

**From:** [Byrne, Evan](#)  
**To:** [Hunter, Stuart](#)  
**Cc:** [Ebner, Joanne](#); [Wickham, Ilona](#); [Schaidreiter, Robert](#)  
**Subject:** Fwd: Yarralumla Preschool - Lead in soil testing [SEC=UNCLASSIFIED]  
**Date:** Wednesday, 17 July 2019 3:40:59 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.jpg](#)  
[SE195362\\_After School Care Building\\_PM\\_ANALYTICALREPORT.pdf](#)

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Stuart,

The results from the initial soil sampling have returned results below the threshold. Robson Environmental will put this in a formal report.

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](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, July 17, 2019 2:24 pm  
**To:** Byrne, Evan  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** RE: Yarralumla Preschool - Lead in soil testing [SEC=UNCLASSIFIED]

Hi Evan,

Please find attached the laboratory analysis report for the soil testing conducted following the lead paint removal at the After School Care building.

All results are below the threshold and hence no further actions required.

We will prepare the report and send it to you soon.

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

Thanks.

Kind regards,



cid:relogoc8ad8d



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

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**From:** Byrne, Evan [mailto:Evan.Byrne@act.gov.au]

**Sent:** Tuesday, 16 July 2019 11:29 AM

**To:**

**Cc:**

**Subject:** FW: Yarralumla Preschool - Lead in soil testing [SEC=UNCLASSIFIED]



Could you confirm when the results from the soil sampling on the After school care building will be sent through? An urgent turnaround would be good if possible.

are planning on finishing the last of the loose lead paint tomorrow or Thursday but they will confirm this with you. We will also need soil sampling and testing done in these areas.

Education have asked if you have any recommendations once we have completed the initial make safe and encapsulation on site, keeping in mind that we only encapsulated the bad areas. They were thinking if there is some sort of checklist that the BSO can carry out inspections regularly. Let me know what you think.

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

255 Canberra Avenue, Fyshwick, ACT 2609

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---

**From:** Byrne, Evan

**Sent:** Monday, 15 July 2019 8:54 AM

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** RE: Yarralumla Preschool - Lead in soil testing [SEC=UNCLASSIFIED]

[REDACTED]

In the attached email from [REDACTED], [REDACTED] mentions that they have carried out soil sampling in the area they gave clearance for on the weekend, is anything else required?

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

255 Canberra Avenue, Fyshwick, ACT 2609

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**From:** [REDACTED]

**Sent:** Friday, 12 July 2019 5:00 PM

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

Cc:

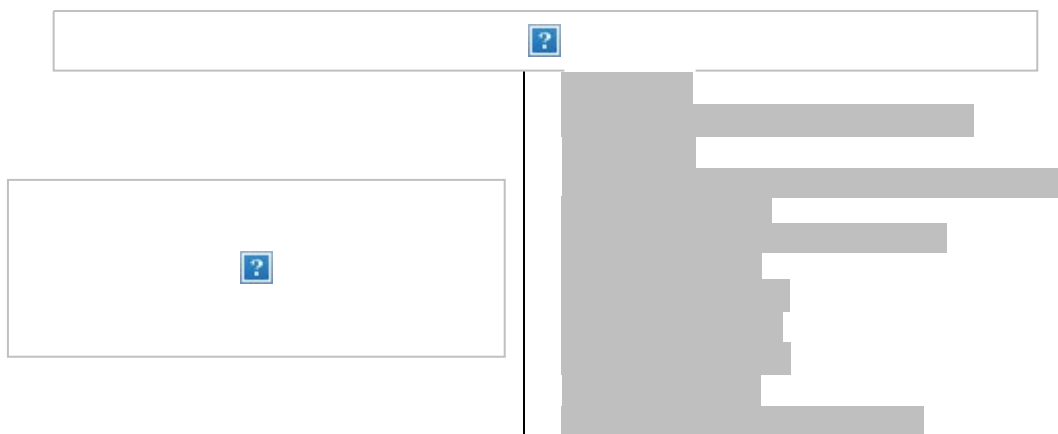
**Subject:** Yarralumla Preschool - Lead in soil testing

Hi Evan,

As discussed please contact me once the lead abatement work has been completed and I will be able to organise lead in soil testing if required.

Have a good weekend.

Kind regards,



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## 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 **(02) 6239 5656**  
Facsimile **(02) 6239 5669**  
Email [REDACTED]

Project **T01035 SA**  
Order Number **T01035**  
Samples **8**

## LABORATORY DETAILS

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

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

**SE195362 R0**  
Date Received **16/7/2019**  
Date Reported **17/7/2019**

## COMMENTS

Accredited for compliance with ISO/IEC 17025 - Testing. NATA accredited laboratory [REDACTED]

## SIGNATORIES



## ANALYTICAL RESULTS

SE195362 R0

Total Recoverable Elements in Soil/Waste Solids/Materials by ICPOES [AN040/AN320] Tested: 16/7/2019

PARAMETER	UOM	LOR	SS01	SS02	SS03	SS04	SS05
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			13/7/2019	13/7/2019	13/7/2019	13/7/2019	13/7/2019
			SE195362.001	SE195362.002	SE195362.003	SE195362.004	SE195362.005
Lead, Pb	mg/kg	1	53	32	38	210	88

PARAMETER	UOM	LOR	SS06	SS07	SS08
			SOIL	SOIL	SOIL
			-	-	-
			13/7/2019	13/7/2019	13/7/2019
			SE195362.006	SE195362.007	SE195362.008
Lead, Pb	mg/kg	1	230	120	130

ANALYTICAL RESULTS

SE195362 R0

Moisture Content [AN002]    Tested: 16/7/2019

			SS01	SS02	SS03	SS04	SS05
			SOIL	SOIL	SOIL	SOIL	SOIL
			-	-	-	-	-
			13/7/2019	13/7/2019	13/7/2019	13/7/2019	13/7/2019
PARAMETER	UOM	LOR	SE195362.001	SE195362.002	SE195362.003	SE195362.004	SE195362.005
% Moisture	%ww	0.5	4.4	10.1	9.9	12.8	7.5

			SS06	SS07	SS08
			SOIL	SOIL	SOIL
			-	-	-
			13/7/2019	13/7/2019	13/7/2019
PARAMETER	UOM	LOR	SE195362.006	SE195362.007	SE195362.008
% Moisture	%ww	0.5	7.0	7.9	7.3

## METHOD SUMMARY

SE195362 R0

## 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.
**	Indicative data, theoretical holding time exceeded.	NVL	Not validated.	LOR	Limit of Reporting.
		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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**Ebner, Joanne**

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**From:** Byrne, Evan  
**Sent:** Wednesday, 17 July 2019 4:01 PM  
**To:** Hunter, Stuart  
**Cc:** Ebner, Joanne; Wickham, Ilona; Schaidreiter, Robert  
**Subject:** FW: T-01035 Yarralumla Primary School [SEC=UNCLASSIFIED]  
**Attachments:** T01035\_GambarriPreschoolYarralumlaPrimary\_LeadClearance\_20190717.pdf

Stuart,

See attached visual clearance certificate for the Preschool building at Yarralumla.

In the recommendations it mentions that we need to removal the leaf litter around the building. I am looking into a plastic lined skip to take the contaminated litter and any left over lead paint flakes. We also require EPA sign off to do this. This will more than likely mean that this work will continue into the weekend.

As discussed, the windows on the Primary School and the vent pipe on the roof of the after school care building will e remediated tomorrow if the weather suits. The painting will also continue.

*Evan Byrne*

Project Officer

ACT Property Group / Property Upgrades

Chief Minister, Treasury and Economic Development Directorate | ACT Government

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**From:** [REDACTED]  
**Sent:** Wednesday, 17 July 2019 2:25 PM  
**To:** Byrne, Evan <[Evan.Byrne@act.gov.au](mailto:Evan.Byrne@act.gov.au)>

**Subject:** T-01035 Yarralumla Primary School

Hi Evan, please find attached the visual clearance certificate for the lead paint removal and clean up carried out at the Yarralumla Primary School today. If you have any problems please feel free to give me a call.

Regards



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# Lead Paint Clearance

(Visual Inspection Only)

**Yarralumla Primary School 17 July, 2019**

## Certificate of approval for issue of documents

<b>Document Name</b>	Lead Paint Clearance – Gambarri Preschool Yarralumla Primary School		
<b>Date of Issue</b>	17 July 2019	<b>Job Number</b>	T-01035
<b>Client</b>	ACT Property Group		
<b>Site Sampling and Report Preparation</b>			
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	
<b>Reviewed</b>		<b>Approved</b>	
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	

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## 1 Introduction

Robson Environmental Pty. Ltd. (Robson) undertook a visual lead clearance assessment following lead paint removal work conducted at the Yarralumla Primary Gambarri Preschool Building on Wednesday 17 July 2019.



## 5 Results

### 5.1 Visual Assessment

A visual assessment of the worksite on Wednesday July 17, 2019 following the lead paint removal 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 to the structural surfaces. Encapsulation with new weatherproof paint of these surfaces has been organised. Figure 1 to Figure 2 below outline the representative areas where areas of flaking and peeling the lead paint had been removed to allow workers to safely apply a new coat of paint. Figure 7 to Figure 12 below outline the removal of lead paint debris from top surfaces of the surrounding soil surfaces.



Figure 1: Exterior surfaces after removal of flaking and peeling lead paint



Figure 2: Exterior surfaces after removal of flaking and peeling lead paint





Figure 3 Exterior surfaces after removal of flaking and peeling lead paint



Figure 4: Exterior surfaces after removal of flaking and peeling lead paint



Figure 5: Exterior surfaces after removal of flaking and peeling lead paint



Figure 6: Exterior surfaces after removal of flaking and peeling lead paint





Figure 7: Exterior surrounding soil surfaces after removal of lead paint debris



Figure 8: Exterior surrounding soil surfaces after removal of lead paint debris





Figure 9: Exterior surrounding soil surfaces after removal of lead paint debris



Figure 10: Exterior surrounding soil surfaces after removal of lead paint debris



Figure 11: Exterior surrounding soil surfaces after removal of lead paint debris



Figure 12: Exterior surrounding soil surfaces after removal of lead paint debris

## 6 Conclusion and Recommendations

The lead paint clearance assessment undertaken at the Yarralumla Primary Gambarri Preschool Building on Wednesday 17 July 2019 found that the lead paint removal works to be satisfactory, as that there was no visual sign of flaking lead paint remaining on surfaces. It is recommended that all of the leaf litter from around the perimeter of the Gambarri Preschool building be removed as there were lead paint fragments found throughout.

### 6.1 Recommendations

1. Workers conducting the repainting works should wear appropriate respiratory protection during the application of new paint, to provide protection against lead concentrations that are still adhered on to surfaces.
2. Workers should practice good personal hygiene practices following repainting works, including washing hands and face following completion of the works and prior to eating, drinking or smoking.

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.

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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.






# Lead Paint Assessment

## Yarralumla Primary School & Preschool

### July 2019

#### Certificate of Approval for Issue of Documents

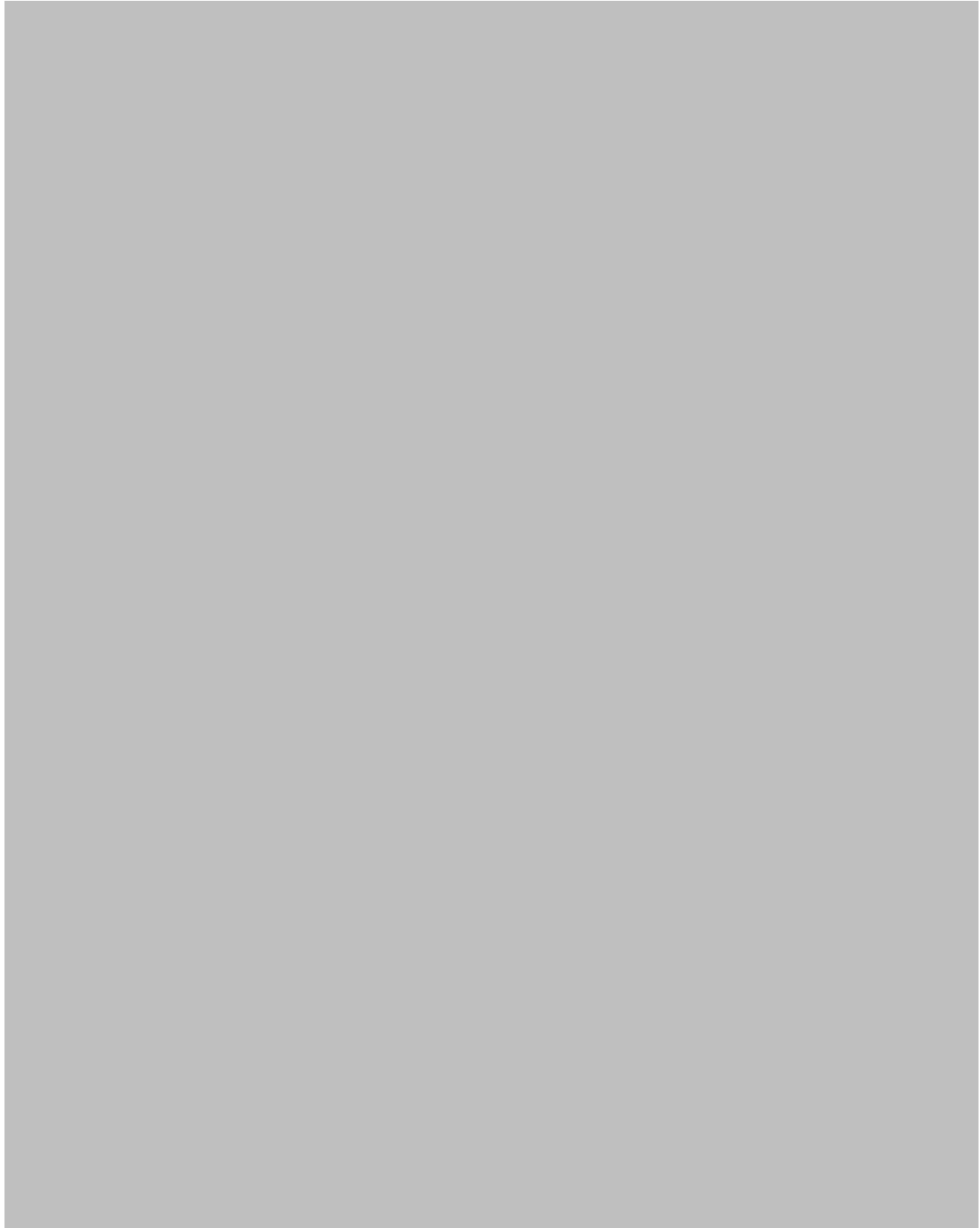
<b>Document Name</b>	T01035 – Yarralumla Primary School – Lead paint assessment		
<b>Report Issue Date</b>	18/08/2019	<b>Job Number</b>	T-01035
<b>Client</b>	ACT Property Group	<b>Client Representative</b>	Evan Bryne
<b>Sampling and Report Preparation</b>	<b>Reviewed</b>	<b>Approved</b>	
			
Robson Environmental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

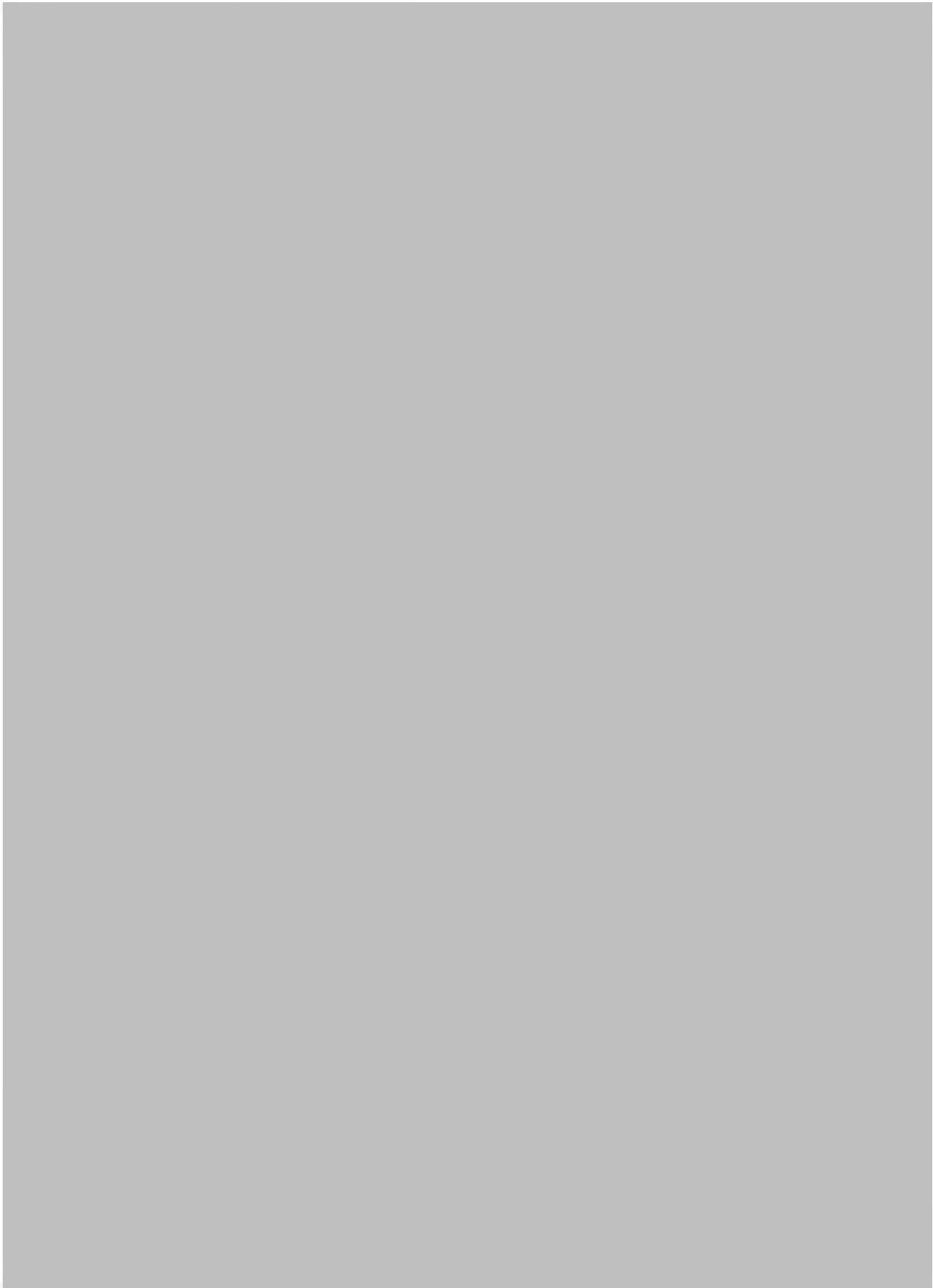
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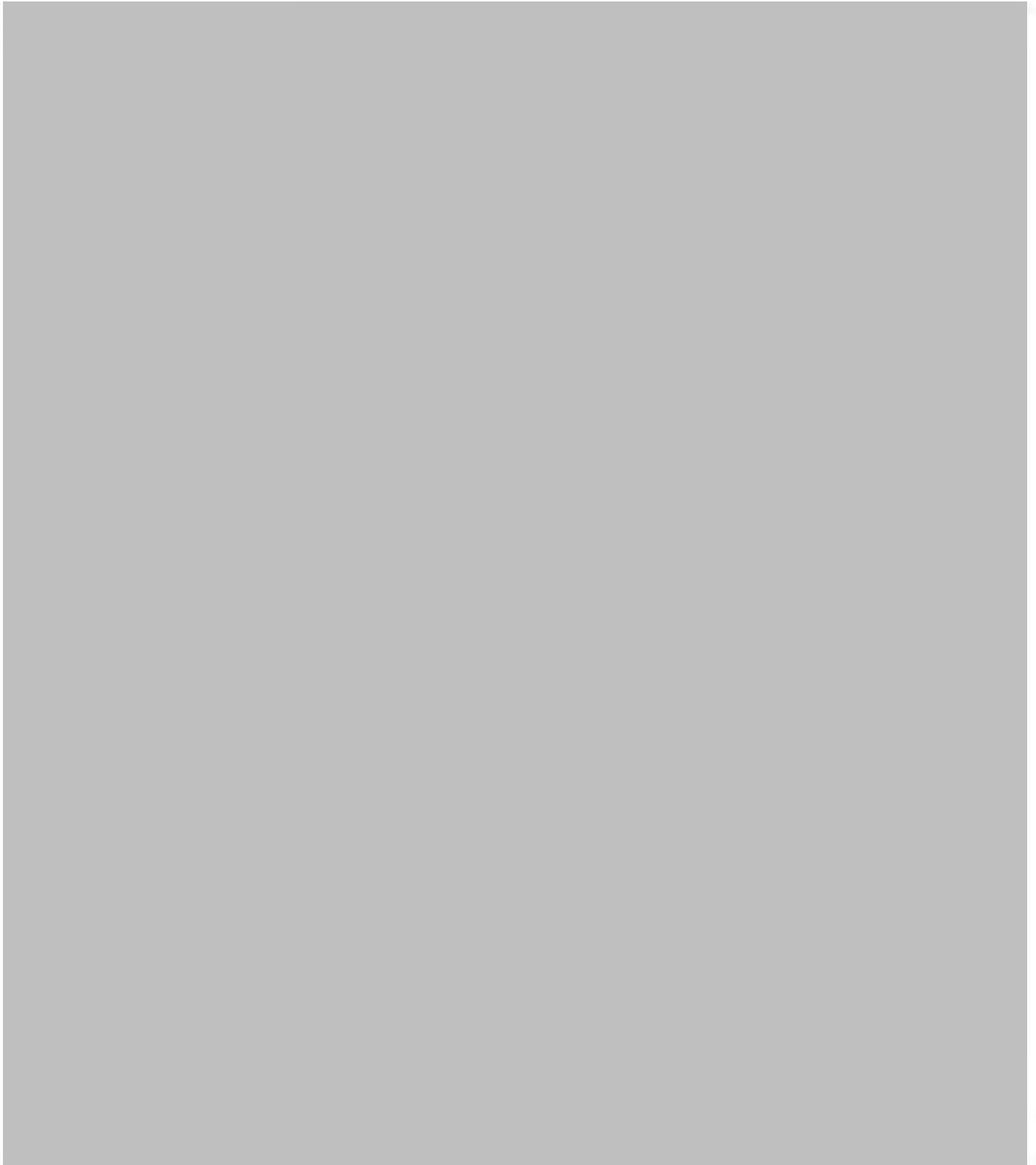
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## 1. Introduction

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.











## 6. Limitations

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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
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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

Revision No: R00

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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

Revision No: R00

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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

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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.

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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	

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Client Reference: T-01035

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

Quality Control Definitions	
<b>Blank</b>	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.
<b>Duplicate</b>	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.
<b>Matrix Spike</b>	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.
<b>LCS (Laboratory Control Sample)</b>	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.
<b>Surrogate Spike</b>	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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# Lead Paint Clearance

(Visual Inspection Only)

**Yarralumla Primary School 13 July, 2019**

**Certificate of approval for issue of documents**

<b>Document Name</b>	Lead Paint Clearance – Yarralumla Primary School		
<b>Date of Issue</b>	13 July 2019	<b>Job Number</b>	T-01035
<b>Client</b>	ACT Property Group		
<b>Site Sampling and Report Preparation</b>			
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	
<b>Reviewed</b>		<b>Approved</b>	
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	

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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 work conducted at the Yarralumla Primary After School Care Building on Saturday 13 July 2019.

### 1.1 Objective

The purpose of the assessment was to assess the success of the flaking lead paint removal and debris from the exterior structures and surrounding soil at the After School Care Building.

### 1.2 Scope

The assessment consisted of:

- Visual inspection of the area of lead paint removal work and the surrounding soils



## 5 Results

### 5.1 Visual Assessment

A visual assessment of the worksite on Saturday July 13, 2019 following the lead paint removal 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 to the structural surfaces. Encapsulation with new weatherproof paint of these surfaces has been organised. Figure 1 and Figure 2 below outline the representative areas where areas of flaking and peeling the lead paint had been removed to allow



workers to safely apply a new coat of paint. Figure 3 and Figure 4 below outline the removal of lead paint debris from surrounding soil surfaces



Figure 1: Exterior surfaces after removal of flaking and peeling lead paint



Figure 2: Exterior surfaces after removal of flaking and peeling lead paint



Figure 3: Exterior surrounding soil surfaces after removal of lead paint debris



Figure 4: Exterior surrounding soil surfaces after removal of lead paint debris

## 6 Conclusion and Recommendations

The lead paint clearance assessment undertaken at the Yarralumla Primary After School Care Building on Saturday 13 July 2019 found that the lead paint removal works to be satisfactory, as that there was no visual sign of flaking lead paint remaining on surfaces.

## 6.1 Recommendations

1. Workers conducting the repainting works should wear appropriate respiratory protection during the application of new paint, to provide protection against lead concentrations that are still adhered on to surfaces.
2. Workers should practice good personal hygiene practices following repainting works, including washing hands and face following completion of the works and prior to eating, drinking or smoking.

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.



**Ebner, Joanne**

---

**From:** Byrne, Evan  
**Sent:** Sunday, 21 July 2019 5:40 PM  
**To:** Hunter, Stuart  
**Cc:** Ebner, Joanne; Wickham, Ilona; Watson, Geoffrey; Schaidreiter, Robert  
**Subject:** FW: T01035\_AfterSchoolCareYarralumalaPrimary\_LeadClearance\_20190720 [SEC=UNCLASSIFIED]  
**Attachments:** T01035\_AfterSchoolCareYarralumalaPrimary\_LeadClearance\_20190720.pdf

Stuart,

See attached clearance for the after school care building at Yarralumla.

I will send through the clearance for the other areas when it comes through. Robson Environmental have been out to site this afternoon and were satisfied with the work that was carried out.

*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](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:** Saturday, 20 July 2019 4:19 PM  
**To:** Byrne, Evan <[Evan.Byrne@act.gov.au](mailto:Evan.Byrne@act.gov.au)>  
**Cc:** [REDACTED]

**Subject:** T01035\_AfterSchoolCareYarralumalaPrimary\_LeadClearance\_20190720

Hi Evan,

Please find attached the revised clearance certificate for the after school care building stating that the areas is now safe to be reoccupied.

As [REDACTED] is still in the process of clearing the leaf litters around the perimeter of the Gambarri Preschool building, we will include the safe reoccupation note in the clearance certificate once it passed the inspection.

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

Thanks.

Kind regards,



Web: [www.robsonenviro.com.au](http://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 13 July, 2019**

Certificate of approval for issue of documents

Document Name	Lead Paint Clearance – Yarralumla Primary School		
Date of Issue	13 July 2019	Job Number	T-01035
Client	ACT Property Group		
Site Sampling and Report Preparation			
Robson Environmental Pty. Ltd.		Robson Environmental Pty. Ltd.	
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Figure 2: Exterior surfaces after removal of flaking and peeling lead paint



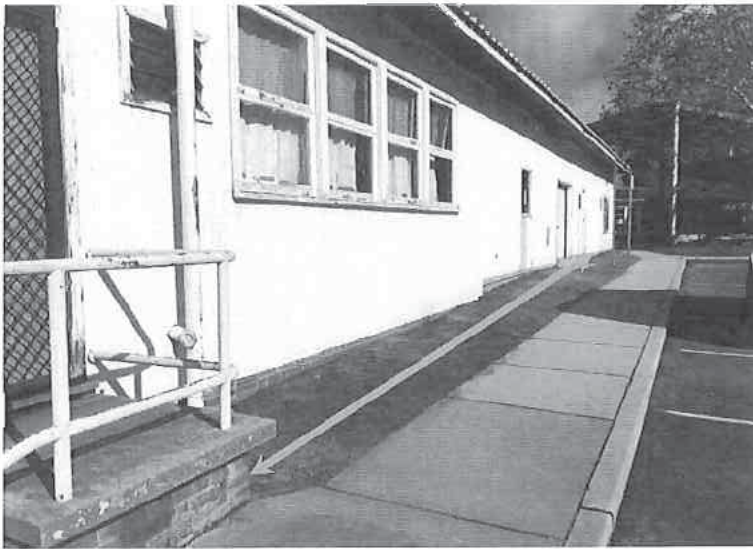


Figure 3: Exterior surrounding soil surfaces after removal of lead paint debris



Figure 4: Exterior surrounding soil surfaces after removal of lead paint debris

## 6 Conclusion and Recommendations

The lead paint clearance assessment undertaken at the Yarralumla Primary After School Care Building on Saturday 13 July 2019 found that the lead paint removal works to be satisfactory, as that there was no visual sign of flaking lead paint remaining on surfaces.





## 6.1 Recommendations

1. Workers conducting the repainting works should wear appropriate respiratory protection during the application of new paint, to provide protection against lead concentrations that are still adhered on to surfaces.
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