

# Managing Asbestos: Advisory Form

## *Section 47J, Dangerous Substances Act 2004*

From 4 April 2005 owners and/or occupiers of premises in the ACT need to give written information on what they know about materials containing asbestos at their premises to likely or actual purchasers, tenants, and tradespeople entering to perform construction, renovation, maintenance or repair work.

Essentially, the new arrangements are aimed at raising awareness and promoting better management of materials containing asbestos in the ACT. Any information you give must be in writing. This form has been prepared to assist you.

**Note:** There is no requirement to obtain a professional asbestos survey for this purpose.

I .....delegate of the Chief Executive,  
ACT Department of Education & Training am the owner/occupier of the premises being

Name of school/preschool:..... **YARRALUMLA PRIMARY SCHOOL**.....

Street Address..... **LOFTUS STREET**.....

Suburb..... **YARRALUMLA** ..... Construction date (if known).....**1957**  
.....

and I am obliged to tell you what I know about materials containing asbestos at the premises, as follows:

An asbestos survey at the premises was carried out in ..... **APRIL 2019** .....  
.....

A copy of the survey is included at Attachment 1.

.....  
.....

### **OPTIONAL:** Sketch plan

Sketch plan (s) for describing location

I acknowledge receipt of the asbestos survey report described above

Name .....

Signature..... Date:.....

**From:** [Byrne, Evan](#)  
**To:** [Ebner, Joanne](#)  
**Subject:** Yarralumla Primary School [SEC=UNCLASSIFIED]  
**Date:** Thursday, 9 May 2019 2:40:02 PM  
**Attachments:** [Plan.png](#)  
[image001.jpg](#)

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Jo,

See attached plan for the priority remediation work at Yarralumla Primary School, including the following;

- Removal of asbestos eaves where paint is flaking off & the installation of new painted fibre cement eaves
- Removal of all flaking paint on windows, frames, pipes, fascia & gutters. These areas are to be undercoated as a priority. Painting to follow
- Remediation & undercoating of identified walls in the cleaner's room
- Replacement or re-fixing of light fittings that have dropped off eaves or in areas that the eaves are to be replaced.

In the long term, I would consider carrying out a full paint of the After School, Gambarri & Preschool buildings as the condition of the paint on the eaves, fascia, gutter etc. will deteriorate further in the coming years. I am waiting on some advice from [REDACTED] regarding clearance requirements, updating of the risk registers, soil sampling/removal requirements and whether or not the painters can undercoat following the removal of flaking paint.

I can arrange some quotes if you are happy with this scope. Let me know what you think.

***Evan Byrne***

Project Officer

ACT Property Group / Property Upgrades

Chief Minister, Treasury and Economic Development Directorate | **ACT Government**

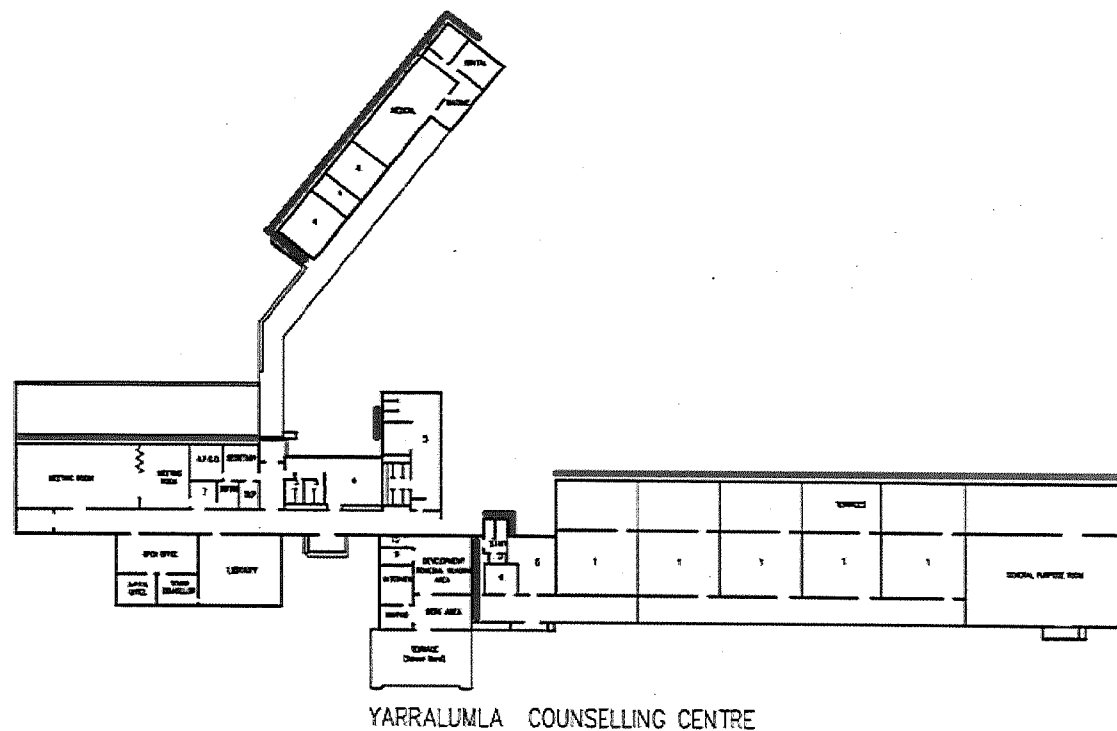
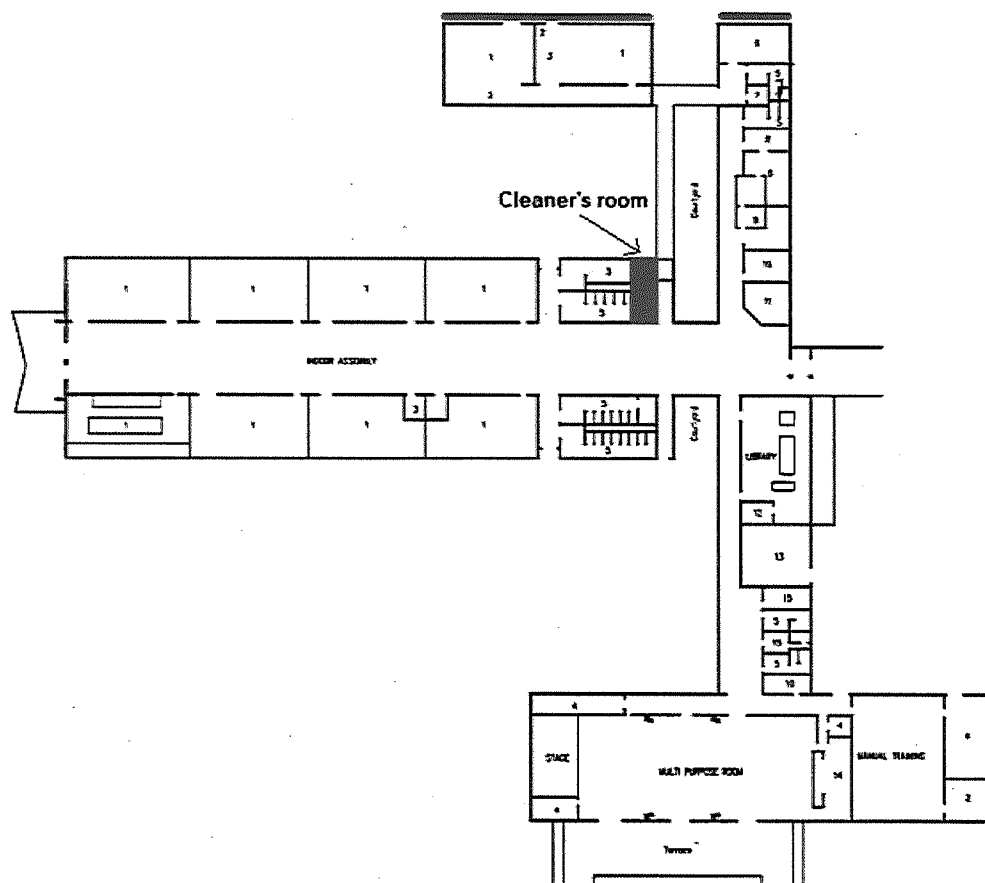
**M:** 0411 183 771

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

255 Canberra Avenue, Fyshwick, ACT 2609

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





## LEGEND

- |                  |               |
|------------------|---------------|
| 1 Classroom      | 9 Staff Room  |
| 2 Teachers' Room | 10 Office     |
| 3 Classroom      | 11 Principal  |
| 4 Store          | 12 Staffroom  |
| 5 Kitchen        | 13 Staff Room |
| 6 Staff Room     | 14 Kitchen    |
| 7 Toy Room       | 15 Classroom  |
| 8 Mobile Toys    |               |

- Remove asbestos eaves & install new fibro eaves
- Remove flaking lead paint & re-paint

**From:** [Wickham, Ilona](#)  
**To:** [Ebner, Joanne](#); [Hunter, Stuart](#)  
**Subject:** RE: Yarralumla PS - Approval to proceed [SEC=UNCLASSIFIED]  
**Date:** Thursday, 23 May 2019 12:57:09 PM  
**Attachments:** [image001.jpg](#)

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UNCLASSIFIED

Hi Jo,  
I'm happy to wait until the July holidays.

thanks  
Ilona

---

**From:** Ebner, Joanne  
**Sent:** Thursday, 23 May 2019 9:13 AM  
**To:** Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>; Wickham, Ilona <[Ilona.Wickham@act.gov.au](mailto:Ilona.Wickham@act.gov.au)>  
**Subject:** FW: Yarralumla Primary School [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Stuart and Ilona

Please note Evan's email below which has provided costs to remediate the areas of the school that were identified on the Lead Paint System report as requiring attention.

The costs for the removal of the flaking lead paint (including asbestos removal) will be approx. [REDACTED] This work has been priced to occur during normal working hours.

Evan will be obtaining additional quotes on the repainting of the above areas but it appears to be in the vicinity of [REDACTED] bringing the combined total to approx. [REDACTED] (including an additional [REDACTED] allowance for asbestos removal to be completed out of hours if works commence immediately).

Please confirm if you would like works to commence immediately or whether the July school holidays can be considered. I believe the whole school does not require painting due to the lead paint systems or asbestos and as such could be considered under a different program.

Also this is a good opportunity about the R&M new structure and how it will work going forward?

Regards

Jo

---

**From:** Byrne, Evan  
**Sent:** Thursday, 23 May 2019 8:46 AM  
**To:** Ebner, Joanne <[Joanne.Ebner@act.gov.au](mailto:Joanne.Ebner@act.gov.au)>

**Subject:** RE: Yarralumla Primary School [SEC=UNCLASSIFIED]

Jo,

I have received some cost estimates from contractors to carry out the following at Yarralumla Primary School (See attached plan for locations);

#### **After School Care Building**

- Removal of asbestos eaves & installation of new fibre cements eaves
- Isolation/removal of light fittings & installation of new light vandal proof light fittings on carpark side of building
- Removal of loose/flaking paint on windows, frames, doors, fascia & pipes
- Removal & installation of new gutter along the carpark side of the building

#### **Gambarri/Preschool Building**

- Removal of asbestos eaves & installation of new fibre cements eaves
- Isolation/removal of light fittings & installation of new light vandal proof light fittings on carpark side of building
- Removal of loose/flaking paint on windows, frames, doors, fascia & pipes
- Re-fitting of light fittings that have dropped off asbestos eaves

#### **Primary School Building**

- Removal of loose/flaking paint on windows & walls in cleaner's room

Asbestos/lead removal (not including air monitoring & clearances) - [REDACTED]

Installation of new eaves/gutter/lights - [REDACTED]

Electrical isolation/make safe - [REDACTED]

Air monitoring & clearances - [REDACTED]

The above quotes are for work during normal work hours, I could arrange this work for the upcoming July school holidays.

I have received some estimates in regard to painting these areas along with the entire school. To paint the above areas where the flaking paint has been removed and the eaves have been replaced will come to approximately [REDACTED] so I will need to get additional quotes for this. The painter thinks it will cost around [REDACTED] to paint the entire school.

Let me know if you would like proceed with this and let me know if you require any further information.

***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:** Ebner, Joanne  
**Sent:** Tuesday, 14 May 2019 3:12 PM  
**To:** Byrne, Evan <[Evan.Byrne@act.gov.au](mailto:Evan.Byrne@act.gov.au)>  
**Subject:** RE: Yarralumla Primary School [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Evan

I was able to discuss the lead paint system works for Yarralumla Primary with Stuart Hunter of R&M.

Would you please proceed to obtain cost estimates to complete the below detailed works? Please request cost breakdown by the three buildings (ie Yarralumla PS, Gambarri/Preschools and After School Care buildings). Stuart H. has queried the difference between completing the High Risk and Medium Risk recommendations only and undertaking a full repaint.

I will also be contacting Stuart Finch of ACTPG-Planned Works to progress a few more Lead Paint System surveys.

Please advise if you require further information.

Regards

*Joanne Ebner*

Joanne Ebner | Project Officer  
Phone: +61 2 6207 1050 | Fax: +61 2 6205 9333 | Email: [joanne.ebner@act.gov.au](mailto:joanne.ebner@act.gov.au)  
Infrastructure and Capital Works | Education | ACT Government  
Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601  
[www.education.act.gov.au](http://www.education.act.gov.au) | Facebook | Twitter | Instagram | LinkedIn | Google+

---

**From:** Byrne, Evan  
**Sent:** Thursday, 9 May 2019 2:40 PM  
**To:** Ebner, Joanne <[Joanne.Ebner@act.gov.au](mailto:Joanne.Ebner@act.gov.au)>  
**Subject:** Yarralumla Primary School [SEC=UNCLASSIFIED]

Jo,

See attached plan for the priority remediation work at Yarralumla Primary School, including the following;

- Removal of asbestos eaves where paint is flaking off & the installation of new painted fibre cement eaves
- Removal of all flaking paint on windows, frames, pipes, fascia & gutters. These areas are to be undercoated as a priority. Painting to follow
- Remediation & undercoating of identified walls in the cleaner's room
- Replacement or re-fixing of light fittings that have dropped off eaves or in areas that the eaves are to be replaced.

In the long term, I would consider carrying out a full paint of the After School, Gambarri & Preschool buildings as the condition of the paint on the eaves, fascia, gutter etc. will deteriorate further in the coming years. I am waiting on some advice from [REDACTED] regarding clearance requirements, updating of the risk registers, soil sampling/removal requirements and whether or not the painters can undercoat following the removal of flaking paint.

I can arrange some quotes if you are happy with this scope. Let me know what you think.

***Evan Byrne***

Project Officer

ACT Property Group / Property Upgrades

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**M:** 0411 183 771

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

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**Ebner, Joanne**

---

**From:** Ebner, Joanne  
**Sent:** Wednesday, 26 June 2019 12:07 PM  
**To:** Byrne, Evan  
**Subject:** RE: Yarralumla Primary School [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Evan

Please proceed with the painting at Yarralumla Primary School as identified below.

Regards

*Joanne Ebner*

Joanne Ebner | Project Officer  
 Phone: +61 2 6207 1050 | Fax: +61 2 6205 9333 | Email: [joanne.ebner@act.gov.au](mailto:joanne.ebner@act.gov.au)  
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 Level 1 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601  
[www.education.act.gov.au](http://www.education.act.gov.au) | Facebook | Twitter | Instagram | LinkedIn | Google+

---

**From:** Byrne, Evan  
**Sent:** Wednesday, 26 June 2019 12:05 PM  
**To:** Ebner, Joanne <[Joanne.Ebner@act.gov.au](mailto:Joanne.Ebner@act.gov.au)>  
**Subject:** RE: Yarralumla Primary School [SEC=UNCLASSIFIED]

Jo,

I have over estimated on the quote for the painting at Yarralumla Primary School. The cheapest quote came to

Please advise if this can proceed, I will organise this work to take place following the July school holidays.

*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:** Ebner, Joanne  
**Sent:** Friday, 24 May 2019 11:15 AM  
**To:** Byrne, Evan <Evan.Byrne@act.gov.au>  
**Subject:** RE: Yarralumla Primary School [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Evan

Thank you for the below information.

Ilona has advised the works can proceed in the July 2019 school holidays. It is the remediation of the deteriorated lead paint locations (inc acm eave removal) only at this time. Approx total of [REDACTED] with remediation and repaint.

Would you please arrange the works to occur at that time?

Note: I will now forward a copy of the report with confirmation of the agreed works to the school and advising of the proposed timing of the works. I will also enquire about site use (eg hirers, school holiday programs etc) over the school holidays.

Thank you

*Joanne Ebner*

Joanne Ebner | Project Officer  
 Phone: +61 2 6207 1050 | Fax: +61 2 6205 9333 | Email: [joanne.ebner@act.gov.au](mailto:joanne.ebner@act.gov.au)  
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[www.education.act.gov.au](http://www.education.act.gov.au) | Facebook | Twitter | Instagram | LinkedIn | Google+

**From:** Byrne, Evan  
**Sent:** Friday, 24 May 2019 10:57 AM  
**To:** Ebner, Joanne <[Joanne.Ebner@act.gov.au](mailto:Joanne.Ebner@act.gov.au)>  
**Subject:** FW: Yarralumla Primary School [SEC=UNCLASSIFIED]

Jo,

Following discussion with the asbestos contractor, they have advised that if the asbestos/lead removal took place over weekends, the additional cost would be around [REDACTED]

I will wait to hear from you before booking anything in.

*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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- Re-fitting of light fittings that have dropped off asbestos eaves

#### Primary School Building

- Removal of loose/flaking paint on windows & walls in cleaner's room

Asbestos/lead removal (not including air monitoring & clearances) - [REDACTED]

Installation of new eaves/gutter/lights - [REDACTED]

Electrical isolation/make safe – Estimate \$1k

Air monitoring & clearances – Estimate \$3k

The above quotes are for work during normal work hours, I could arrange this work for the upcoming July school holidays.

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Let me know if you would like proceed with this and let me know if you require any further information.

*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)

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**Sent:** Tuesday, 14 May 2019 3:12 PM  
**To:** Byrne, Evan <[Evan.Byrne@act.gov.au](mailto:Evan.Byrne@act.gov.au)>  
**Subject:** RE: Yarralumla Primary School [SEC=UNCLASSIFIED]

UNCLASSIFIED

Hi Evan

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I will also be contacting Stuart Finch of ACTPG-Planned Works to progress a few more Lead Paint System surveys.

Please advise if you require further information.

Regards

*Joanne Ebner*

Joanne Ebner | Project Officer  
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**From:** Byrne, Evan  
**Sent:** Thursday, 9 May 2019 2:40 PM  
**To:** Ebner, Joanne <[Joanne.Ebner@act.gov.au](mailto:Joanne.Ebner@act.gov.au)>  
**Subject:** Yarralumla Primary School [SEC=UNCLASSIFIED]

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*Evan Byrne*

Project Officer

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

255 Canberra Avenue, Fyshwick, ACT 2609

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**From:** [Bray, Rodney](#)  
**To:** [Evans, Rohan \(ACTEDU\)](#); [Hunter, Stuart](#); [Wickham, Ilona](#); [Watson, Geoffrey](#)  
**Cc:** [Cooper, Julie](#); [EDU, EDBSD](#); [EDUMCR](#); [Doman, Claudia](#); [Mulligan, Jo](#); [Nakkan, John](#)  
**Subject:** RE: Yarralumla Primary School - Lead Paint and Other Safety Concerns [SEC=UNCLASSIFIED]  
**Date:** Monday, 1 July 2019 5:27:44 PM  
**Attachments:** [image001.jpg](#)

UNCLASSIFIED

**Hi Rohan,**

Thanks for the advice below.

**Stuart,**

Would you please contact Andrew Stedman (ACT Health, Health Protection) regarding his enquiry.

**Ilona and Geoff,**

Would you please co-ordinate what additional works, if any, are required at the school following the advice below from Rohan.

Thanks,

Rodney Bray | Executive Branch Manager

Phone: +61 2 6205 1289 | Mob: 0417 264 653 | Email: [rodney.bray@act.gov.au](mailto:rodney.bray@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](http://www.education.act.gov.au)

**From:** Evans, Rohan <[Rohan.Evans@ed.act.edu.au](mailto:Rohan.Evans@ed.act.edu.au)>

**Sent:** Monday, 1 July 2019 4:21 PM

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

**Cc:** Cooper, Julie <[Julie.Cooper@act.gov.au](mailto:Julie.Cooper@act.gov.au)>

**Subject:** RE: Yarralumla Primary School - Lead Paint and Other Safety Concerns [SEC=UNCLASSIFIED]

Hi Rodney,

The business manager has received a call this afternoon from

Andrew Stedman – ACT Health – Health Protection – 62049087 – regarding the unhealthy condition of the school – asbestos – lead based paint.

Can you advise who is best to respond to this person.

I have spoken with Deb Sayers the Deputy Principal about the statements made in the report by [REDACTED]

If you require a further witness to the conversation, [REDACTED] was present during the tour of the grounds as [REDACTED] was invited by the [REDACTED]

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- Deb explained when areas in the school are old and no longer working they are replaced. The majority of repair items were covered by the school. The example of capital works funding was given regarding larger repair items.
- [REDACTED]

Happy to answer any other questions related to statement s made by the [REDACTED]

Many Thanks

Rohan Evans | Principal

Yarralumla Primary School | La Scuola Elementare Bilingue Italo-Inglese di Yarralumla

24 Loftus St, Yarralumla ACT 2600

Ph: 6142 3250 | Fax: 6142 3265 [rohan.evans@ed.act.edu.au](mailto:rohan.evans@ed.act.edu.au)





**From:** Bray, Rodney <[Rodney.Bray@act.gov.au](mailto:Rodney.Bray@act.gov.au)>

**Sent:** Monday, 1 July 2019 9:39 AM

**To:** Moysey, Sean (ACTGOV) <[Sean.Moysey@act.gov.au](mailto:Sean.Moysey@act.gov.au)>; EDU, EDBSD <[EDBSD.EDU@act.gov.au](mailto:EDBSD.EDU@act.gov.au)>; EDUMCR <[EDUMCR@act.gov.au](mailto:EDUMCR@act.gov.au)>; Doman, Claudia (ACTGOV) <[Claudia.Doman@act.gov.au](mailto:Claudia.Doman@act.gov.au)>; Mulligan, Jo (ACTGOV) <[Jo.Mulligan@act.gov.au](mailto:Jo.Mulligan@act.gov.au)>; Watson, Geoffrey (ACTGOV) <[Geoffrey.Watson@act.gov.au](mailto:Geoffrey.Watson@act.gov.au)>; Evans, Rohan <[Rohan.Evans@ed.act.edu.au](mailto:Rohan.Evans@ed.act.edu.au)>; Wickham, Ilona (ACTGOV) <[Ilona.Wickham@act.gov.au](mailto:Ilona.Wickham@act.gov.au)>

**Cc:** Nakkan, John (ACTGOV) <[John.Nakkan@act.gov.au](mailto:John.Nakkan@act.gov.au)>; Cooper, Julie (ACTGOV) <[Julie.Cooper@act.gov.au](mailto:Julie.Cooper@act.gov.au)>; Hunter, Stuart (ACTGOV) <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>

**Subject:** FW: Yarralumla Primary School - Lead Paint and Other Safety Concerns [SEC=UNCLASSIFIED]

UNCLASSIFIED

**Hi Sean,**

Thanks for forwarding the correspondence to me.

**Ilona and Geoff,**

Would you please investigate the concerns raised in the correspondence (see the link below) and take action accordingly.

**Claudia and Jo,**

Would you please work with the principal (Rohan Evans) in relation to communicating with the school community about the concerns raised in the correspondence.

**Rohan,**

**David and EDUMCR,**

FYI

Thanks,

Rodney Bray | Executive Branch Manager

Phone: +61 2 6205 1289 | Mob: 0417 264 653 | Email: [rodney.bray@act.gov.au](mailto:rodney.bray@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](http://www.education.act.gov.au)

**From:** Moysey, Sean <[Sean.Moysey@act.gov.au](mailto:Sean.Moysey@act.gov.au)>

**Sent:** Monday, 1 July 2019 9:08 AM

**To:** Dix, Rodney <[Rodney.Dix@act.gov.au](mailto:Rodney.Dix@act.gov.au)>; Bray, Rodney <[Rodney.Bray@act.gov.au](mailto:Rodney.Bray@act.gov.au)>; Krajina, Danielle <[Danielle.Krajina@act.gov.au](mailto:Danielle.Krajina@act.gov.au)>

**Subject:** Re: Lead Paint - Yarralumla Public School [SEC=UNCLASSIFIED]

Good Morning Rodney, I'd recommend Rodney Bray. I've copied Rodney in and Danielle too.

Regards Sean

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**From:** Dix, Rodney <[Rodney.Dix@act.gov.au](mailto:Rodney.Dix@act.gov.au)>

**Sent:** Monday, July 1, 2019 9:04 am

**To:** Moysey, Sean

**Subject:** FW: Lead Paint - Yarralumla Public School [SEC=UNCLASSIFIED]

Hi Sean

Can you please advise who would be the appropriate person within education to refer this matter to?

The EPA received this email concerning the Yarralumla Public School. We have reviewed the report and noted a Hazardous Material Report has been completed which clearly identifies that work is required (high

risk) to remediate the flaking lead based paint.

Thank you

Rodney Dix | Manager

Phone: +61 2 6207 2586 | Fax: +61 2 6207 6084 | Email: [rodney.dix@act.gov.au](mailto:rodney.dix@act.gov.au)

Environment Protection | Access Canberra | ACT Government

Ground Floor – TransACT House | 470 Northbourne Ave Dickson | GPO Box 158 Canberra ACT 2601

[|www.environment.act.gov.au](http://www.environment.act.gov.au)

**From:** Yarralumla Public School Primary & Preschool [<mailto:yarralumlapublicschool@gmail.com>]

**Sent:** Sunday, 30 June 2019 1:46 PM

**To:** Environment Protection <[Environment.Protection@act.gov.au](mailto:Environment.Protection@act.gov.au)>

**Subject:** Lead Paint - Yarralumla Public School

Dear Sir,

Please find my letter of complaint regarding lead paint at the Yarralumla Public School here via

[REDACTED]

[REDACTED]

[REDACTED]

Please contact me by email

[REDACTED]

to discuss this matter.

Regards,

[REDACTED]

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**From:** [Alford, Robert](#)  
**To:** [Nakkan, John](#)  
**Cc:** [Curtin, Daniel](#); [Hunter, Stuart](#); [Wickham, Ilona](#)  
**Subject:** Re: Yarralumla School  
**Date:** Wednesday, 3 July 2019 5:23:13 PM  
**Attachments:** [image002.jpg](#)

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Hi John

Thanks for the update.

Matt Davis will co ordinate from our end inspectors to do a site visit. Preferably with your staff and health.

Touch base tomorrow.

Bob

Get [Outlook for iOS](#)

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**From:** Nakkan, John  
**Sent:** Wednesday, July 3, 2019 5:20:23 PM  
**To:** Alford, Robert  
**Cc:** Curtin, Daniel; Hunter, Stuart; Wickham, Ilona  
**Subject:** RE: Yarralumla School

UNCLASSIFIED

Hi Bob,

We were advised of these concerns on Monday via the EPA and Tuesday via Access Canberra. We are currently addressing the lead paint issue and are clarifying the others. The asbestos concern has been checked and is not an issue.

Our team is arranging a site visit tomorrow with ACT Health and you're welcome to come along.

Regards,

John Nakkan | Senior Director

Phone: +61 2 6207 1876 | Mobile: 0466 015 922 | Email: [john.nakkan@act.gov.au](mailto:john.nakkan@act.gov.au)

School Infrastructure Management | Education | ACT Government

Level 1, 220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601

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---

**From:** Alford, Robert <[Robert.Alford@act.gov.au](mailto:Robert.Alford@act.gov.au)>  
**Sent:** Wednesday, 3 July 2019 4:37 PM  
**To:** Nakkan, John <[John.Nakkan@act.gov.au](mailto:John.Nakkan@act.gov.au)>  
**Cc:** Curtin, Daniel <[Daniel.Curtin@act.gov.au](mailto:Daniel.Curtin@act.gov.au)>  
**Subject:** Yarralumla School

UNCLASSIFIED

Hi John

Does the Education Directorate have receipt or aware of a complaint relating to Yarralumla School relating to [REDACTED], lead paint, asbestos and [REDACTED] that have been raised with our Minister's office?

WorkSafe has the complaint on hand and I would like to ascertain if the directorate has been advised of and addressing any of these concerns.

Kind Regards

Bob Alford | A/Director - Enforcement & Compliance

Phone: 02 6205 4261 | Mobile: 0434 85 11 39 | Email: [robert.alford@act.gov.au](mailto:robert.alford@act.gov.au)



Access Canberra | Chief Minister Treasury and Economic Development Directorate | ACT Government

GPO Box 158 Canberra ACT 2601 | [www.act.gov.au/accessCBR](http://www.act.gov.au/accessCBR)

worksafe



**From:** [Nakkan, John](#)  
**To:** [ICW EBM Office](#)  
**Cc:** [Mulligan, Jo](#); [Ebner, Joanne](#); [Hunter, Stuart](#); [Wickham, Ilona](#)  
**Subject:** FW: FOR CLEARANCE - Yarralumla PS July 2019  
**Date:** Friday, 5 July 2019 3:21:00 PM  
**Attachments:** [Yarralumla PS July 2019 .docx](#)  
**Importance:** High

---

UNCLASSIFIED

Rod,

I have reviewed the attached for your clearance.

Regards,

John Nakkan | Senior Director

Phone: +61 2 6207 1876 | Mobile: 0466 015 922 | Email: [john.nakkan@act.gov.au](mailto:john.nakkan@act.gov.au)

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---

**From:** Mulligan, Jo <[Jo.Mulligan@act.gov.au](mailto:Jo.Mulligan@act.gov.au)>

**Sent:** Friday, 5 July 2019 1:49 PM

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

**Cc:** Ebner, Joanne <[Joanne.Ebner@act.gov.au](mailto:Joanne.Ebner@act.gov.au)>; Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>

**Subject:** FOR CLEARANCE - Yarralumla PS July 2019

**Importance:** High

UNCLASSIFIED

Hi John

Can you please review and then send to Rod for his clearance? This version incorporates Claudia's feedback.

The school would like to send this letter to parents this afternoon.

Many thanks.

Kind regards

Jo Mulligan

Jo Mulligan | Director, Communications & Engagement

**Infrastructure and Capital Works | Education | ACT Government**

220 Northbourne Avenue | GPO Box 158 Canberra ACT 2601

Phone +61 2 6205 9137 | Mobile 0466 430 093

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5 July 2019

Dear parents and carers,

I am writing to update you about some repair work being carried out at our school.

Following a recent assessment of the painted surfaces in the school, and as part of the regular review of the school's asbestos management plan, works will be done to remediate some painted surfaces in the school which contain lead paint. As several of these painted surfaces include the eaves of buildings, some asbestos-containing material in this area will also be removed.

These repairs will be carried out during the school holiday period and won't interfere with the learning and teaching activities of our students and staff.

The works include the removal of the asbestos-containing material, remediation of the deteriorated paint surfaces and installation of new eaves. This specialised work is being carried out by a licensed asbestos removalist in accordance with Work Health and Safety Approval 2014. A licensed asbestos consultant will then inspect the completed works and carry out air quality testing before issuing a Clearance Certificate.

As mentioned, the works are scheduled to be completed before the beginning of the school week commencing Monday 22 July 2019, weather permitting.

If you have any queries regarding this information, please don't hesitate to contact me through our office team on 6142 3250.

Rohan Evans  
Principal  
Yarralumla Primary School

**From:** [Cooper, Julie](#)  
**To:** [Evans, Rohan \(ACTEDU\)](#)  
**Cc:** [Summerrell, Jessica](#); [Abbott, Janet](#); [Huxley, Mark](#)  
**Subject:** RE: Yarralumla PS - Lead Paint Concerns: Media Enquiry  
**Date:** Monday, 8 July 2019 2:07:09 PM  
**Attachments:** [image002.png](#)  
[image003.jpg](#)

Dear Rohan

About to walk around to Jess and Janet to have a chat.

In the meantime, thank you for sharing and don't speak with [REDACTED] unless further advised

Regards

Julie

Julie Cooper | Director School Improvement, South/Weston

☎ 6207 7918 | ✉ [julie.cooper@act.gov.au](mailto:julie.cooper@act.gov.au) Education Directorate | ACT Government  
 School Improvement | Hedley Beare Centre For Teaching and Learning  
 51 Fremantle St Stirling ACT 2611 | [www.act.gov.au](http://www.act.gov.au)

cid:image006.png@01D466DE.5579DE50



**From:** Evans, Rohan <Rohan.Evans@ed.act.edu.au>

**Sent:** Monday, 8 July 2019 2:00 PM

**To:** Doman, Claudia <Claudia.Doman@act.gov.au>; Bray, Rodney <Rodney.Bray@act.gov.au>;  
 Mulligan, Jo <Jo.Mulligan@act.gov.au>; Hunter, Stuart <Stuart.Hunter@act.gov.au>

**Cc:** EDU Media <EDU.Media@act.gov.au>; Cursley, Megan <Megan.Cursley@act.gov.au>;  
 Matthews, David <David.Matthews@act.gov.au>; Stott, Alison <Alison.Stott@act.gov.au>;  
 Cooper, Julie <Julie.Cooper@act.gov.au>; Sloane, Brenton <Brenton.Sloane@act.gov.au>; EDU,  
 EDBSD <EDBSD.EDU@act.gov.au>

**Subject:** RE: Yarralumla PS - Lead Paint Concerns: Media Enquiry

Please see the email below I have received from the [REDACTED]. Can you please provide  
 advice on a response. Thank you.

Hi Rohan,

I'm a journo at [REDACTED]. We've been sent some concerns about lead paint/asbestos  
 at Yarralumla so I wanted to get in touch with you directly (though I have already thrown a  
 bunch of questions to education media as well as a request to chat to you today).

We've been sent the assessments from Robson (particularly about the window sills flaking) but  
 the main thing I wanted to ask you is were parents informed about what had been found and  
 Robson's view on it etc? Also I understand painting is happening these school holidays at the site,  
 but were the affected areas, particularly those flaky windowsills cordoned off in 2 or so months  
 after the report to keep kids from playing near them?

On both these points I am hearing no (apparently parents weren't told and kids were playing in  
 the bushes near the flaky paint) but I understand lead paint comes in varying forms of risk and it  
 sounds like work is underway.

If the above is untrue or there's anything else you want to add (even on background, without me  
 quoting you) please give me a buzz. My editors are keen to run a story today for [REDACTED]  
 [REDACTED] and I want to make sure we are across this properly first.

I'm on [REDACTED]

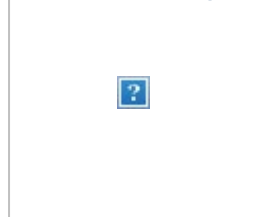
Cheers,

[REDACTED]



Rohan Evans | Principal  
Yarralumla Primary School | La Scuola Elementare Bilingue Italo-Inglese di Yarralumla  
24 Loftus St, Yarralumla ACT 2600  
Ph: 6142 3250 | Fax: 6142 3265 [rohan.evans@ed.act.edu.au](mailto:rohan.evans@ed.act.edu.au)

Yarralumla PS logo




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**From:** Doman, Claudia <[Claudia.Doman@act.gov.au](mailto:Claudia.Doman@act.gov.au)>

**Sent:** Monday, 8 July 2019 11:37 AM

**To:** Bray, Rodney (ACTGOV) <[Rodney.Bray@act.gov.au](mailto:Rodney.Bray@act.gov.au)>; Mulligan, Jo (ACTGOV) <[Jo.Mulligan@act.gov.au](mailto:Jo.Mulligan@act.gov.au)>; Hunter, Stuart (ACTGOV) <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>

**Cc:** EDU Media <[EDU.Media@act.gov.au](mailto:EDU.Media@act.gov.au)>; Cursley, Megan (ACTGOV) <[Megan.Cursley@act.gov.au](mailto:Megan.Cursley@act.gov.au)>; Matthews, David (ACTGOV) <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>; Stott, Alison (ACTGOV) <[Alison.Stott@act.gov.au](mailto:Alison.Stott@act.gov.au)>; Evans, Rohan <[Rohan.Evans@ed.act.edu.au](mailto:Rohan.Evans@ed.act.edu.au)>; Cooper, Julie (ACTGOV) <[Julie.Cooper@act.gov.au](mailto:Julie.Cooper@act.gov.au)>; Sloane, Brenton (ACTGOV) <[Brenton.Sloane@act.gov.au](mailto:Brenton.Sloane@act.gov.au)>; EDU, EDBSD <[EDBSD.EDU@act.gov.au](mailto:EDBSD.EDU@act.gov.au)>

**Subject:** RE: Yarralumla PS - Lead Paint Concerns: Media Enquiry

Thanks Rod.

We have prepared a statement but waiting for questions from the reporter.

Will be in touch with Jo and Stuart if further info or clarification is needed.

Kind regards,

Claudia

Claudia Doman | Senior Director

**Media and Communications | Education | ACT Government**

Phone: +61 2 6205 0837 | Mobile: 0466 721 421 | Email: [claudia.doman@act.gov.au](mailto:claudia.doman@act.gov.au)

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**From:** Bray, Rodney <[Rodney.Bray@act.gov.au](mailto:Rodney.Bray@act.gov.au)>

**Sent:** Monday, 8 July 2019 11:29 AM

**To:** Mulligan, Jo <[Jo.Mulligan@act.gov.au](mailto:Jo.Mulligan@act.gov.au)>; Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>

**Cc:** Doman, Claudia <[Claudia.Doman@act.gov.au](mailto:Claudia.Doman@act.gov.au)>; EDU Media <[EDU.Media@act.gov.au](mailto:EDU.Media@act.gov.au)>; Cursley, Megan <[Megan.Cursley@act.gov.au](mailto:Megan.Cursley@act.gov.au)>; Matthews, David <[David.Matthews@act.gov.au](mailto:David.Matthews@act.gov.au)>; Stott, Alison <[Alison.Stott@act.gov.au](mailto:Alison.Stott@act.gov.au)>; Evans, Rohan (ACTEDU) <[Rohan.Evans@ed.act.edu.au](mailto:Rohan.Evans@ed.act.edu.au)>; Cooper, Julie <[Julie.Cooper@act.gov.au](mailto:Julie.Cooper@act.gov.au)>; Sloane, Brenton <[Brenton.Sloane@act.gov.au](mailto:Brenton.Sloane@act.gov.au)>; EDU, EDBSD <[EDBSD.EDU@act.gov.au](mailto:EDBSD.EDU@act.gov.au)>

**Subject:** RE: Yarralumla PS - Lead Paint Concerns: Media Enquiry

**Importance:** High

**Ebner, Joanne**

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**From:** Ebner, Joanne  
**Sent:** Tuesday, 9 July 2019 10:10 AM  
**To:** Hunter, Stuart  
**Cc:** Wickham, Ilona; Byrne, Evan  
**Subject:** Yarralumla PS [REDACTED]

UNCLASSIFIED

Hi Stuart

Evan has advised the following:



- Conduct air monitoring

Evan believes the above can be completed by the start of Term 3 and will progress the above method. Please let him know if you have any queries.

The removal of the lead paint is progressing via the scraping and vacuum method.

The peel away product is applied first and is not removed for three days. The contractor has concerns about meeting the deadline using this method. Evan has suggested they try it if an opportunity presents itself.

Regards

Jo

**From:** [Hunter, Stuart](#)  
**To:** [Schaidreiter, Robert](#); [Byrne, Evan](#)  
**Cc:** [Ebner, Joanne](#); [Wickham, Ilona](#)  
**Subject:** FW: Yarralumla PS - Clearance Certificates  
**Date:** Tuesday, 16 July 2019 10:20:04 AM

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UNCLASSIFIED

FYI

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**From:** Stedman, Andrew (Health) <Andrew.Stedman@act.gov.au>  
**Sent:** Tuesday, 16 July 2019 10:19 AM  
**To:** Hunter, Stuart <Stuart.Hunter@act.gov.au>  
**Cc:** Kneipp, Jason (Health) <Jason.Kneipp@act.gov.au>  
**Subject:** RE: Yarralumla PS - Clearance Certificates

UNCLASSIFIED

Hi Stuart,

Thankyou for providing those certificates and for updating me earlier.

We have briefed up through our Executive Branch Manager in relation to the remediation works and there are a couple of issues which we would like to seek some clarity on.

These include:

- The remediation of the loose garden beds (underneath the preschool area windows) following the lead paint removal. The Robson's report identifies the scraping of 10-15mm off the top of the garden bed following the remediation works. However, whilst this may account for contamination caused by the remediation works, it does not provide any view as to contamination that may have occurred over time (and not directly as a result of the remediation works). The HPS requests that further sampling occur of the garden bed to determine the extent of contamination and a remediation plan be formulated to account for any contamination found. Testing should be done following any remediation (following further testing as above) to verify the absence of lead within the remediated site.
- If the further garden bed testing/remediation/verification cannot occur before school returns, access to the garden beds should be restricted until such time as this can be completed.
- Clarifying the frequency of periodic inspections of lead paint as proposed within the Robsons report. The report identifies "periodic inspections" however this frequency is not clear. Can you clarify a proposed frequency. Quarterly would be our recommendation.

The HPS also requests that you continue to provide us with the clearance reports provided by Robsons.

If you would like to discuss the above points, please feel free to contact me.

Kind regards

**Andrew Stedman | Public Health Officer | Assistant Director Environment  
Health Protection Service | Public Health, Protection and Regulation | ACT Health**  
PH 5124 9087 | MOB 0434 607 429 | FAX 6205 1705  
25 Mulley Street, Holder ACT 2611 | Locked Bag 5005, Weston Creek, ACT, 2611  
Email: [andrew.stedman@act.gov.au](mailto:andrew.stedman@act.gov.au) W [health.act.gov.au](http://health.act.gov.au)

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**From:** Hunter, Stuart <[Stuart.Hunter@act.gov.au](mailto:Stuart.Hunter@act.gov.au)>  
**Sent:** Monday, 15 July 2019 11:48 AM  
**To:** Stedman, Andrew (Health) <[Andrew.Stedman@act.gov.au](mailto:Andrew.Stedman@act.gov.au)>  
**Subject:** Yarralumla PS - Clearance Certificates

UNCLASSIFIED

Hi Andrew,

Please see attached clearance reports for the works being undertaken at Yarralumla Primary School. I've included the clearance reports for the asbestos works also.

Lead paint treatment will continue today and tomorrow (weather permitting) and I will forward those additional clearances when available.

If you have any questions please contact me on the numbers below.

Regards,

Stuart Hunter | Director, Repairs and Maintenance  
Phone: +61 2 6207 8831 | Mobile: 0478 488 885 | Email: [stuart.hunter@act.gov.au](mailto:stuart.hunter@act.gov.au)  
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