

Appendix B –Air Monitoring Results

Report Number: T-01035-20190709



Respirable Fibre Estimation Test Report

Job Number: T-01035 **Sampling Date:** 9.07.2019 **Report Issued:** 9.07.2019
Monitoring Location: Yarralumla Primary School
Client Name & Address: ACT Property Group
Work in Progress: Removal of non-friable asbestos eave sheets from the After School Care Building and the Gambarri Preschool Building
Asbestos Removalist: [REDACTED]

Test Specification(s) Employed: NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)], & In-House Procedure No. 1

Sample Number	Sampling Location	Time		Average Flowrate	Fields Counted	Fibres Counted	Airborne Fibre Concentration (fibres/mL)
		On	Off				
1	On sign post north east of removal area	0808	1320	2000	100	0	<0.01
2	On fence adjacent skip bins north west of removal area	0810	1320	2000	100	0	<0.01
3	On down pipe north of removal area	0818	1324	2000	100	1	<0.01
4	On covered walkway west of removal area	0820	1326	2000	100	0	<0.01
5	On sign post south of removal area	0823	1328	2000	100	0	<0.01
6	Field blank	-	-	-	100	0	-

The above results are only for the samples listed on this certificate

Field blanks and samples taken in direct flow of negative air units are reported as a fibre count only

The Detection Limit of the analytical method is 0.01 fibres/mL

The Work Health and Safety Act 2011 Control Level for all forms of asbestos is 0.01 fibres/mL

Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL



Robson Approved Signatory



No. 3181



Robson Approved Counter

Accredited for compliance with ISO/IEC 17025 - Testing

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Robson Environmental Pty Ltd ~ ABN: 55 008 660 900 ~ www.robsonenviro.com.au
p: 02 6239 5656 ~ f: 02 6239 5669 ~ admin@robsonenviro.com.au
PO Box 112 Fyshwick ACT 2609 ~ 140 Gladstone Street Fyshwick ACT 2609

Client: ACT Property Group

T01035_AM_Res_20190709

Ebner, Joanne

From: Hunter, Stuart
Sent: Thursday, 11 July 2019 12:40 PM
To: Ebner, Joanne; Wickham, Ilona; Byrne, Evan
Subject: FW: Yarralumla Primary School After School Care

UNCLASSIFIED

Hi All,

I have discussed the highlighted part below with [REDACTED] particularly with reference to my email of 7 May where Robsons confirmed that the areas were safe to occupy. [REDACTED] said the control measures were discussed in a meeting a couple of weeks after the report was issued and consisted solely of making the school aware of our plans to remediate in the holiday period.

[REDACTED] is going to reissue this email to remove any possible inference that further physical control measures were required.

Regards,

Stuart Hunter | Director, Repairs and Maintenance
 Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: stuart.hunter@act.gov.au
 Infrastructure & Capital Works | Education | ACT Government
 Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |
www.education.act.gov.au | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) | [Google+](#)

From: [REDACTED]
Sent: Thursday, 11 July 2019 12:12 PM
To: Hunter, Stuart <Stuart.Hunter@act.gov.au>; Ebner, Joanne <Joanne.Ebner@act.gov.au>
 [REDACTED] Byrne, Evan
 <Evan.Byrne@act.gov.au>
Subject: Yarralumla Primary School After School Care

Good morning Stuart and Joanne,

Following our phone discussion with Joanne yesterday, please see our response.

While the recommendation stated that the remediation should be done immediately, controls were put in place by Education to ensure that the paint was not disturbed until a practicable time could be completed, which was the July School holidays when children were not present.

As this removal works would require planning and project design regarding the removal methodology, the timeframe of this job is consider to be satisfactory.

If you have further questions please feel free to contact us

Thanks.

Kind regards,



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

NOTICE – The information contained in this message and attachments(s) is intended for the exclusive use of the intended addressee(s). If you receive this email in error, you are not authorised to reproduce or disclose this information.

From: [Hunter, Stuart](#)
To: [Mulligan, Jo](#); [Evans, Rohan \(ACTEDU\)](#)
Cc: [Ebner, Joanne](#); [Wickham, Ilona](#)
Subject: FW: Yarralumla Primary School After School Care
Date: Thursday, 11 July 2019 1:47:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

UNCLASSIFIED

Hi Jo and Rohan,

The below email from Robsons is provided for your information. I believe this covers off the issue of the immediacy of the works.

Regards,

Stuart Hunter | Director, Repairs and Maintenance
 Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: stuart.hunter@act.gov.au
 Infrastructure & Capital Works | Education | ACT Government
 Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601 |
www.education.act.gov.au | [Facebook](#) | [Twitter](#) | [Instagram](#) | [LinkedIn](#) |
[Google+](#)

From: [REDACTED] >
Sent: Thursday, 11 July 2019 1:03 PM
To: Hunter, Stuart <Stuart.Hunter@act.gov.au>; Ebner, Joanne <Joanne.Ebner@act.gov.au>
Cc: [REDACTED]
Subject: Yarralumla Primary School After School Care

Good morning Stuart and Joanne,

Following our phone discussion with Joanne yesterday, please see our response.

While the recommendation stated that the remediation should be done immediately, the remediation works will require a practicable time for the works to be conducted, which was the July School holidays when children were not present.

As this removal works require planning and project design regarding the removal methodology, Education's timeframe of this job is consider to be satisfactory.

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

Thanks.

Kind regards,

[REDACTED]

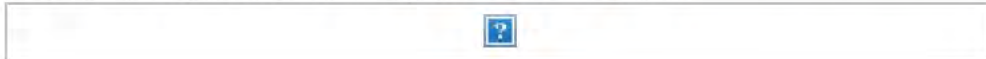


Web: www.robsonenviro.com.au

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

NOTICE – The information contained in this message and attachments(s) is intended for the exclusive use of the intended addressee(s). If you receive this email in error, you are not authorised to reproduce or disclose this information.



**ASBESTOS CLEARANCE CERTIFICATE
INSPECTION PASS**

Project/Location: Yarralumla Primary School

Job Number: T-01035

Client: ACT Property Group

Client Contact: Evan Byrne

Time And Date Of Inspection: 14:00 Saturday, 13 July 2019

Date(s) And Description Of Work: Removal of three (3) non-friable asbestos cable wrap and ceiling oyster lights in the Gambarri Centre staff toilet (Location 024) and refitting of various loose lighting fixtures to perimeter non-friable asbestos eave soffits.
Removal works were commenced and completed on 13 July 2019.

Date of Report: 13/07/2019

Asbestos Removalist: [REDACTED]

Certification:

A visual inspection was carried out on Saturday, 13 July 2019, by [REDACTED] following the completion of the asbestos works listed above in accordance with Robson Environmental's NATA, ISO9001, ISO14001 and AS4801 accreditations. It should be noted that this clearance certificate relates only to the exact area(s) specified above.

The inspection found no visible asbestos residue from the asbestos work in the area or in the vicinity of the area where the work was carried out.

Air monitoring during the works returned results below the minimum practical detection limit of <0.01 F/mL. Refer to Appendix A for Photograph(s), Appendix B for Air Monitoring Results and Appendix C for Plan(s).

The work area has been given the "all clear" and restrictions associated with the asbestos works can now be lifted and the area safely reoccupied.

Note:

- 1. All specified non-friable asbestos cable wrap and oyster lights have been removed from the Gambarri Centre staff toilet (Location 024). There are still non-friable asbestos containing oyster lights remaining throughout the building.**
- 2. Non-friable asbestos ceiling still remains in situ to the Gambarri Centre staff toilet (Location 024).**

**WORLD RECOGNISED
ACCREDITATION**

No. 3181

Accredited for compliance
with ISO/IEC 17020

-
3. Non-friable asbestos eave sheets still remain in situ to the perimeter of the Gambarri Centre. See attached plans for removal locations.



Appendix A – Photo(s)



PHOTO NO	LOCATION DESCRIPTION	MATERIAL	PHOTOGRAPH
1	After removal of non-friable asbestos oyster lights from the Gambarri Centre staff toilet (Location 024)	Cable wrap	
2	After removal of non-friable asbestos oyster lights from the Gambarri Centre staff toilet (Location 024)	Cable wrap	




PHOTO NO	LOCATION DESCRIPTION	MATERIAL	PHOTOGRAPH
3	After removal of non-friable asbestos oyster lights from the Gambarri Centre staff toilet (Location 024)	Cable wrap	
4	After refitting of loose light fixtures to perimeter non-friable asbestos eave soffits from the Gambarri Centre	Sheet	

PHOTO NO	LOCATION DESCRIPTION	MATERIAL	PHOTOGRAPH
5	After refitting of loose light fixtures to perimeter non-friable asbestos eave soffits from the Gambarri Centre	Sheet	

Appendix B –Air Monitoring Results

Report Number: T-01035-20190713-001



Respirable Fibre Estimation Test Report

Job Number: T-01035 **Sampling Date:** 13.07.2019 **Report Issued:** 13.07.2019
Monitoring Location: Yarralumla Primary School
Client Name & Address: ACT Property Group
Work in Progress: Removal of three (3) non-friable asbestos ceiling oyster lights to the Gambarri Centre staff toilet and refitting of various loose light fixtures to perimeter asbestos eave soffits

Asbestos Removalist:

Test Specification(s) Employed: NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)], & In-House Procedure No. 1

Sample Number	Sampling Location	Time		Average Flowrate	Fields Counted	Fibres Counted	Airborne Fibre Concentration (fibres/mL)
		On	Off				
T-01035 11	Gambarri Centre staff toilet (Location 024)	0838	1251	2000	100	1	<0.01
T-01035 12	Gambarri Centre music room (Location 017)	0840	1252	2000	100	0	<0.01
T-01035 13	Exterior east side of Preschool adjacent loose fitting light fixture	0847	1255	2000	100	0	<0.01
T-01035 14	Exterior west side of Montessori school adjacent loose fitting light	0850	1259	2000	100	0	<0.01
T-01035 15	Field Blank	-	-	-	100	0	-

The above results are only for the samples listed on this certificate

Field blanks and samples taken in direct flow of negative air units are reported as a fibre count only

The Detection Limit of the analytical method is 0.01 fibres/mL

The Work Health and Safety Act 2011 Control Level for all forms of asbestos is 0.01 fibres/mL

Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL


 Robson Approved Signatory





 Robson Approved Counter


Accredited for compliance with ISO/IEC 17025 - Testing

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards

Robson Environmental Pty Ltd ~ ABN: 55 008 660 900 ~ www.robsonenviro.com.au
 p: 02 6239 5656 ~ f: 02 6239 5669 ~ admin@robsonenviro.com.au
 PO Box 112 Fyshwick ACT 2609 ~ 140 Gladstone Street Fyshwick ACT 2609

Client: ACT Property Group

T01035_AM_Res_20190713.docx

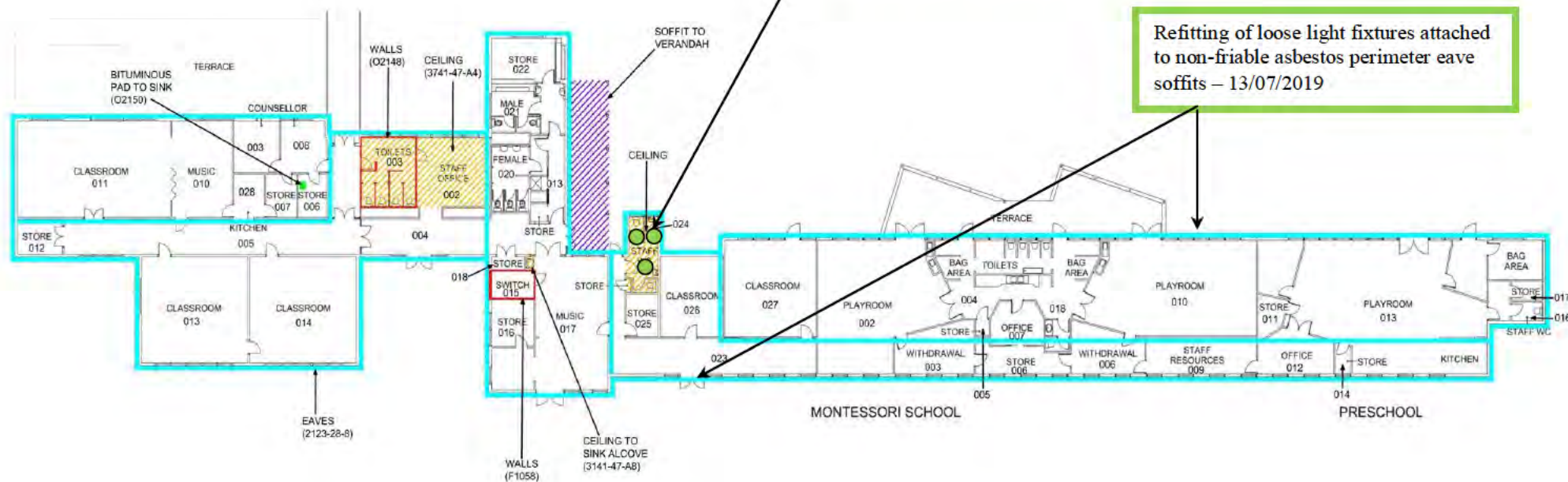
Appendix C – Site Plans

GAMBARRI CENTRE

- FRIABLE ASBESTOS PIPE LAGGING TO HOT WATER PIPES TO WALL CAVITIES AND SUBFLOOR THROUGHOUT BUILDING.
- PRESUMED NON-FRIABLE CABLE WRAP TO OYSTER LIGHT FITTINGS THROUGHOUT BUILDING.
- PRESUMED NON-FRIABLE ASBESTOS TO ELECTRICAL SWITCHBOARD BACKING THROUGHOUT BUILDING.

Asbestos Containing Materials (ACM)

Legend	
	EAVES
	WALL SHEET
	BITUMINOUS PAD
	CEILING SHEET
	EXTERIOR SOFFIT SHEET



Robson Environmental Pty Ltd ~ ABN: 55 008 660 900 ~ www.robsonenviro.com.au

p: 02 6239 5656 ~ f: 02 6239 5669 ~ admin@robsonenviro.com.au





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

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.	
Reviewed		Approved	
 Robson Environmental Pty. Ltd.		 Robson Environmental Pty. Ltd.	

Copyright & Intellectual Property Statement

1. Robson owns (and will continue to own) all Intellectual Property Rights (including copyright) in this Report.
2. The person commissioning this Report (the Client) is entitled to retain possession of the Report upon payment of all sums owing to Robson in full or upon Robson agreeing to release the Report (in their absolute discretion and upon terms they think fit).
3. The Client must only use the Report for the purpose for which it was commissioned.
4. The Client may photocopy or reproduce all or any part of the Report provided that reproduction is to fulfil the purpose for which the Report was commissioned.
5. The Client must not otherwise publish the Report (or any advice given by Robson) to the public or any third parties without Robson's prior written consent. Robson will not unreasonably withhold consent but may take into account the reasons for which the Report (or advice) was commissioned and the consequences of the disclosure or potential reliance that will be placed on the Report by third parties.
6. The Client agrees that no party (other than the Client) can rely upon the Report or any advice given by Robson.
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.
8. This report is solely for the use of the client and may not contain sufficient information for purposes of other parties, or for other uses. Any reliance on this report by third parties shall be at such party's own risk.
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.



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.

Respirable Fibre Estimation Test Report

Job Number: T-01035

Sampling Date: 14.07.2019

Report Issued: 14.07.2019

Monitoring Location: Yarralumla Primary School

Client Name & Address: ACT Property Group

Work in Progress: Removal of non-friable asbestos eave sheets and sealing of non-friable asbestos wall sheet to the Switchboard Room (Location 015) from the Gambarri Centre

Asbestos Removalist: 

Test Specification(s) Employed: NOHSC: Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)], & In-House Procedure No. 1

Sample Number	Sampling Location	Time		Average Flowrate	Fields Counted	Fibres Counted	Airborne Fibre Concentration (fibres/mL)
		On	Off				
T-01035 16	Exterior north east adjacent removal area	0805	1615	1000	100	0	<0.01
T-01035 17	Exterior south east adjacent removal area	0810	1617	1000	100	0	<0.01
T-01035 18	Exterior west adjacent removal area	0813	1618	1000	100	0	<0.01
T-01035 19	Gambarri Centre Switchboard room (Location 015)	0821	1625	1000	100	2	<0.01
T-01035 20	Gambarri Centre music room (Location 017)	0823	1627	1000	100	0	<0.01
T-01035 21	Field Blank	-	-	-	100	0	-

The above results are only for the samples listed on this certificate

Field blanks and samples taken in direct flow of negative air units are reported as a fibre count only

The Detection Limit of the analytical method is 0.01 fibres/mL

The *Work Health and Safety Act 2011* Control Level for all forms of asbestos is 0.01 fibres/mL

Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres/mL


 Robson Approved Signatory


 Robson Approved Counter

Accredited for compliance with ISO/IEC 17025 - Testing

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards