published by NHMRC & ARMC 2011.	

Revision No: R00

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Client Reference: T01035

Laboratory Acceptance Criteria

Duplicate sample and matrix spike recoveries may not be reported on smaller jobs, however, were analysed at a frequency to meet or exceed NEPM requirements. All samples are tested in batches of 20. The duplicate sample RPD and matrix spike recoveries for the batch were within the laboratory acceptance criteria.

Filters, swabs, wipes, tubes and badges will not have duplicate data as the whole sample is generally extracted during sample extraction.

Spikes for Physical and Aggregate Tests are not applicable.

For VOCs in water samples, three vials are required for duplicate or spike analysis.

Duplicates: >10xPQL - RPD acceptance criteria will vary depending on the analytes and the analytical techniques but is typically in the range 20%-50% - see ELN-P05 QA/QC tables for details; <10xPQL - RPD are higher as the results approach PQL and the estimated measurement uncertainty will statistically increase.

Matrix Spikes, LCS and Surrogate recoveries: Generally 70-130% for inorganics/metals; 60-140% for organics (+/-50% surrogates) and 10-140% for labile SVOCs (including labile surrogates), ultra trace organics and speciated phenols is acceptable.

In circumstances where no duplicate and/or sample spike has been reported at 1 in 10 and/or 1 in 20 samples respectively, the sample volume submitted was insufficient in order to satisfy laboratory QA/QC protocols.

When samples are received where certain analytes are outside of recommended technical holding times (THTs), the analysis has proceeded. Where analytes are on the verge of breaching THTs, every effort will be made to analyse within the THT or as soon as practicable.

Where sampling dates are not provided, [REDACTED] are not in a position to comment on the validity of the analysis where recommended technical holding times may have been breached.

Measurement Uncertainty estimates are available for most tests upon request.

Analysis of aqueous samples typically involves the extraction/digestion and/or analysis of the liquid phase only (i.e. NOT any settled sediment phase but inclusive of suspended particles if present), unless stipulated on the [REDACTED] COC and/or by correspondence. Notable exceptions include certain Physical Tests (pH/EC/BOD/COD/Apparent Colour etc.), Solids testing, total recoverable metals and PFAS where solids are included by default.

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R00

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Client Reference: T01035

Report Comments

Samples received in good order: 1

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Ebner, Joanne

From: Byrne, Evan
Sent: Monday, 19 August 2019 7:54 AM
To: Ebner, Joanne
Subject: FW: T01035_YarralumlaPrimary_CleanerRm_LeadClearance_20190811
 [SEC=UNCLASSIFIED]
Attachments: T01035_YarralumlaPrimary_CleanerRm_LeadClearance_20190811.pdf

Jo,

See attached clearance for the lead paint rectification in the cleaner's room at Yarralumla Primary School. The painters are hoping to return this week to finish the painting in this room.

Evan Byrne

Project Officer
 ACT Property Group / Property Upgrades
 Chief Minister, Treasury and Economic Development Directorate | **ACT Government**
 M: 0411 183 771
 E: 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"



From: [REDACTED]
Sent: Sunday, 18 August 2019 2:55 PM
To: Byrne, Evan <Evan.Byrne@act.gov.au>
Cc: [REDACTED]
Subject: T01035_YarralumlaPrimary_CleanerRm_LeadClearance_20190811

Hi Evan,

Please find attached the visual lead clearance for the cleaners room lead remediation works conducted on 10-11 August 2019.

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

Thanks.

Kind regards,

[REDACTED]



Web: www.robsonenviro.com.au

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

Best Practice Certification for AS/NZS ISO 9001:2008 - Quality ~ ISO 14001:2004 - OHS ~ AS/NZS 4801:2001 - Environment

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Lead Paint Clearance

(Visual Inspection Only)

Yarralumla Primary School 10 & 11 August, 2019

Certificate of approval for issue of documents

Document Name	Lead Paint Clearance – Yarralumla Primary School Cleaner's Room		
Date of Issue	18 August 2019	Job Number	T-01035
Client	ACT Property Group		
Site Sampling and Report Preparation			
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	
Reviewed		Approved	
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	

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7. The Client indemnifies Robson against any costs, losses or damage suffered or incurred (including legal costs on a solicitor and own client basis) arising out of or as a consequence of the Client's breach of these provisions.
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9. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Robson Environmental Pty Ltd.





1 Introduction

Robson Environmental Pty. Ltd. (Robson) undertook a visual lead clearance assessment following lead paint removal and encapsulation work conducted at the Yarralumla Primary School Building – Cleaner's Room on Saturday 10 August & Sunday 11 August 2019.

1.1 Objective

The purpose of the assessment was to assess whether the sealing of the lead paint on the surfaces within the Cleaner's Room at the Yarralumla Primary School Building was successful.

1.2 Scope

The assessment consisted of:

- Visual inspection of the area of lead paint sealing work to ensure they were free from lead paint chip fragments and that all surfaces were satisfactorily sealed.



4 Results

4.1 Visual Assessment

A visual assessment of the worksite on Saturday August 10 and Sunday August 11, 2019, following the lead paint remediation work did not identify any remaining visible areas where paint was flaking or peeling or paint-related debris on the surfaces below or the surrounding areas where the lead paint had been removed from the structural surfaces.

Surfaces which had lead paint removed appeared to have been stripped sufficiently. However it should be noted that lead paint still remains on the structural surfaces. Encapsulation with new weatherproof paint of these surfaces was conducted to allow workers to safely apply a new coat of paint.

Figures 1 to 9 outline the areas within the Cleaner's Room, which were inspected by Robson Consultants, where the sealing of the remaining lead paint had occurred to a satisfactory level.

Workers conducting the repainting works were observed wearing the appropriate respiratory protection during the removal of flaking paints and application of new paint, providing protection against lead concentrations that are still adhered on to surfaces.



Visual inspection of these areas determined that there were no visual signs of lead fragments debris in the area, the old lead painted walls had been appropriately sealed and the inspection determined the work to be of a satisfactory level and passed the clearance inspection.



Figure 1: Door trim to WC cistern



Figure 2: Sealed lead paint - wall



Figure 3: Sealed walls

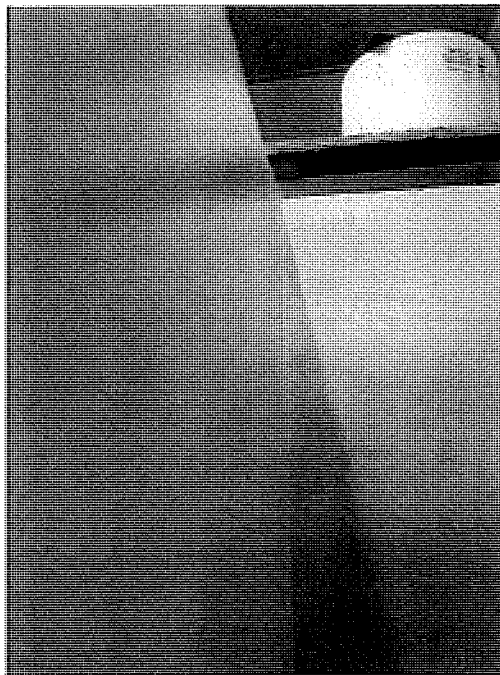


Figure 4: Sealed walls



Figure 5: Sealed walls and pipes

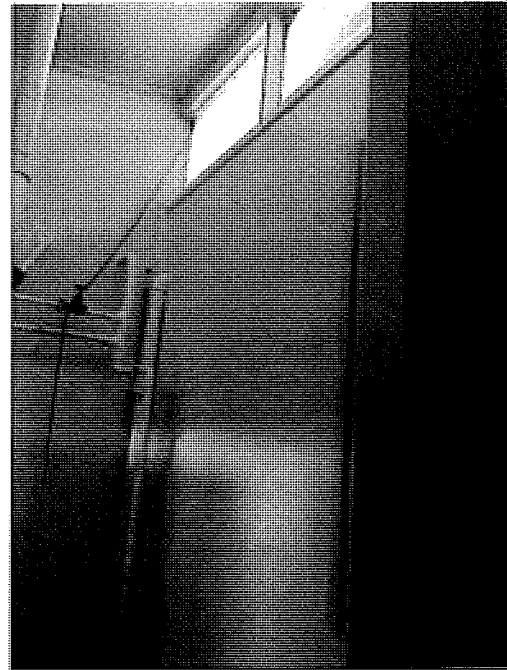


Figure 6: Sealed walls and pipes

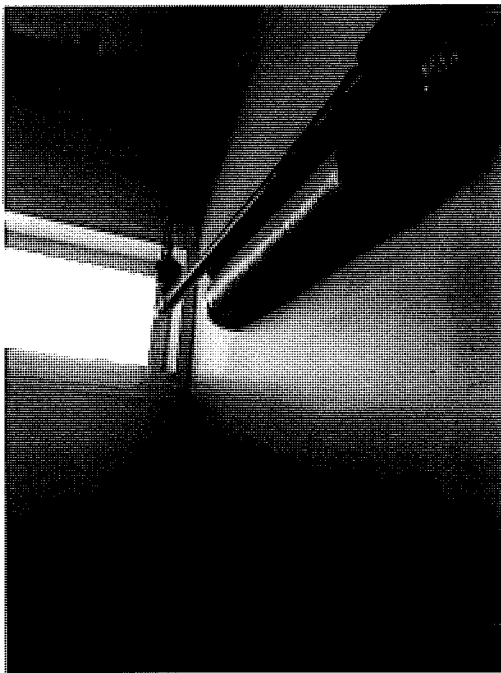


Figure 7: Sealed walls and pipe insulation



Figure 8: Sealed walls and trims



Figure 9: Sealed walls, ducting and trims

5 Conclusion and Recommendations

The lead paint clearance assessment undertaken at the Yarralumla Primary Building – Cleaner's Room on Saturday 10 August and Sunday 11 August 2019 found that the lead paint removal and sealing works to be satisfactory, as that there was no visual sign of flaking lead paint remaining on surfaces.

Visual inspection of the area found no visual signs of lead paint fragment debris remaining on the surfaces and the painting had provided an effective encapsulation of the remaining lead paint, which now can be safely painted over. The removal work was found to be a satisfactory level and pass the visual clearance and the area can now be reoccupied.

Painters conducting the top coat repainting works are no longer at risk from exposure to the older lead paint that is still adhered on to surfaces under the sealant.

6 Limitations

While Robson has taken all care to ensure that this report includes the most accurate information available, samples were taken at certain times on the day or days indicated within the report and Robson is unable to comment on conditions at other times. Any statement of expected conditions at other times should be taken as possible conditions only.

The report, including any risk assessment presented, is based on the information obtained by Robson at the time of sampling. Any variation in the environment, activities, methods, practices, products, or equipment used 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 specific sampling methods used in accordance with generally accepted practices and standards, based on the current state of knowledge. To the best of Robson's knowledge, our assessment of



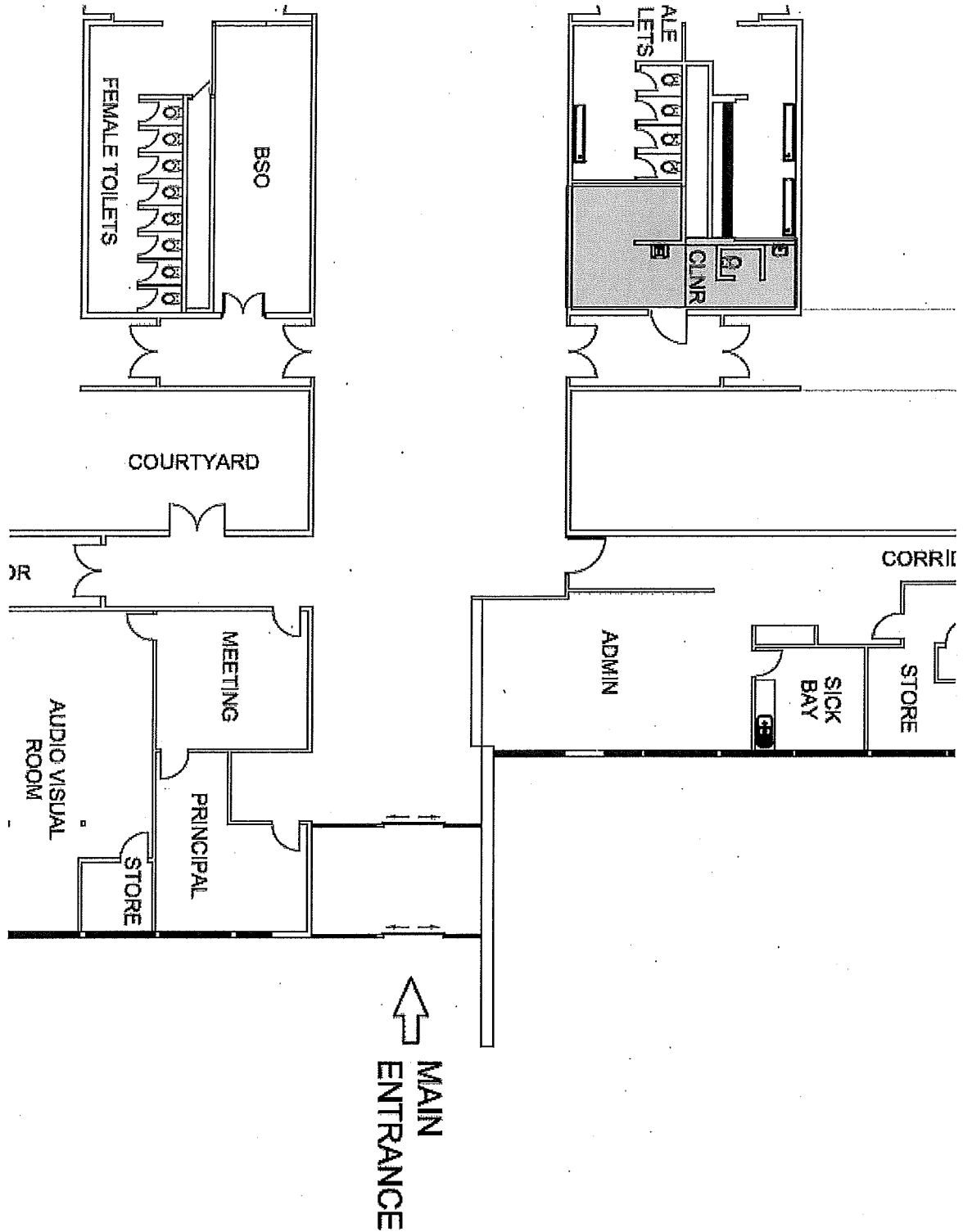
the data represents a reasonable interpretation of the general conditions, and subsequent risk at the time of sampling. Should you have any questions or require further information please contact Robson Environmental.

7 References

- Standards Australia, 2017, *AS/NZS4361.2-2017: Guide to hazardous paint management, Part 2: Lead paint in residential, public and commercial buildings*, Standards Australia, Australia.
- U.S. Department of Housing and Urban Development 2012, *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing Second Edition*, Office of Health Homes and Lead Hazard Control, Washington, DC.



Appendix 1 Layout of Cleaners Room



Ebner, Joanne

From: Byrne, Evan
Sent: Monday, 19 August 2019 7:59 AM
To: Ebner, Joanne
Subject: FW: T01035_Yarralumla Primary and Preschool - Leaf litter remediation works July - August 2019 [SEC=UNCLASSIFIED]
Attachments: T01035_GambarriYarralumlaPrimary_LeadClearance_20190728(Rev1).pdf; T01035_GambarriPreschoolFairyGardenYarralumlaPrimary_LeadClearance_20190721(Rev1).pdf; T01035_Yarralumla_Gambarri Centre_WSW_LeadClearance_20190804.pdf

Jo,

See attached revised report for works conducted at Yarralumla detailing the removing the lead paint fragments.

Evan Byrne

Project Officer
 ACT Property Group / Property Upgrades
 Chief Minister, Treasury and Economic Development Directorate | **ACT Government**
 M: 0411 183 771
 E: 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"



From: [REDACTED]
Sent: Sunday, 18 August 2019 3:58 PM
To: Byrne, Evan <Evan.Byrne@act.gov.au>
Cc: [REDACTED]
Subject: T01035_Yarralumla Primary and Preschool - Leaf litter remediation works July - August 2019

Hi Evan,

Please find attached lead visual clearance report, revised to include the lead paint fragments removal works conducted at various locations to date.

My apologies again for the delay.

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

Thanks.

Kind regards,

[REDACTED]