

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Queensland Schools Project – PPP</b>	<b>Action officer:</b>	<b>Cary R Shaw</b>
<b>Date:</b>	<b>27/08/2015</b>	<b>Accountable Director:</b>	<b>Troy Kenny</b>

Trim Ref: 15/342061

## Fast Facts: (What are the risks?)

### QSP PPP Summary

- The Queensland Schools Public Private Partnership (PPP) contract, which has a project value of \$1.38b (excluding GST) to build 10 schools was signed on 17 December 2013
- Plenary Schools Pty Ltd (Project Company) will design, construct, commission, partly finance, maintain and provide facilities management services for 10 new schools (eight primary and two high schools) in rapidly developing areas of South East Queensland (i.e. Brisbane, Gold Coast, Ipswich and the Moreton local government areas) until 2043.

### Hot issues

- s.47(3)(b) - Contrary to Public Interest

s.47(3)(b) - Contrary to Public Interest

s.47(3)(b) - Contrary to Public Interest

**Current Status: (What is the current status of the project?)**

s.47(3)(b) - Contrary to Public Interest

**Key Issues: (What are the key issues with the project?)**

s.47(3)(b) - Contrary to Public Interest

**Next Step/Milestones: (What needs to be done next and when?)**

s.47(3)(b) - Contrary to Public Interest

s.47(3)(b) - Contrary to Public Interest

**Progress: (What progress have we made so far?)**

s.47(3)(b) - Contrary to Public Interest

Action Required:	Yes/No	Date action required by:	
<input type="radio"/> Ministerial Brief	<input type="radio"/> Director General Brief	<input type="radio"/> DDG Brief	<input type="radio"/> ADG ISB Brief
<input type="radio"/> ED Brief	<input type="radio"/> No Further Action	<input type="radio"/> Other:	
Outcome/Notes:			

Pages 1 through 4 redacted for the following reasons:

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s.47(3)(b) - Contrary to Public Interest

Pages 1 through 4 redacted for the following reasons:

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Sch. 3(2)(1)(b) - Consideration of Cabinet

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Queensland Schools Project – Pallara State School</b>	<b>Action officer:</b>	<b>Cary R Shaw</b>
<b>Date:</b>	<b>31 August 2015</b>	<b>Accountable Director:</b>	<b>Troy Kenny</b>

## Fast Facts:

- The Queensland Schools Project (QSP) Public Private Partnership (PPP) contract which has a project value of \$1.38b (excluding GST) to build 10 schools was signed on 17 December 2013
- Plenary Schools will design, construct, commission, partly finance, maintain and provide facilities management services for 10 new schools (eight primary and two high schools) in rapidly developing areas of South East Queensland (i.e. Brisbane, Gold Coast, Ipswich and the Moreton local government areas) until 2043.
- The existing Pallara State School (SS) is located on a two-hectare site at 282 Ritchie Road, Pallara, which is not suitable for expansion to cater for future growth. The site has a student enrolment capacity of 259 and built capacity of 286, with 251 students enrolled in 2015.
- The new PPP school is scheduled to open in 2016 at 9 Ritchie Road, Pallara, less than two kilometres away from the existing school, with a built capacity for up to 500 students in Stage One.
- Stage 2 will be completed for the commencement of the 2018 school year.
- Community consultation is currently underway in the Pallara community regarding the future of education provision for students in the area.
- The Department of Education and Training (DET) has undertaken community discussion on the following options for future schooling in the area:
  - Option A: the two schools to remain in operation indefinitely;
  - Option B: the two schools to remain operational for a limited time with a transition plan to amalgamate beyond 2016; or
  - Option C: amalgamation/relocation of existing Pallara State School into the new school for the commencement of 2016.
- A brief has been prepared for the Minister to (15/169495):
  - a) providing the findings of the community consultation process carried out in the Pallara community regarding the future of education provision in the area from 2016
  - b) consider the three options outlined above;
  - c) make a determination as to whether the existing Pallara SS should amalgamate with the planned new PPP School from 2016; and
  - d) seek the Minister's approval for the proposed amalgamation to be advertised in the Government Gazette with urgency, as the public notice is required to be published at least six months prior to the actual amalgamation.

## Current Status:

- In November 2014, approval was received for the regional office to lead community consultation regarding the future provision of schooling in the area.
- During Term 1, 2015, a project officer was appointed to assist the Pallara SS Principal in leading the community consultation process.
- On completion of the consultation process, it became clear that the community's preference was for the existing Pallara SS to be amalgamated with the new PPP school for the commencement of 2016.

- The community indicated a preference for this option (Option C) based on the information shared (including Site Plans and the “Key Messages” document) which generated a great deal of discussion and questions.
- The school community did not want their students to be located at two different schools (Option A) and wanted to avoid the possibility of their students moving schools during a school year (Option B).
- The Regional Director, Metropolitan Region has reviewed the consultation findings and endorses the community’s preference to pursue Option C and seek the Minister’s support to amalgamate the existing Pallara SS with the new PPP school for the start of 2016.
- There is a significant expectation by the community that all students currently attending the existing Pallara SS will commence at the new site from the beginning of next year.
- Under s.18 of *Education (General Provisions) Act 2006* (the Act), a notice must be published in the Government Gazette regarding the proposed amalgamation prior to consultation taking place. However in this case, a notice was not published by the previous Minister. Accordingly, community consultation will have to be undertaken again post-gazettal of the Minister’s notice.
- The community overwhelmingly supported the proposed amalgamation during the preliminary consultation period. There is now a need to formalise this process in line with the Act by publishing a gazette notice and conducting further consultation.

#### Consequences of amalgamation in 2016

- If Option C is endorsed by the Minister:
  - the Department will be required to advertise the proposed amalgamation in the Government Gazette at least six months prior to the actual amalgamation, in line with the Education (General Provisions) Act 2006 (the Act);
  - post-gazettal of the notice, the Minister (via her delegates) is required to consult with the school communities, school councils and P&C prior to amalgamation (refer to s.19(2) of the Act);
  - under the Act, a school amalgamation is not a closure. The amalgamation will join the two schools into one entity, for administration purposes;
  - this means the existing Pallara SS will not actually be closed. The site will continue to be used by the Pallara SS community for access to the multi-purpose hall, for at least the next two years;
  - all permanent teaching staff at Pallara SS will have the option to transfer to the new school;
  - regional Human Resources staff will work with all staff as a matter of priority to discuss future employment options (it should be noted that although the Department does not employ grounds staff and cleaners for PPP schools, all affected staff members will be assisted to transfer to alternative sites, as per normal practice in amalgamation/closure situations);
  - arrangements will be made to ensure all continuing students currently enrolled at Pallara SS can transition to the new school for the start of 2016;
  - a catchment area will be developed for the new school, in accordance with the current procedure for producing catchment areas;
  - DET has made a commitment to the Pallara community that the existing Pallara SS hall will remain available for use until a new hall is delivered at the PPP site (planned for 2018);
  - the Pallara SS P&C will be dissolved, and a new P&C established for the new PPP school. The new P&C President will be a member of the School Council at the new PPP school; and
  - the existing Pallara SS site will remain the property of the Department.

#### Status of the PPP school:

- The recruitment process for a principal for the new PPP school has recently been finalised, with Mr Mark Johnstone successfully appointed to the role.
- Consultation regarding the name of the new PPP school will commence in Term 3 and a proposed name will be submitted to the Minister for approval with urgency.
- In December 2013, the former Government publicly announced that all PPP schools would be Independent Public Schools. The new PPP school at Pallara will therefore be an Independent Public School and will have a School Council.

- As a principal has now been appointed, the new PPP school is now in a position to consider and resolve other issues, including but not limited to:
  - recruitment of teaching staff;
  - uniform, colour scheme and logo selection;
  - finalisation of a School Enrolment Management Plan; and
- arrangements for the provision of an Outside School Hours Care service from day one in 2016.

**Next Step/Milestones:**

- A brief has been progressed to the Minister’s Office (15/169495) seeking a decision on the proposed options for the two schools.
- There is strong community interest in the future of school options in the Pallara area and while there may be some local media attention, it is not likely to be of a negative nature because the community is supportive of the proposed amalgamation.
- Until the future of the existing Pallara SS is determined the communities concerns and expectations are unable to be managed clearly.
- The status of the new school continues to be communicated through their Principal and Community.
- It would not be cost effective to operate two primary schools less than 2km from each other.
- Typically, any relocation costs associated with an amalgamation of two or more schools are met by the regional office

**Progress:**

- DET senior officers attended a Community meeting on Tuesday the 11th of August 2015.
- The next P&C and Plenary Schools meeting is scheduled for Thursday 10th September 2015 at 6.30pm, where the PPP State Rep. and Assistant Regional Director have been invited to provide an update on:
  - Plans for the building of the hall in Stage 2
  - Access to the hall building site
  - Impact this will have on the students and play spaces
  - Impact on parking and drop off areas
  - Multi-courts not part of the build contract

Action Required:	Yes/No	Date action required by:	
<input type="radio"/> Ministerial Brief	<input type="radio"/> Director General Brief	<input type="radio"/> DDG Brief	<input type="radio"/> ADG ISB Brief
<input type="radio"/> ED Brief	<input type="radio"/> No Further Action	<input type="radio"/> Other:	
Outcome/Notes:			

TRIM Ref: 15/339609

## Consultative Activity:

- A summary of the consultation activities undertaken by the Region is as follows:
  - **4 December 2014:** Initial meeting with Pallara SS P&C to discuss proposed options. It was passed at this meeting that Option C was the preferred option based on the information provided.
  - **13 March 2015:** Ms Jane Sedgman, Assistant Regional Director (ARD), Metropolitan Region, met with the Honourable Leeanne Enoch MP, Member for Algester and Minister for Housing and Public Works, and Minister for Science and Innovation to discuss the proposed options.
  - **19 March 2015:** Issue discussed at the Annual General Meeting of the Pallara SS P&C. A “Key Messages” document was supplied at the meeting to provide responses to some frequently asked questions (**Attachment 3**). Option C was confirmed as the P&C’s preferred option.
  - **25 and 26 March 2015:** Parent Consultation Meetings were held to discuss the three options and collect findings. Once again, Option C was agreed to at both meetings based on the information provided. Approximately 50 parents attended these meetings, with the Stage Two Site Plans and “Key Messages” document shared with attendees.
  - **27 March 2015:** Regional Human Resources officers attended the school and confirmed that permanent staff would have the option to move to the new school site or apply for a transfer. All permanent staff presently at the school would retain their employment with the Department. As the new school is a PPP school, permanent cleaners and the school office will need to be appointed to another location.
  - **23 April 2015:** Officers from Infrastructure Services Branch (ISB) attended the school to meet with the ARD, Principal and P&C Executive to outline the staging of facilities and delivery timeframes for the school. A large part of this discussion centred on the fact that the multi-purpose hall would not be delivered until Stage Two in 2018. Concerns were raised about where the full school would assemble and wet weather implications. ISB officers explained that multi-purpose halls are not constructed as part of Stage One of new schools. A large undercover area is being delivered as part of Stage One that can be used for full school assemblies, as is being done at Pimpama State Primary College (PPP primary school delivered in 2015). The P&C conceded that the short-term inconvenience of not having a hall during Stage One would not be insurmountable.
- A summary of the consultation activities undertaken by the PPP team within ISB is as follows:
  - **15 July 2015:** First Principal’s meeting for ISB to present the new school to the newly appointed Principals.
  - **11 August 2015:** DET senior officers attended a Community forum to discuss and outline the plans for the new school and the PPP delivery model for the construction of the new school.
  - **28 August 2015:** PPP meeting with new Principals to review planning update and general discussion leading to the opening of the new schools.
  - **1 September 2015:** PPP meeting with new Principals to review and finalise playground equipment delivery.
  - **10 September 2015:** The next P&C and Plenary Schools meeting is scheduled, at 6.30pm, where the PPP State Representative, and Assistant Regional Director have been invited to provide an update on:
    - Plans for the building of the hall in Stage 2
    - Access to the hall building site

- Impact this will have on the students and play spaces
  - Impact on parking and drop off areas
  - Multi-courts not part of the build contract.
- Since being appointed in July 2015 the Principals have been invited to the fortnightly site meetings for their respective schools.
- The Principals for the new schools have regular communication with the PPP team for updates and general operational planning for their new school. This will continue until the school are opened in 2016.
- Operational meetings with the DET PPP team, School Principal and the Project Company will continue for the term of the PPP Contract.

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Proposed school at Bellbird Park (Brentwood Estate)</b>	<b>Action officer:</b>	<b>Amanda Zischke</b>
<b>Date:</b>	<b>18 August 2015</b>	<b>Accountable Director:</b>	<b>Gayle McGowan/Troy Kenny</b>

s.47(3)(b) - Contrary to Public Interest

Pages 2 through 5 redacted for the following reasons:

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s.47(3)(b) - Contrary to Public Interest

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Storm Damage – 7 November 2015</b>	<b>Action officer:</b>	<b>Barbara Kropp</b>
<b>Date:</b>	<b>9 November 2015</b>	<b>Accountable Director:</b>	<b>Maree Bauer</b>

## Fast Facts:

Storm damage has affected the below schools:

- Macgregor State School (SS);
- Robertson SS;
- Sunnybank Special School;
- Sunnybank Hills SS; and
- Runcorn State High School (SHS).

## Current Status:

- Macgregor SS:

Water has entered into a classroom in J Block with the class been relocated to the Library. The carpet in the room is being replaced and will be completed by end of the week, if the slab dries completely.

Carpets in H Block are also wet but only at the edges. Classes are operating out of them and dryers will go in there overnight.

- Robertson SS:

Tree leaning – An arborist was on site and identified that additional works was required. This work is now completed.

- Sunnybank Special School:

Tree damage - An arborist was on site and identified that additional works was required. This work is now completed.

- Sunnybank Hill SS:

Resource Centre – One section of carpet is currently being dried now; however, this may need to be replaced. An assessment will be made tomorrow. Books damaged will be claimed on EQ38 (resource replacement)

- Runcorn SHS:

Resource Centre – Sections of the carpet will need to be replaced. The building is operational and slab is being dried with carpet expected to be laid on Friday this week. Cabinetry may need replacing, but an assessment will be made when the slab is dry.

## Key Issues:

Rectification is being carried out and all rooms should be functional by end of week.

## Next Step/Milestones:

Building and Asset Services (BAS) are managing repairs.

Action Required:	Yes/No	Date action required by:	
<input type="radio"/> Ministerial Brief	<input type="radio"/> Director General Brief	<input type="radio"/> DDG Brief	<input type="radio"/> ADG ISB Brief
<input type="radio"/> ED Brief	<input type="radio"/> No Further Action	<input type="radio"/> Other:	
Outcome/Notes:			

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Inquiry into the death of an apprentice at Bentley Park College</b>	<b>Action officer:</b>	<b>Lynn Auva'a</b>
<b>Date:</b>	<b>1 October 2015</b>	<b>Accountable Directors:</b>	<b>Maree Bauer Dave Baxter</b>

Sch. 3(10)(1)(a) - Prejudice an ongoing investigation

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Mossman State School – Remediation of Computer Room B6</b>	<b>Action officer:</b>	<b>John Darbyshire</b>
<b>Date:</b>	<b>28 September 2015</b>	<b>Accountable Director:</b>	<b>Maree Bauer</b>

## Fast Facts:

- In 2010, under the Building the Education Revolution (BER) program, Mossman State School received a new Resource Centre.
- At the time, an agreement was reached with the school and the Project Coordinator of the BER program that the vacant ground floor Computer Room of Block B6, would be used for decanting so the school could still operate whilst the new resource Centre was being built.
- Work was carried out on the ground floor classroom to the standard suitable for use. This included the installation of new data and power to the new island bench installed by the school and internal painting of all walls and full internal commercial cleaning of the room, including the carpet.

## Current Status:

- In March 2015, Building and Asset Services (BAS) conducted an asbestos audit on the ceiling of the Computer Room, Block B.
- The results of the audit stated that the ceiling was in good condition with a BEMIR rating of 4.
- The issue of audit inspections concerning low density board ceilings and this incident in particular was raised with Michelle Catterall, Executive Director Customer Relations (BAS) on 13 October 2015 and is currently subject to further discussion. The Department of Education and Training (DET) have requested BAS revise their procedures/process to ensure this type incident does not reoccur.
- A recent visit to the school from the DET Infrastructure Advisor (IA) on 4 September 2015, concluded that holes from the old cable running on the ceiling was visible and determined that this area of the ceiling was not remediated following the installation of new data and power cabling and computer benches in 2010.
- The ceiling surface was in poor condition with paint flaking in a number of areas. Fallen paint flakes may have contained asbestos fibres that may have contributed to positive results being found in the Computer room.
- Furthermore, hangers for the ceiling fans penetrated through the Low Density Board (LDB) ceiling. These edges- were not sealed leaving a raw sheet edge. This was real concern as the vibration movement of a fan may cause the release of friable fibres from the raw edge of the sheet to be circulated throughout the classroom via the ceiling fans. (Photos attached – **Attachment 1**).

## Key Issues:

- Approximately 4 months ago 28 new computers were purchased and installed in this room with the older computers distributed to other parts of the school. The distribution of old computers throughout the school has been an ongoing practice since 2010.
- The number of computers identified as at 2 October 2015 for replacement is 74 in total.

- On 20 August 2015 the incident regarding holes and loose fixings to the LDB ceiling in Room B6 was raised by a contractor engaged to install a wireless access point into the room and access to the room was restricted.
- On 21 August 2015 a BAS engaged contractor sealed off the holes in the ceiling, wet wiped the surrounding area and used a HEPA vacuum cleaner to vacuum the carpet below the penetrations.
- After the wet wiping and clean-up was completed, Parson Brinkerhoff (PB) was engaged to take samples and arrange testing.
- On 25 August 2015 PB inspected the site and provided a final report on 28 August 2015 with recommendations (**Attachment 2**). The report indicated that even after the sealing and cleaning work carried out by the BAS engaged contractor, 5 of the 14 samples came back with positive test results. One of the tests taken from the top of one of the new computers returned a positive test result. In the PB report it was noted that fibres could fall into the small vent openings of the equipment and advised that cleaning could not fully guarantee that all fibres would be removed.
- As a result of this advice a request was submitted to BAS to bag all the PC's in the room as part of the clean-up as well as the old computers that were previously in use in this room.

#### Next Step/Milestones:

- The replacement of the computers and other equipment that had to be disposed of as a result of not being able to successfully be cleaned, is being replaced through the resource replacement scheme and funded from the Workplace Health and Safety budget.
- The school are arranging the purchase of the new equipment and it is expected that the new equipment will be available early in term 4. The IA is currently trying to communicate with Principal to confirm when the equipment will be available for use.
- A decision was made to remove all asbestos-containing material from B6 and this remediation work is complete.
- 6 October 2015 – final commissioning of new data connections and computers once school resumes.
- 7 October 2015 - Room B6 fully operational and ready for reuse.

Action Required:	Yes/No	Date action required by:	
<input type="radio"/> Ministerial Brief	<input type="radio"/> Director General Brief	<input type="radio"/> DDG Brief	<input type="radio"/> ADG ISB Brief
<input type="radio"/> ED Brief	<input type="radio"/> No Further Action	<input type="radio"/> Other:	
Outcome/Notes:			



Parsons Brinckerhoff Australia Pty Limited

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28 August 2015

Shane Miles  
Delivery Manager  
Building and Asset Services  
Far North Queensland  
Department of Housing and Public Works  
31 Grove Street  
Cairns QLD 4870

Dear Shane,

## Inspection - Room B6 Block B Mossman State School

Building and Asset Services (BAS) has commissioned Parsons Brinckerhoff to undertake an inspection of Room B6 Block B Mossman State School to determine if a clearance would be able to be issued for the re-occupation of the room, post unsupervised remediation works following an asbestos incident.

An inspection of the Room B6 was undertaken by Don Ross representing Parsons Brinckerhoff on Tuesday 25 August 2015.

### Background

BAS were requested by the Mossman State School to assist with the remediation of a possible asbestos incident. BAS engaged WIP Constructions to investigate and make safe. WIP attended site on Friday 21 August 2015 and identified approximately 30 penetrations with unsealed exposed edges in what was believed to be a low density board ceiling. It is understood that WIP wet wiped and vacuumed, using a HEPA filtered vacuum, around the exposed edges of the penetrations and then sealed the exposed edges using a commercial paint product. It is believed that WIP also vacuumed the carpet floor coverings in the room.

### Observations

Room B6 appears to be used as a computer training room and has approximately 30 computers in the room.

The room has a fibrous cement ceiling, carpet floor coverings with painted brick wall on three (3) elevations and a fibrous cement partition wall on the other elevation.

There was observed a number of penetrations within the ceiling where it appeared screws for conduit saddles or similar had been pulled from the ceiling. The penetrations had been sealed using a commercial paint product or had been overlaid with tape.

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By email  
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There was visible dust on most horizontal surfaces within the room. There was visible dust evident on a number of the computers and computer keyboards in the room.

## Assessment of asbestos contamination

### Sample analysis

**Parsons Brinckerhoff operates a NATA registered laboratory for asbestos testing of bulk samples in Queensland.** This means that should there be questions regarding the validity of our results, then our testing is legally defensible in a court of law.

Suspected asbestos samples collected during the assessment were analysed using polarised light microscopy in conjunction with dispersion staining techniques. Qualified personnel interpreted the results of all sample analysis.

### Surface dust and debris sampling

A total of thirteen (13) samples of dust and debris were collected from within Room B6.

The following table details the results of laboratory analysis of surface dust and debris samples taken.

**Table 1.1 Laboratory analysis of the surface dust and debris samples taken**

Sample no.	Room	Sample location	Result
PB-155601	B6	Top of fan controls, western wall, north-western corner	No Asbestos Detected
PB-155602	B6	Desktop of whiteboard cupboard, northern end	No Asbestos Detected
PB-155603	B6	Top of upper skirting/trim above whiteboard	No Asbestos Detected
PB-155604	B6	Desktop of whiteboard cupboard, southern end	No Asbestos Detected
PB-155605	B6	Electrical/data skirting conduit along base of western wall, south-western corner	Chrysotile, Amosite
PB-155606	B6	Top of data junction boxes on western wall, south-western corner	No Asbestos Detected
PB-155607	B6	Carpet in front of whiteboard cupboard under ceiling penetrations, centre section	No Asbestos Detected
PB-155608	B6	Carpet in front of whiteboard cupboard under ceiling penetrations, centre section	Chrysotile
PB-155609	B6	Carpet in front of whiteboard cupboard under ceiling penetrations, southern end	No Asbestos Detected
PB-155610	B6	Top of computers, western end, centre section under ceiling penetrations and conduits	No Asbestos Detected
PB-155611	B6	Top of computers, south-western corner under ceiling penetrations and conduits	Chrysotile, Amosite
PB-155612	B6	Carpet under penetrations, north-eastern corner	Chrysotile

Sample no.	Room	Sample location	Result
PB-155613	B6	Top of wall mounted corner shelf under penetrations, south-eastern corner	No Asbestos Detected

The results of the laboratory analysis of the surface dust and debris samples indicate the presence of Chrysotile (white asbestos) and Amosite (brown asbestos) in four (4) of the samples collected.

Please refer to the laboratory certificates of analysis located in Attachment A.

**Bulk sampling**

A sample of the ceiling sheeting in Room B6 was collected for analysis.

The following table details the result of laboratory analysis of bulk sample collected.

**Table 1.2 Laboratory analysis of the bulk sample taken**

Sample no.	Room	Sample location	Sample Description	Result
PB-155614	B6	Ceiling sheeting throughout	Low Density Board	Chrysotile, Amosite

The results of the laboratory analysis of the bulk sample taken revealed the presence of chrysotile (white asbestos) and amosite (brown asbestos), confirming the sheeting to be low density board.

Please refer to the laboratory certificates of analysis located in Attachment A.

**Discussion**

The extent of any identified asbestos contamination is not uniform within the room as indicated above, with the four (4) of the thirteen (13) samples collected found to contain asbestos fibres. However, given the subjectiveness of swab sampling, the actual positive indication would necessitate the decontamination of the entire room and the furniture and componentry within. However, an unequivocal clearance cannot be given for items such as electrical equipment and carpet floor coverings. The determination on whether such equipment and fittings are retained post further decontamination will be dependent upon the School's and Department of Education and Training's (DET) willingness to accept a low to negligible remaining risk.

Outlined below is a general guide to decontaminating equipment/furniture and other items which may have been impacted by asbestos containing materials.

**Impervious surfaces**

Hard surface furnishings such as desks, plastic chairs, smooth leather surfaces, metals, smooth surface timbers, concrete/vinyl floor surfaces, cement/plaster based walls and ceilings can generally be easily decontaminated using approved asbestos HEPA filter vacuums and/or wet wiping.

## Permeable surfaces

Soft furnishings such as fabric chairs, curtains, carpets etc. that have been contaminated with asbestos debris are more difficult to clean as the asbestos fibres can penetrate the weave of the fabric. In most instances thorough vacuuming of items can remove the majority of fibres, however some minor residues will remain caught amongst the weave. In most circumstances, this remaining residue will be low level and will generally represent a low risk to occupants. That is, the additional risk to health would not be measurable above background exposure.

## Electrical equipment

These items can be difficult to clean as asbestos fibres may penetrate small openings within the equipment. Depending on the nature and delicacy of the equipment careful vacuuming with correct attachments can remove the majority of fibres. In most circumstances, this remaining residue will be low level and will generally represent a low to negligible risk to occupants. That is, the additional risk to health would not be measurable above background exposure.

## Recommendations

Based on the outcome of Parsons Brinckerhoff's site inspection an unequivocal clearance for re-occupation cannot be provided.

Two options for further decontamination works are recommended, subject to the level of accepted risk.

All work involving asbestos or asbestos associated work should be undertaken in accordance with the legislated requirements set out in Part 8 of the Work Health and Safety Regulation 2011 and the How to Safely Remove Asbestos, Code of Practice 2011.

### Option 1

If the acceptance of a low to negligible risk is agreeable to the School and DET, Parsons Brinckerhoff would recommend the following actions be undertaken within the office:

1. That furniture, fittings and electrical componentry contained within Room B6 should be thoroughly vacuumed using a vacuum cleaner that complies with the Class H requirements in Australian Standard AS/NZS 60335.2.69 Industrial vacuum cleaners or its equivalent and should conform to the requirements of AS 4260-1997 High efficiency particulate air (HEPA) filters – Classification, construction and performance or its equivalent. The componentry itself be carefully vacuumed, without any further breakdown, paying particular attention to vents and openings.
2. Following vacuuming, all items should then be wet wiped.
3. That this work should be undertaken when all electrical componentry contained within the server / switch cabinet is de-energised.
4. All remaining horizontal surfaces are similarly decontaminated, including the carpet floor coverings.

## Option 2

If a low to negligible risk is not acceptable to the School and DET, then Parsons Brinckerhoff would recommend:

1. That the furniture, fittings and electrical componentry contained within Room B6 not able to be fully decontaminated/cleaned, including the carpet floor coverings, should be removed and disposed of as asbestos containing waste, in accordance with Section 472 of the regulations.
2. That the remaining furniture, fittings and electrical componentry contained within Room B6 should be thoroughly vacuumed using a vacuum cleaner that complies with the Class H requirements in Australian Standard AS/NZS 60335.2.69 Industrial vacuum cleaners or its equivalent and should conform to the requirements of AS 4260-1997 High efficiency particulate air (HEPA) filters – Classification, construction and performance or its equivalent.
3. Following vacuuming, all items should then be wet wiped.
4. All remaining horizontal surfaces are similarly decontaminated.

Additional to the options outlined above Parsons Brinckerhoff would recommend that consideration be given to removing the low density board ceiling and replacing the ceiling with a non-asbestos product.

## General requirements

- All works must comply with relevant acts, regulations and industry codes of practice including the *Part 8 of the Work Health and Safety Regulation 2011*.
- Prior to any asbestos decontamination work and in accordance with *Part 8 of the Work Health and Safety Regulation 2011*. The following should occur:
  - ▶ In accordance with *Section 455*, so far as is reasonably practicable, before entering the affected areas, a procedure is developed that will reduce the risk of exposure of workers and persons in the vicinity of the remediation areas to below the exposure standard.
  - ▶ That a licensed asbestos removalist, in accordance with *Section 458*, is engaged to undertake the clean-up and decontamination work.
  - ▶ A licensed asbestos removalist must give written notice to the regulator before asbestos removal/remediation work commences in accordance with *Section 466*.
  - ▶ The licensed asbestos removalist, *Section 467 (2)* and the persons with management or control of a workplace, *Section 468 (3)* so far as is reasonably practicable, inform key stakeholders of the removal including anyone occupying premises in the immediate vicinity of the workplace. This must take place prior to the commencement of the removal.
  - ▶ As per *Section 464*, a Safe Work Method Statement and Asbestos Removal Control Plan must be written and submitted prior to the commencement of any work for approval.
- Individual removal/remediation work areas must be defined/isolated by the erection of barricades/barriers/hoardings, whichever is applicable. The Asbestos Work Site must be identified by appropriate, approved signage, suitably worded to prevent access by unauthorised personnel to the work area, and/or exclusion zones around or below the work area. Signage must clearly state the need for respiratory protection within the Asbestos Removal Area. All signage must be appropriately and prominently positioned to prevent the entry of unauthorised/unprotected personnel into the work area.

- The licensed asbestos removalist must ensure that all workers who will be working in the Asbestos Removal Area have received adequate training and inductions in relation to the work being conducted. The licensed asbestos removalist appointed Competent Person must remain on site whenever work associated with the removal of asbestos is underway.
- No works or general access, other than to undertake dust suppression and other declared control measures should take place inside the Asbestos Removal Area.
- Prior to leaving the Asbestos Removal Site, all tools and equipment shall be cleaned and washed with water and wet wiped with a damp cloth. Any tools or equipment which cannot be decontaminated and need to be reused for asbestos removal works, need to be double bagged into 200 micron thick designated asbestos waste bags. These items may only be removed from their bags in asbestos removal areas while personnel are wearing their full PPE. Tools that are double bagged and sealed, and 'washed out' through the decontamination unit for use at a later date, must only be used again under similar enclosure conditions.
- Personnel shall decontaminate thoroughly when leaving the asbestos removal area. The personnel decontamination system, incorporated into the site boundary controls for the property, is to be in accordance with the How to Safely Remove Asbestos – Code of Practice 2011, and therefore incorporate multiple shower systems and wash stations. Full decontamination through a decontamination unit must be carried out whenever leaving the Asbestos Removal Area.
- Before clearance is granted for an asbestos work area to be re-occupied there must be a thorough clearance inspection and air monitoring. The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work in accordance with *Section 473*. Guidance on air monitoring can be found within *Section 3.11* of the Workplace Health and Safety Queensland – *How to Safely Remove Asbestos Code of Practice 2011*.
- All waste must be removed from site by a licensed regulated transport provider and disposed of at a licensed landfill, with EHP registered waste tracking documentation to be kept in accordance with *Section 472* of the *Work Health and Safety Regulation 2011*.

No one section of this report, or part thereof, should be taken as giving an overall idea of the results from our analysis. Each section must be read in conjunction with the whole of this report, including its attachments.

We trust this meets your requirements; however should you have any further queries then please don't hesitate to contact myself on (07) 3854 6744.

Yours sincerely



**Gavin Dingle**  
Senior Project Manager  
Parsons Brinckerhoff Aust. Pty. Ltd.

Encl: Certificates of Analysis  
Photographs  
Limitations

## Certificates of Analysis

## Certificate of Analysis

<b>CLIENT:</b>	Building & Asset Services (FNQ-CY)	<b>CERTIFICATE NO:</b>	2171182C-T-1000-368-33629
<b>CLIENT ADDRESS:</b>	PO Box 812 Cairns QLD 4870	<b>DATE SAMPLED:</b>	25/08/2015
<b>TELEPHONE:</b>	0417 009 143	<b>DATE RECEIVED:</b>	27/08/2015
<b>FAX / E-MAIL:</b>	brennon.lanigan@hpw.qld.gov.au;qbcyasbestos@hpw.	<b>DATE ANALYSED:</b>	27/08/2015
<b>CONTACT:</b>	Shane Miles	<b>ORDER NUMBER:</b>	13214032-003
<b>LOCATION:</b>	Mossman Primary School	<b>SAMPLED BY:</b>	Don Ross
<b>BUILDING:</b>	Block B		
<b>TEST METHOD:</b>	Qualitative identification of asbestos types in bulk samples at Parsons Brinckerhoff Brisbane Laboratory by polarised light microscopy, including dispersion staining techniques using Parsons Brinckerhoff in-house method No.1, AS4964 (2004) and NATA accreditation No. 9607. This document is issued in accordance with NATA's accreditation requirements. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and or measurements included in this document are traceable to Australian/national standards.		

Lab Number	Sample Id	Room : Location	Sample Description	Sample Dimensions cm	Identification Type
M001	PB-155601	Block B Room B6 : Top of fan controls, Western wall, NW corner	Dust/ Swab	N/A	NAD - OF - SMF
M002	PB-155602	Block B Room B6 : Desktop of whiteboard cupboard, Northern end	Dust/ Swab	N/A	NAD - OF - SMF
M003	PB-155603	Block B Room B6 : Top of upper skirting/trim above whiteboard	Dust/ Swab	N/A	NAD - OF - SMF
M004	PB-155604	Block B Room B6 : Desktop of whiteboard cupboard, Southern end	Dust/ Swab	N/A	NAD - OF - SMF

### LEGEND:

NAD - No Asbestos Detected  
 CH - Chrysotile Asbestos Detected  
 A - Amosite Asbestos Detected  
 C - Crocidolite Asbestos Detected  
 UMF - Unknown Mineral Fibres Detected  
 SMF - Synthetic Mineral Fibres Detected  
 OF - Organic Fibres Detected  
 Hand picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non asbestos material.



Approved Identifier

Name: Jade Smith

Approved Signatory

Name: Jade Smith

AUTHORISATION DATE

27/08/2015

### Notes:

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.

The results contained within this report relate only to the sample(s) submitted for testing. PB accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. NATA does not accredit sampling. This document may not be reproduced except in full.

## Certificate of Analysis

**CLIENT:** Building & Asset Services (FNQ-CY)

**Certificate NO:** 2171182C-T-1000-368-33629

**LOCATION:** Mossman Primary School

**BUILDING:** Block B

<u>Lab Number</u>	<u>Sample Id</u>	<u>Room : Location</u>	<u>Sample Description</u>	<u>Sample Dimensions cm</u>	<u>Identification Type</u>
M005	PB-155605	Block B Room B6 : Electrical/data skirting conduit along base of Western wall, SW corner	Dust/ Swab	N/A	CH, A
M006	PB-155606	Block B Room B6 : Top of data junction boxes on Western wall, SW corner	Dust/ Swab	N/A	NAD - OF - SMF
M007	PB-155607	Block B Room B6 : Carpet in front of whiteboard cupboard under ceiling penetrations, centre section	Dust/ Swab	N/A	NAD - OF - SMF
M008	PB-155608	Block B Room B6 : Carpet in front of whiteboard cupboard under ceiling penetrations, centre section	Dust/ Swab	N/A	CH
M009	PB-155609	Block B Room B6 : Carpet in front of whiteboard cupboard under ceiling penetrations, Southern end	Dust/ Swab	N/A	NAD - OF - SMF
M010	PB-155610	Block B Room B6 : Top of computers, Western end, centre section under ceiling penetrations and conduits	Dust/ Swab	N/A	NAD - OF - SMF

**LEGEND:**

NAD - No Asbestos Detected  
CH - Chrysotile Asbestos Detected  
A - Amosite Asbestos Detected  
C - Crocidolite Asbestos Detected  
UMF - Unknown Mineral Fibres Detected  
SMF - Synthetic Mineral Fibres Detected  
OF - Organic Fibres Detected  
Hand picked refers to small discrete amounts  
of asbestos distributed unevenly in a large  
body of non asbestos material.



ACCREDITED FOR  
**TECHNICAL  
COMPETENCE**

Approved Identifier

Name: Jade Smith

Approved Signatory

Name: Jade Smith

**AUTHORISATION DATE**

27/08/2015

**Notes:**

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.

The results contained within this report relate only to the sample(s) submitted for testing. PB accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. NATA does not accredit sampling. This document may not be reproduced except in full.

## Certificate of Analysis

**CLIENT:** Building & Asset Services (FNQ-CY) **Certificate NO:** 2171182C-T-1000-368-33629  
**LOCATION:** Mossman Primary School  
**BUILDING:** Block B

Lab Number	Sample Id	Room : Location	Sample Description	Sample Dimensions cm	Identification Type
M011	PB-155611	Block B Room B6 : Top of computers, SW corner under ceiling penetrations and conduits	Dust/ Swab	N/A	CH, A
M012	PB-155612	Block B Room B6 : Carpet under penetrations, NE corner	Dust/ Swab	N/A	CH
M013	PB-155613	Block B Room B6 : Top of wall mounted corner shelf under penetrations, SE corner	Dust/ Swab	N/A	NAD - OF - SMF
M014	PB-155614	Block B Room B6 : Ceiling sheeting throughout	Low Density Board	2 x 1	CH, A

**LEGEND:**

NAD - No Asbestos Detected  
 CH - Chrysotile Asbestos Detected  
 A - Amosite Asbestos Detected  
 C - Crocidolite Asbestos Detected  
 UMF - Unknown Mineral Fibres Detected  
 SMF - Synthetic Mineral Fibres Detected  
 OF - Organic Fibres Detected  
 Hand picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non asbestos material.



Approved Identifier  
Name: Jade Smith

*[Signature]*

Approved Signatory  
Name: Jade Smith

*[Signature]*

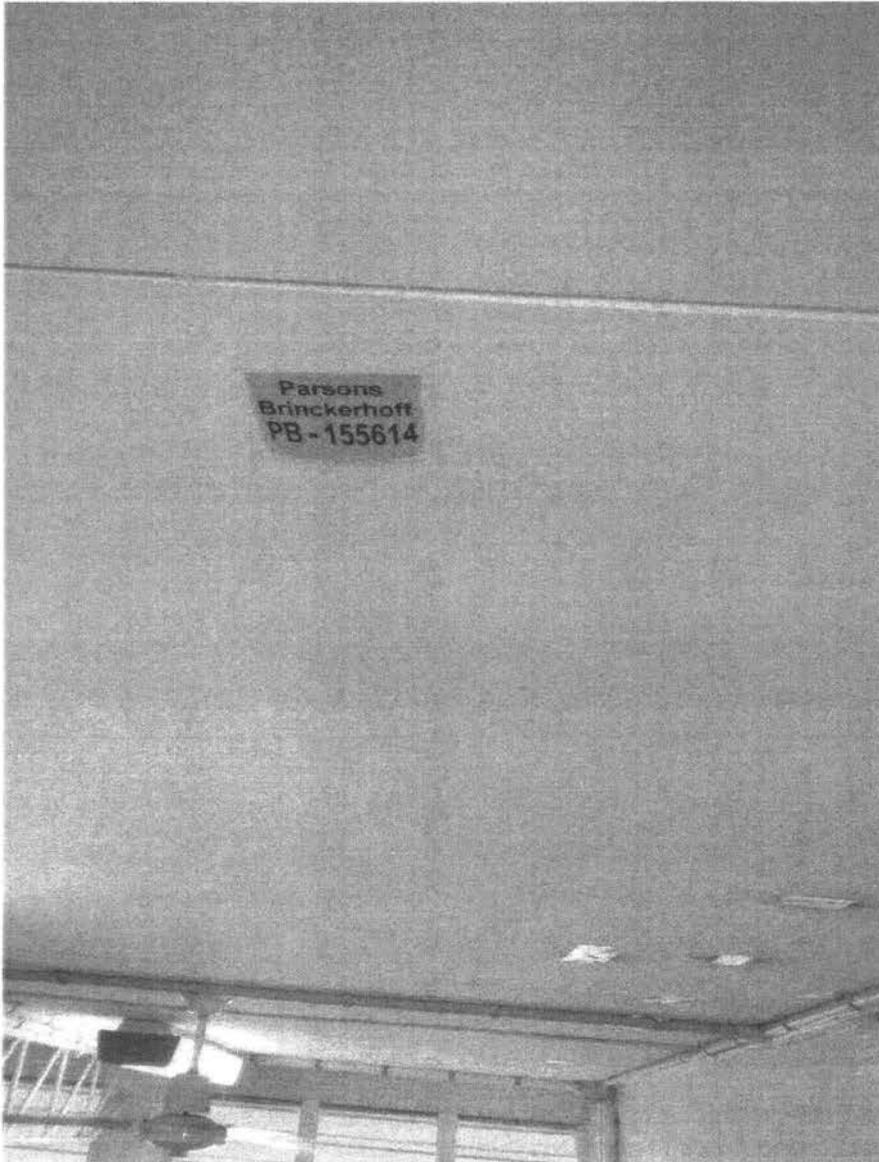
**Notes:**

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.

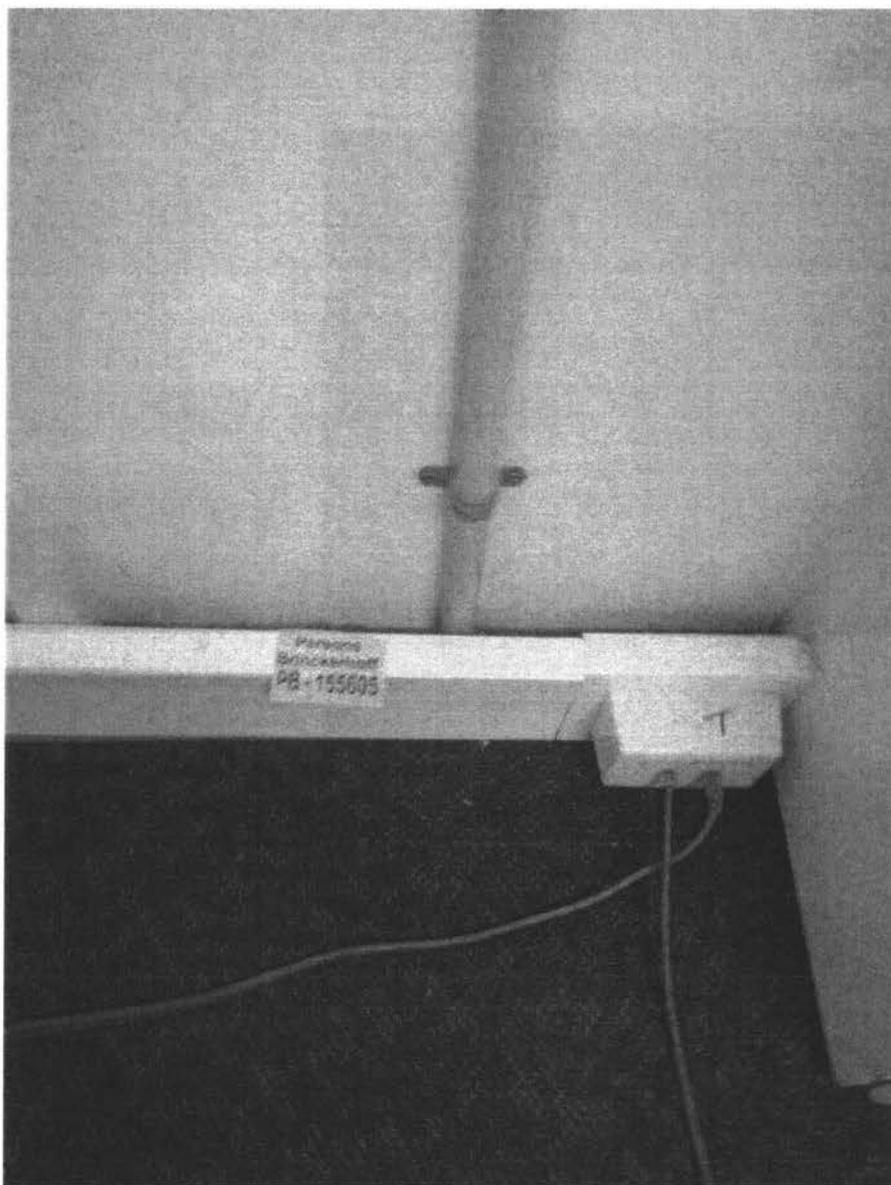
The results contained within this report relate only to the sample(s) submitted for testing. PB accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. NATA does not accredit sampling. This document may not be reproduced except in full.

**AUTHORISATION DATE**  
27/08/2015

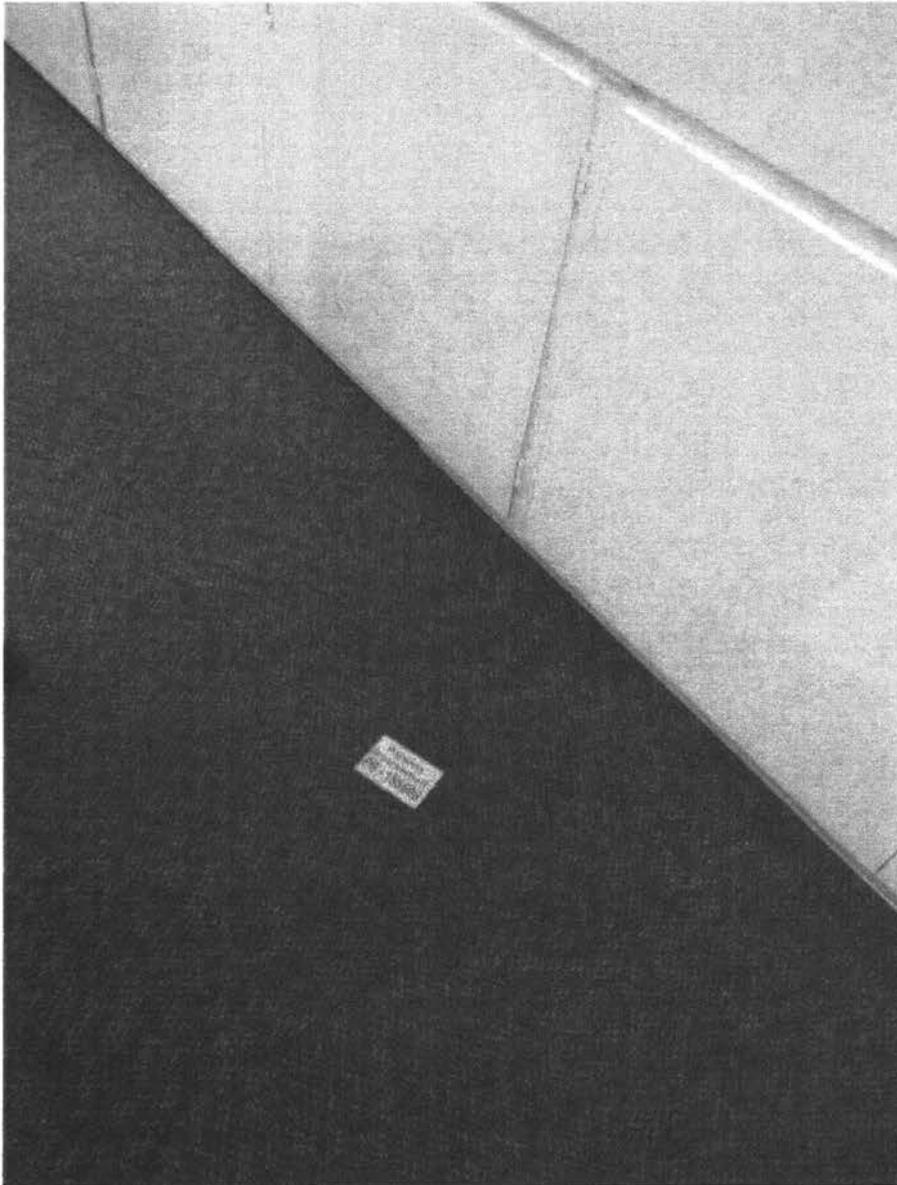
## Photographs



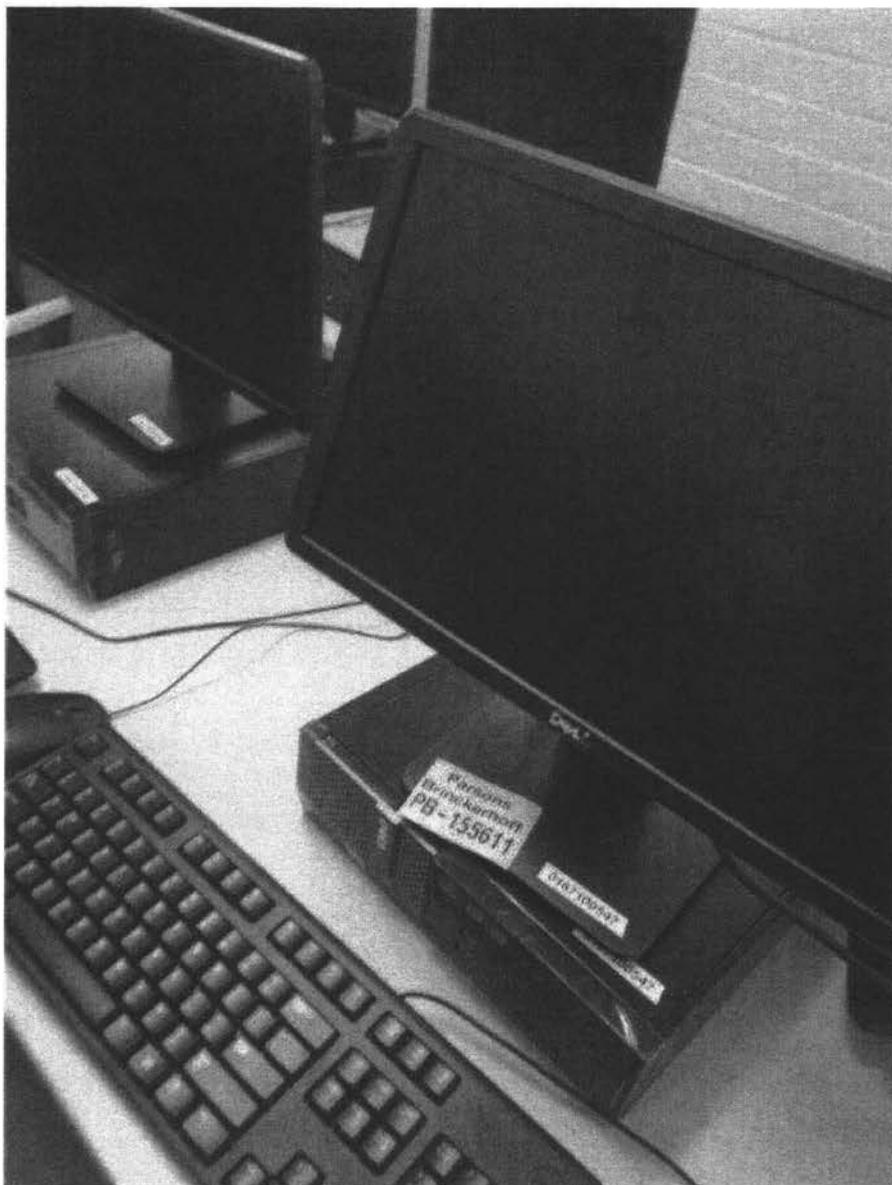
Sample PB-155614 Low density board ceiling in Room B6



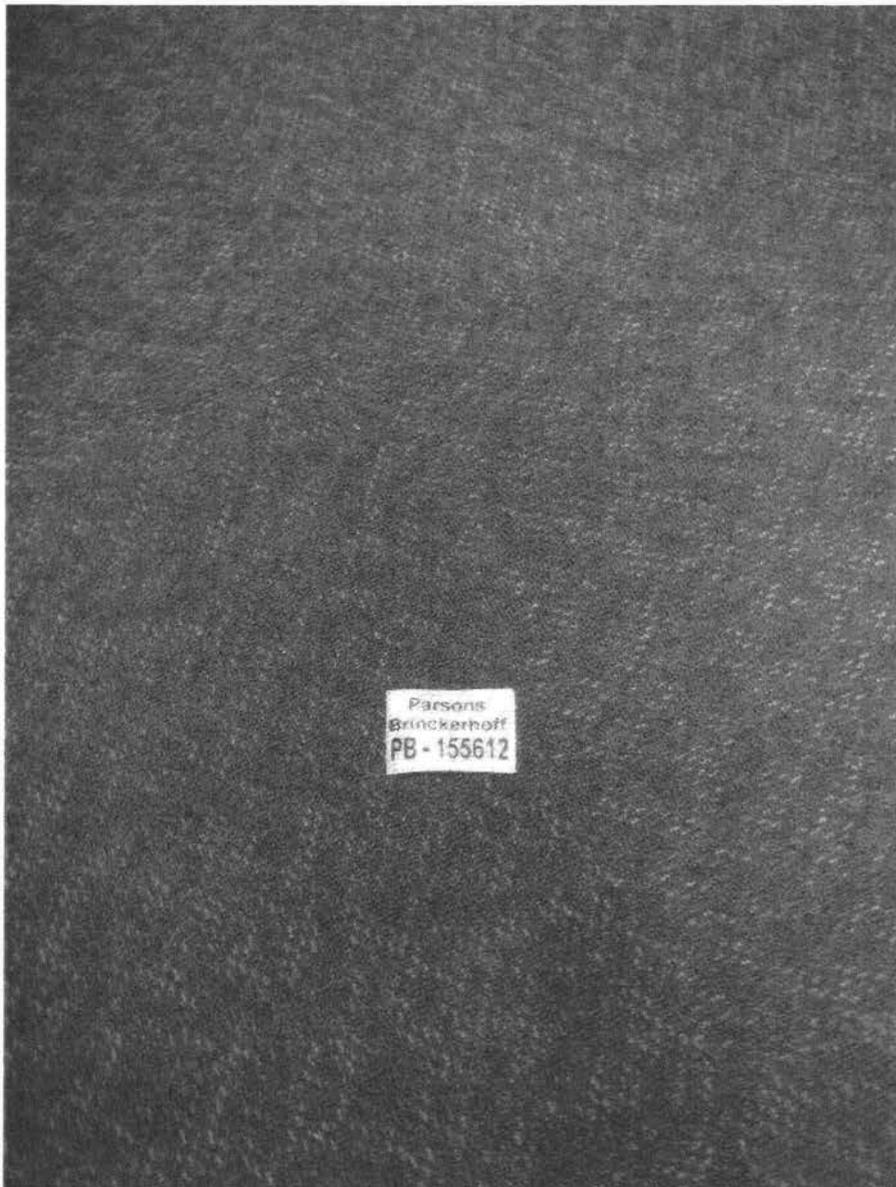
**Sample PB-155605 Electrical/data skirting conduit along base of western wall, south-western corner. Dust found to contain Chrysotile and Amosite asbestos fibres.**



**Sample PB-155608 Carpet in front of whiteboard cupboard under ceiling penetrations, centre section.  
Dust found to contain Chrysotile asbestos fibres.**



**Sample PB-155611 Top of computers, south-western corner under ceiling penetrations and conduits. Dust found to contain Chrysotile and Amosite asbestos fibres.**



Sample PB-155612 Carpet under penetrations, north-eastern corner. Dust found to contain Chrysotile asbestos fibres.

## Limitations

This report has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client, Building and Asset Services and Parsons Brinckerhoff ('scope of services'). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, personnel or critical items, access and/or site disturbance constraints.

Parsons Brinckerhoff will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.

# Infrastructure Services Hot Issues Brief

<b>Topic:</b>	<b>Hayman Island Accommodation</b>	<b>Action officer:</b>	<b>Elane Merkouriou</b>
<b>Date:</b>	<b>26 August 2015</b>	<b>Accountable Director:</b>	<b>Gayle McGowan</b>

### Fast Facts:

- Hayman Island State School (SS) is located at the *One & Only Hayman Island Resort* (the Resort) on land that is not owned or currently leased by the Department of Education and Training (DET).
- The Services and Supply Agreement (the Agreement) (**Attachment 1**) between the Resort and DET expired in 2014 and the school building and staff accommodation at Hayman Island now needs to be reviewed.
- Under the expired agreement, costs for maintaining the school's building and grounds were met by the Resort at no cost to DET.
- The expired agreement refers to self-contained accommodation for the Principal. The Resort has advised that this style of accommodation will not be available in a new agreement. Concerns have been raised by the current Principal regarding the hotel style staff accommodation as the only option.
- The previous agreement included an accommodation cost recovery option for the Resort, but DET has never been invoiced for this accommodation, making the school's building and grounds and the associated accommodation a nil cost to DET.

### Current Status:

- Four options were put to the Director-General and his preferred option was that the Resort builds accommodation located at the rear of the school with a long term lease to enable the Resort to recoup their investment.
- The Director-General has requested that Infrastructure Services Branch further explore this option by negotiating with the Resort owners for a more favourable lease arrangement.
- On 13 August 2015, the A/Director REEESHM contacted the Principal (Ro Robertson) at Hayman Island State School and informed him of the current status. The Principal was asked to send through the latest building plans provided by the Resort.
- On 14 August 2015, the A/Director REEESHM contacted Sharon Schimming, Regional Director North Qld and the Office of the Assistant Director General State Schooling to inform them of the decision made by the Director-General.

s.47(3)(b) - Contrary to Public Interest



s.47(3)(b) - Contrary to Public Interest

s.47(3)(b) - Contrary to Public Interest

Action Required:	Yes/No	Date action required by:	
<input type="radio"/> Ministerial Brief	<input type="radio"/> Director General Brief	<input type="radio"/> DDG Brief	<input type="radio"/> ADG ISB Brief
<input type="radio"/> ED Brief	<input type="radio"/> No Further Action	<input type="radio"/> Other:	
Outcome/Notes:			



Please reply to Brisbane office

19 August 2015

Our Ref: BNE-186070

Gayle McGowan
A/Director
Real Estate, Environment, Emergency, Security & Housing Management
Infrastructure Services Branch
Department of Education and Training
Queensland Government

Via Email: gayle.mcgowan@dete.qld.gov.au

Dear Gayle

RE: DESKTOP RENTAL ASSESSMENT OF PROPOSED STAFF ACCOMMODATION
HAYMAN ISLAND STATE SCHOOL

I refer to your instructions to provide a desktop rental assessment of the abovementioned property.

The property is legally described as follows:

Table with 2 columns: Property details (Address of Property, Registered Lessee, Real Property Description, Local Authority, Zoning) and corresponding values (Hayman Island State School, The Trust Company (PTAL) Limited A.C.N. 008 412 913, Part Lot 1 on Survey Plan 253593 held in perpetual lease title, Whitsunday Regional Council, Tourism).

BRISBANE OFFICE (Head Office)
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QLD Brisbane | Bundaberg | Cairns | Emerald | Gladstone | Gold Coast |
Hervey Bay | Kingaroy | Mackay | Rockhampton | Roma | Sunshine Coast |
Toowoomba | Townsville

NSW Coffs Harbour | Grafton | Inverell | Lismore | Newcastle | Port Macquarie |
Tamworth

VALUERS & PROPERTY CONSULTANTS

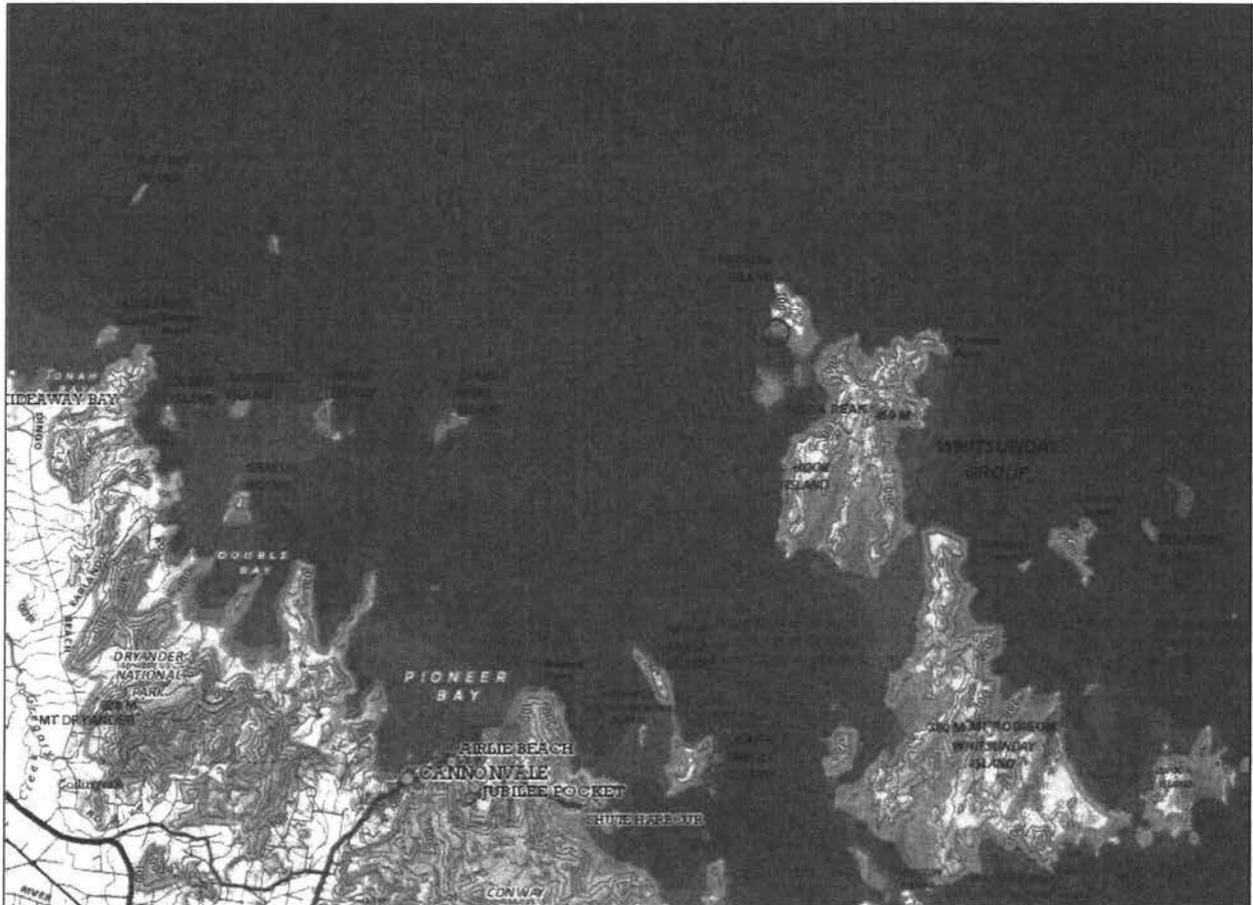
## Situation and Locality

The proposed units of accommodation will be located immediately to the north of Hayman Island State School. Hayman Island forms part of the Whitsunday Islands group and is located approximately 30 kilometres north east of Airlie Beach in Central Queensland.

The island is accessed via private yacht transfers from the airport on Hamilton Island, or alternatively via helicopter or sea plane from the mainland. There are no regular ferry transfers. A small marina is located in the south west of the island.

The island is operated as "One & Only Hayman Island" and provides a variety of luxury accommodation types and a limited number of private residences.

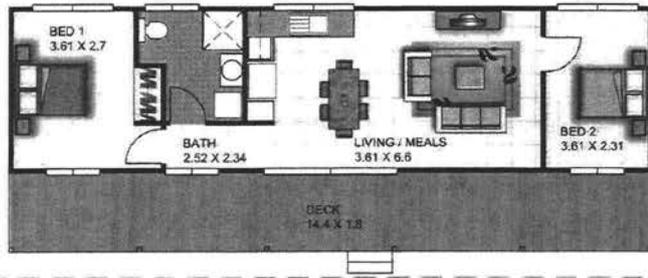
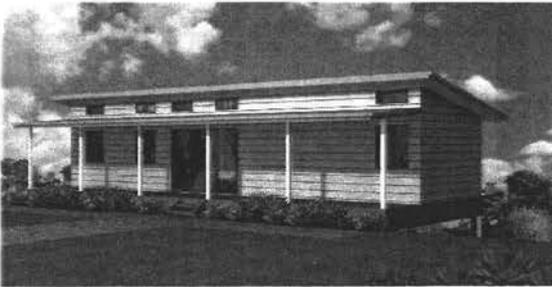
The Hayman Island State School caters to the children of the resorts staff. There are currently eight students enrolled in the school ranging from prep to year 7.



## Structural Improvements

The proposed units of accommodation comprise two semi detached modular style dwellings which will be interconnected by a verandah. Each unit will have an approximate living area of 52m<sup>2</sup> and verandah of 26m<sup>2</sup>.

Each unit will include two bedrooms, one bathroom, open plan kitchen and living area, and verandah.



## Rental Evidence

Hayman Island is run as a single resort with no residential rental market in which to provide comparable evidence.

We consider the most reliable evidence is the rental accommodation provided to staff on the nearby Hamilton Island. Hamilton Island is a larger resort with extensive staff accommodation typically provided in studio or 2 bedroom units.

s.47(3)(b) - Contrary to Public Interest

### Valuation Discussion

s.47(3)(b) - Contrary to Public Interest

### Valuation Calculations

s.47(3)(b) - Contrary to Public Interest

## Assessment of Value

s.47(3)(b) - Contrary to Public Interest

I trust that this is sufficient for your purposes at the present time. If you have any further queries please do not hesitate to contact the writer direct.

Yours faithfully



Tito Lando, AAPI CPV  
Certified Practising Valuer  
Registered Valuer No. 3331  
**TAYLOR BYRNE**

## QUALIFICATIONS AND DISCLAIMERS

- (i) This estimate has been prepared on specific instructions from Department of Education and Training. The report is not to be relied upon by any other person or for any other purpose. We accept no liability to third parties nor do we contemplate that this report will be relied upon by third parties. We invite other parties who may come into possession of this report to seek our written consent to them relying on this report. We reserve the right to withhold our consent or to review the contents of this report in the event that our consent is sought.
- (ii) We state that this report is for the use only of Department of Education and Training. The report is to be used for no other purpose, and no responsibility is accepted to any third party for the whole or part of its contents and annexures. No responsibility will be accepted for photocopied signatures.
- (iii) This assessment cannot be relied upon for mortgage security purposes.
- (iv) This assessment is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three (3) months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
- (v) We advise we do not have a pecuniary or other interest that would conflict with the proper valuation of the property.
- (vi) This assessment is qualified, as no physical inspection of the subject property has been undertaken. The assessment has been prepared by desktop analysis with reference to aerial photography and soil mapping relating to the property, sales evidence and Taylor Byrne's knowledge of the area. As this is a desktop assessment, should the opportunity arise whereby a full inspection and valuation report can be prepared, then we reserve the right to review this preliminary assessment and amend the value, if applicable.
- (vii) Buildings, including houses, built prior to 2004 may contain asbestos related products. Taylor Byrne is not expert in detection, remediation or disposal of asbestos or contamination of any kind. It is recommended that advice be sought from experts in that field should that issue affect your reliance on this valuation. The Professional Indemnity Insurance Policy for Taylor Byrne does not cover losses arising from any asbestos issues.
- (viii) Taylor Byrne provides no warranty for claims arising out of, based upon directly or indirectly resulting from or in consequence of, or in any way involving the depreciation, failure to appreciate, or loss of any investments and/or property for investment purposes when such depreciation, failure to appreciate or loss is a result of normal or abnormal fluctuations in any financial, stock or commodity, or other markets which are outside the influence or control of the valuer.
- (ix) Unless stated as otherwise in this report we advise that we have not searched or been provided with a copy of the Current Title or Registered Plans and that any dimensions or land areas quoted in this report have been obtained from third party information sources and whilst every endeavour has been made to verify such information we accept no responsibility for inaccuracy of any information provided and relied upon.
- (x) The instructing party acknowledges its responsibility for full disclosure of all relevant information and undertakes to provide all relevant documents in its possession that may have an effect on the service to be provided. This valuation is based upon information reasonably available to the valuer as at the date of issue in accordance with usual valuation practices.

Pages 1 through 7 redacted for the following reasons:

-----  
Sch. 3(10)(1)(a) - Ongoing investigation

Parsons Brinckerhoff Australia Pty Limited

ABN 80 078 004 798

25 September 2015

Brennon Lanigan  
Planning & Program Manager  
Building and Asset Services  
Far North Queensland  
Department of Housing and Public Works  
31 Grove Street  
Cairns QLD 4870

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www.pbworld.com

Certified to ISO 9001, ISO 14001, OHSAS 18001

Our ref: 2171182C-OH-LTR-002 RevA

By email  
Brennon.Lanigan@hpw.qld.gov.au

Dear Brennon,

**Inspection -** Sch. 3(10)(1)(a) - Ongoing investigation

Building and Asset Services (BAS) has commissioned Parsons Brinckerhoff to undertake an inspection of the Sch. 3(10)(1)(a) - Ongoing investigation to determine if there was a potential contamination issue within the building, post recent renovation works.

An inspection of the Kindergarten was undertaken by Don Ross representing Parsons Brinckerhoff on Thursday 24 September 2015.

## Background

BAS were requested by the Department of Education and Training (DET) to assist with determining if a possible asbestos contamination event had occurred at the Sch. 3(10)(1)(a) - Ongoing investigation.

## Observations

Sch. 3(10)(1)(a) - Ongoing investigation is of slab on ground construction, possibly built in the 1970's.

Sheet vinyl floor coverings and suspended ceiling sheeting has recently been removed from within the majority of the building.

There was visible dust on most horizontal surfaces within the areas where floor coverings and ceiling sheeting had been removed.

## Assessment of asbestos contamination

### Sample analysis

**Parsons Brinckerhoff operates a NATA registered laboratory for asbestos testing of bulk samples in Queensland.** This means that should there be questions regarding the validity of our results, then our testing is legally defensible in a court of law.

Suspected asbestos samples collected during the assessment were analysed using polarised light microscopy in conjunction with dispersion staining techniques. Qualified personnel interpreted the results of all sample analysis.

### Kindergarten sampling

A total of seventeen (17) samples were collected from within the Sch. 3(10)(1)(a) - Ongoing. The following table details the results of laboratory analysis of samples taken.

**Table 1.1 Laboratory analysis of the samples taken within the Kindergarten**

Sample no.	Room	Sample location		Result
PB155632	Change room	Eastern wall sheeting	Fibre Cement Sheeting	Chrysotile
PB155633	Staff toilet/shower	North wall sheeting to washroom	Fibre Cement Sheeting	Chrysotile
PB155634	Play area	East wall sheeting	Fibre Cement Sheeting	No Asbestos Detected
PB155635	Change room	Ceiling grid dust swab	Swab Sample	Chrysotile
PB155636	Change room	Floor covering adhesive	Adhesive	No Asbestos Detected
PB155637	Play area	Western end fibrous backing remnant	Vinyl Sheet	No Asbestos Detected
PB155638	Kitchen	East wall sheeting	Fibre Cement Sheeting	Chrysotile
PB155639	Centre store	West wall sheeting	Fibre Cement Sheeting	Chrysotile
PB155640	Small office	South-west corner east wall sheeting	Fibre Cement Sheeting	Chrysotile
PB155641	Play area	North side dust swab from skirting below first window eastern end	Swab Sample	Chrysotile
PB155642	Play area	north side fibrous backing remnants	Millboard	Chrysotile
PB155643	Change room	Dust swab from tops of hand dryer, towel dispenser and cisterns	Swab Sample	Chrysotile

Sample no.	Room	Sample location		Result
PB155644	Kitchen	Dust swab window sill north wall	Swab Sample	Chrysotile
PB155645	Kitchen	Ceiling grid dust swab	Swab Sample	Chrysotile
PB155646	Staff toilet/shower	South wall sheeting to shower recess	Fibre Cement Sheeting	Chrysotile
PB155647	Change room	Suspended ceiling tile	Fibre Cement Sheeting	Chrysotile
PB155648	South side verandah	Dust swab to floor surface area at double entrance doors to play area	Swab Sample	Chrysotile

The results of the laboratory analysis of the samples indicate the presence of Chrysotile (white asbestos) in fourteen (14) of the samples collected.

Please refer to the laboratory certificates of analysis located in Attachment A.

#### Landfill sampling

A total of six (6) samples were collected from materials removed from within the [Sch. 3\(10\)\(1\)\(a\) - Ongoi](#) and disposed of into the [Sch. 3\(10\)\(1\)\(a\)](#) site. The following table details the results of laboratory analysis of samples taken.

**Table 1.2 Laboratory analysis of samples taken from dumped waste at the [Sch. 3\(10\)\(1\)\(a\)](#)**

Sample no.	Area	Sample location	Sample Description	Result
PB155625	Upper Hill Dump Site	Orange painted wall sheeting	Fibre Cement Sheeting	No Asbestos Detected
PB155626	Upper Hill Dump Site	Suspended ceiling tile	Fibre Cement Sheeting	Chrysotile
PB155627	Upper Hill Dump Site	Tile pattern sheet vinyl floor coverings	Vinyl Sheet	No Asbestos Detected
PB155628	Upper Hill Dump Site	Suspended ceiling tile	Fibre Cement Sheeting	Chrysotile
PB155629	Upper Hill Dump Site	Timber pattern sheet vinyl floor coverings	Vinyl Sheet	No Asbestos Detected
PB155631	Lower Green Waste Dump Site	Blue and White Tilux sheeting	Fibre Cement Sheeting	Chrysotile

The results of the laboratory analysis of the samples indicate the presence of Chrysotile (white asbestos) in three (3) of the samples collected.

Please refer to the laboratory certificates of analysis located in Attachment A.

## Discussion

### Dumped materials

There were three distinct areas where it was identified that the asbestos cement ceiling tiles removed from within the Sch. 3(10)(1)(a) - Ong have been dumped at the main Sch. 3( landfill; these are as follows:-

- Upper hill section that was barricaded off. The debris in this area consists of confirmed asbestos cement ceiling tiles mixed in with non-asbestos containing materials, gyprock ceiling tiles, sheet vinyl floor coverings and orange painted wall sheeting.
- Lower southern section which is isolated and where a poorly wrapped bundle of asbestos cement ceiling tiles are stored. No samples were taken as they were of the same appearance as the ceiling tiles found in the upper hill section.
- Lower northern section (green waste dumping area) has similar building debris as found in the upper hill section. These materials are consistent with materials removed from the Kindergarten. There is a blue and white patterned Tilux sheeting present, slightly away in another pile of trade waste debris that would appear to be generated by other persons. There does not appear to be any evidence of this colour Tilux having being present in any of the areas within the Kindergarten.

Testing of materials removed from within the Sch. 3(10)(1)(a) - Ong that have been dumped at the Sch. 3( landfill, has shown the ceiling tiles to contain asbestos. These materials have not been sealed and have been dumped as normal waste which is in contravention to the requirements for the disposal of asbestos containing materials.

The *How to Safely Remove Asbestos Code of Practice 2011* requires that asbestos waste must be disposed of at a licensed asbestos waste disposal site. The disposal process must be in a manner that eliminates the release of airborne asbestos fibres by ensuring:

- bagged asbestos waste is securely packaged in labelled containers
- waste containers are secure during transport
- the method of unloading the waste is according to waste disposal procedures so that tearing of the plastic lining at the landfill site is prevented.

This has not occurred during the disposal of the asbestos cement ceiling tiles removed from within the Sch. 3( Sch. 3(10)(1)(a) - The waste appears to be in three distinct areas within the landfill. As such all materials and waste contained in the these areas should be collected, packaged and disposed of in accordance with the requirements set out in the *How to Safely Remove Asbestos Code of Practice 2011*.

When all materials and waste contained in the these areas has been removed the ground surfaces should be scrapped to a minimum depth of 50 millimetres and all soils collected, packaged and disposed of in accordance with the requirements set out in the *How to Safely Remove Asbestos Code of Practice 2011*.

It is Parsons Brinckerhoff's understanding that the Sch. 3( landfill is not registered to receive hazardous waste.

## Kindergarten

There is evidence of remnant millboard backing present on the concrete floor surfaces throughout the building. The removal of such materials is classified as friable asbestos removal work.

The extent of asbestos dust contamination appears to be uniform within the building and would necessitate the decontamination of the entire building, the furniture and componentry within.

## Decontamination

Outlined below is a general guide to decontaminating equipment/furniture and other items which may have been impacted by asbestos containing materials.

### Impervious surfaces

Hard surface furnishings such as desks, plastic chairs, smooth leather surfaces, metals, smooth surface timbers, concrete/vinyl floor surfaces, cement/plaster based walls and ceilings can generally be easily decontaminated using approved asbestos HEPA filter vacuums and/or wet wiping.

### Permeable surfaces

Soft furnishings such as fabric chairs, curtains, carpets etc. that have been contaminated with asbestos debris are more difficult to clean as the asbestos fibres can penetrate the weave of the fabric. In most instances thorough vacuuming of items can remove the majority of fibres, however some minor residues will remain caught amongst the weave. In most circumstances, this remaining residue will be low level and will generally represent a low risk to occupants. That is, the additional risk to health would not be measurable above background exposure.

### Electrical equipment

These items can be difficult to clean as asbestos fibres may penetrate small openings within the equipment. Depending on the nature and delicacy of the equipment careful vacuuming with correct attachments can remove the majority of fibres. In most circumstances, this remaining residue will be low level and will generally represent a low to negligible risk to occupants. That is, the additional risk to health would not be measurable above background exposure.

Noting that an unequivocal clearance cannot be given for electrical equipment and items with permeable surfaces. The determination on whether such equipment and fittings are retained post further decontamination will be dependent upon the Kindergarten and Department of Education and Training's willingness to accept a low to negligible remaining risk.

## Recommendations

### Kindergarten

Two options for decontamination works are recommended, subject to the level of accepted risk.

All work involving asbestos or asbestos associated work should be undertaken in accordance with the legislated requirements set out in *Part 8 of the Work Health and Safety Regulation 2011* and the *How to Safely Remove Asbestos, Code of Practice 2011*.

## Option 1

If the acceptance of a low to negligible risk is agreeable to the Kindergarten and DET, Parsons Brinckerhoff would recommend the following actions be undertaken within the building:

1. That furniture, fittings and electrical componentry contained within the building and the soft fall areas on the verandah should be thoroughly vacuumed using a vacuum cleaner that complies with the Class H requirements in Australian Standard AS/NZS 60335.2.69 Industrial vacuum cleaners or its equivalent and should conform to the requirements of AS 4260-1997 High efficiency particulate air (HEPA) filters – Classification, construction and performance or its equivalent. The componentry itself be carefully vacuumed, without any further breakdown, paying particular attention to vents and openings.
2. Following vacuuming, all items should then be wet wiped.
3. That this work should be undertaken when all electrical componentry is de-energised.
4. All remaining horizontal surfaces are similarly decontaminated.
5. That the remnant millboard backing present on the concrete floor surfaces be removed. That this be completed by a business that holds a Class A asbestos removal licence and the work area be completely isolated from adjacent areas of the workplace by the erection of a plastic enclosure.
6. That the suspended ceiling frame be either removed and disposed of as asbestos waste or decontaminated in accordance with the requirements set out in the *How to Safely Remove Asbestos Code of Practice 2011*.

## Option 2

If a low to negligible risk is not acceptable to the School and DET, then Parsons Brinckerhoff would recommend:

1. That the furniture, fittings and electrical componentry contained within the Kindergarten, including the soft fall areas on the verandah, not able to be fully decontaminated/cleaned, should be removed and disposed of as asbestos containing waste, in accordance with Section 472 of the regulations.
2. That the remaining furniture, fittings and electrical componentry contained within the Kindergarten should be thoroughly vacuumed using a vacuum cleaner that complies with the Class H requirements in Australian Standard AS/NZS 60335.2.69 Industrial vacuum cleaners or its equivalent and should conform to the requirements of AS 4260-1997 High efficiency particulate air (HEPA) filters – Classification, construction and performance or its equivalent.
3. Following vacuuming, all items should then be wet wiped.
4. All remaining horizontal surfaces are similarly decontaminated.
5. That the remnant millboard backing present on the concrete floor surfaces be removed. That this be completed by a business that holds a Class A asbestos removal licence and the work area be completely isolated from adjacent areas of the workplace by the erection of a plastic enclosure.

6. That the suspended ceiling frame be either removed and disposed of as asbestos waste or decontaminated in accordance with the requirements set out in the *How to Safely Remove Asbestos Code of Practice 2011*.

## Landfill

1. Until such time as the waste can be removed under controlled conditions all existing debris is to be cordoned off and covered to prevent accidental disturbance or disposal.
2. All building waste contained in the three defined areas within the Sch. 3(1) landfill should be collected, packaged and disposed of in accordance with the requirements set out in the *How to Safely Remove Asbestos Code of Practice 2011*.
3. When all materials and waste contained in the these areas has been removed the ground surfaces should be scrapped to a minimum depth of 50 millimetres and all soils collected, packaged and disposed of in accordance with the requirements set out in the *How to Safely Remove Asbestos Code of Practice 2011*.
4. Dust suppression should be included as part of any works likely to generate dust. As such during the above works water sprays should be used to minimise the production of dust. The use of water spray must be monitored carefully to ensure run off does not occur. Any offsite run off risk should be controlled with HEPA filter material.
5. The packaged material is to be transported in a registered regulated waste vehicle to a landfill registered to receive hazardous waste.
6. A further option could be to negotiate with the Sch. 3(10)(1)(a) - Ongo if they would allow a once off disposal in the Sch. 3 Landfill in a purpose dug cell.

All such work should be completed under the technical supervision of an independent licenced asbestos assessor.

## General requirements

- All works must comply with relevant acts, regulations and industry codes of practice including the *Part 8 of the Work Health and Safety Regulation 2011*.
- Prior to any asbestos decontamination work and in accordance with *Part 8 of the Work Health and Safety Regulation 2011*. The following should occur:
  - ▶ In accordance with *Section 455*, so far as is reasonably practicable, before entering the affected areas, a procedure is developed that will reduce the risk of exposure of workers and persons in the vicinity of the remediation areas to below the exposure standard.
  - ▶ That a licensed asbestos removalist, in accordance with *Section 458*, is engaged to undertake the clean-up and decontamination work.
  - ▶ A licensed asbestos removalist must give written notice to the regulator before asbestos removal/remediation work commences in accordance with *Section 466*.

- ▶ The licensed asbestos removalist, *Section 467 (2)* and the persons with management or control of a workplace, *Section 468 (3)* so far as is reasonably practicable, inform key stakeholders of the removal including anyone occupying premises in the immediate vicinity of the workplace. This must take place prior to the commencement of the removal.
- ▶ As per *Section 464*, a Safe Work Method Statement and Asbestos Removal Control Plan must be written and submitted prior to the commencement of any work for approval.
- Individual removal/remediation work areas must be defined/isolated by the erection of barricades/barriers/hoardings, whichever is applicable. The Asbestos Work Site must be identified by appropriate, approved signage, suitably worded to prevent access by unauthorised personnel to the work area, and/or exclusion zones around or below the work area. Signage must clearly state the need for respiratory protection within the Asbestos Removal Area. All signage must be appropriately and prominently positioned to prevent the entry of unauthorised/unprotected personnel into the work area.
- The licensed asbestos removalist must ensure that all workers who will be working in the Asbestos Removal Area have received adequate training and inductions in relation to the work being conducted. The licensed asbestos removalist appointed Competent Person must remain on site whenever work associated with the removal of asbestos is underway.
- No works or general access, other than to undertake dust suppression and other declared control measures should take place inside the Asbestos Removal Area.
- Prior to leaving the Asbestos Removal Site, all tools and equipment shall be cleaned and washed with water and wet wiped with a damp cloth. Any tools or equipment which cannot be decontaminated and need to be reused for asbestos removal works, need to be double bagged into 200 micron thick designated asbestos waste bags. These items may only be removed from their bags in asbestos removal areas while personnel are wearing their full PPE. Tools that are double bagged and sealed, and 'washed out' through the decontamination unit for use at a later date, must only be used again under similar enclosure conditions.
- Personnel shall decontaminate thoroughly when leaving the asbestos removal area. The personnel decontamination system, incorporated into the site boundary controls for the property, is to be in accordance with the *How to Safely Remove Asbestos Code of Practice 2011*, and therefore incorporate multiple shower systems and wash stations. Full decontamination through a decontamination unit must be carried out whenever leaving the Asbestos Removal Area.
- Before clearance is granted for an asbestos work area to be re-occupied there must be a thorough clearance inspection and air monitoring. The clearance inspection must be conducted by a competent person who is independent from the person responsible for the removal work in accordance with *Section 473*. Guidance on air monitoring can be found within *Section 3.11* of the *Workplace Health and Safety Queensland – How to Safely Remove Asbestos Code of Practice 2011*.
- All waste must be removed from site by a licensed regulated transport provider and disposed of at a licensed landfill, with EHP registered waste tracking documentation to be kept in accordance with *Section 472* of the *Work Health and Safety Regulation 2011*.

No one section of this report, or part thereof, should be taken as giving an overall idea of the results from our analysis. Each section must be read in conjunction with the whole of this report, including its attachments.

We trust this meets your requirements; however should you have any further queries then please don't hesitate to contact myself on (07) 3854 6744.

Yours sincerely



**Gavin Dingle**  
Senior Project Manager  
Parsons Brinckerhoff Aust. Pty. Ltd.

Encl: Certificates of Analysis  
Photographs  
Limitations

## Certificates of Analysis

## Certificate of Analysis

**CLIENT:** Building & Asset Services (FNQ-CY) **CERTIFICATE NO:** 2171182C-T-1000-423-34081  
**CLIENT ADDRESS:** PO Box 812 **DATE SAMPLED:** 24/09/2015  
 Cairns QLD 4870  
**TELEPHONE:** 07 4057 3833 **DATE RECEIVED:** 25/09/2015  
**FAX / E-MAIL:** brennon.lanigan@hpw.qld.gov.au;qbcyasbestos@hpw. **DATE ANALYSED:** 25/09/2015  
**CONTACT:** Brennon Lanigan **ORDER NUMBER:** 13286678  
**LOCATION:** Sch. 3(10)(1)(a) - O **SAMPLED BY:** Don Ross  
**BUILDING:** Kindergarten  
**TEST METHOD:** Qualitative identification of asbestos types in bulk samples at Parsons Brinckerhoff Brisbane Laboratory by polarised light microscopy, including dispersion staining techniques using Parsons Brinckerhoff in-house method No.1, AS4964 (2004) and NATA accreditation No. 9607. This document is issued in accordance with NATA's accreditation requirements. Accredited for compliance with ISO/IEC:17025. The results of tests, calibrations and or measurements included in this document are traceable to Australian/national standards.

Lab Number	Sample Id	Room : Location	Sample Description	Sample Dimensions cm	Identification Type
M001	PB-155625	Sch. 3(10)(1) upper hill dump site : Orange painted wall sheeting	Fibre Cement Sheet	6 x 3	NAD - OF
M002	PB-155626	Sch. 3(10)(1) upper hill dump site : Suspended ceiling tile	Fibre Cement Sheet	2 x 1	CH
M003	PB-155627	Sch. 3(10)(1) upper hill dump site : Tile pattern sheet vinyl floor covering	Vinyl Sheet	5 x 2	NAD - SMF
M004	PB-155628	Sch. 3(10)(1) upper hill dump site : Suspended ceiling tile	Fibre Cement Sheet	3 x 2	CH

**LEGEND:**

NAD - No Asbestos Detected  
 CH - Chrysotile Asbestos Detected  
 A - Amosite Asbestos Detected  
 C - Crocidolite Asbestos Detected  
 UMF - Unknown Mineral Fibres Detected  
 SMF - Synthetic Mineral Fibres Detected  
 OF - Organic Fibres Detected  
 Hand picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non asbestos material.



Approved Identifier  
Name: Jade Smith

*[Signature]*

Approved Signatory  
Name: Jade Smith

*[Signature]*

**Notes:**

If no asbestos is detected in vinyl tiles, mastics, sealants, epoxy resins and ore samples then confirmation by another independent analytical technique is advised due to the nature of the samples.

The results contained within this report relate only to the sample(s) submitted for testing. PB accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. NATA does not accredit sampling. This document may not be reproduced except in full.

AUTHORISATION DATE  
25/09/2015

## Certificate of Analysis

**CLIENT:** Building & Asset Services (FNQ-CY) **Certificate NO:** 2171182C-T-1000-423-34081  
**LOCATION:** Sch. 3(10)(1)(a) - Ongoing  
**BUILDING:** Kindergarten

Lab Number	Sample Id	Room : Location	Sample Description	Sample Dimensions cm	Identification Type
M005	PB-155629	Sch. 3(10)(1) upper hill dump site : timber pattern sheet vinyl floor coverings	Vinyl Sheet	4 x 2	NAD - SMF
M006	PB-155631	Sch. 3(10)(1) lower green waste dump site : Blue and white tilelux sheeting	Fibre Cement Sheet	2 x 1	CH
M007	PB-155632	Sch. 3(10)(1)(a) - Ongoing Change room, Eastern wall sheeting	Fibre Cement Sheet	1 x 1	CH
M008	PB-155633	Sch. 3(10)(1)(a) - Ongoing Staff toilet/shower, North wall sheeting to washroom	Fibre Cement Sheet	1 x 1	CH
M009	PB-155634	Sch. 3(10)(1)(a) - Ongoing Play area, East wall sheeting	Fibre Cement Sheet	1 x 1	NAD - OF
M010	PB-155635	Sch. 3(10)(1)(a) - Ongoing Change room, ceiling grid dust swab	Swab Sample	10 x 5	CH
M011	PB-155636	Sch. 3(10)(1)(a) - Ongoing Change room, floor covering adhesive	Adhesive	3 x 3	NAD - OF
M012	PB-155637	Sch. 3(10)(1)(a) - Ongoing Play area western end, nordus backing remnant	Vinyl Sheet	3 x 1	NAD - SMF

### LEGEND:

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C - Crocidolite Asbestos Detected  
UMF - Unknown Mineral Fibres Detected  
SMF - Synthetic Mineral Fibres Detected  
OF - Organic Fibres Detected

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ACCREDITED FOR  
**TECHNICAL  
COMPETENCE**

Approved Identifier

Name: Jade Smith

Approved Signatory

Name: Jade Smith

AUTHORISATION DATE

25/09/2015

## Certificate of Analysis

CLIENT: Building & Asset Services (FNQ-CY) Certificate NO: 2171182C-T-1000-423-34081  
 LOCATION: Sch. 3(10)(1)(a) - Ongoing  
 BUILDING: Kindergarten

Lab Number	Sample Id	Room : Location	Sample Description	Sample Dimensions cm	Identification Type
M013	PB-155638	Sch. 3(10)(1)(a) - Ongoing Kitchen, East wall sheeting	Fibre Cement Sheet	1 x 1	CH
M014	PB-155639	Sch. 3(10)(1)(a) - Ongoing Centre store, West wall sheeting	Fibre Cement Sheet	1 x 1	CH
M015	PB-155640	Sch. 3(10)(1)(a) - Ongoing Small office South West corner, east wall sheeting	Fibre Cement Sheet	1 x 1	CH
M016	PB-155641	Sch. 3(10)(1)(a) - Ongoing Play area North side, dust swab from skirting below 1st window eastern end	Swab Sample	10 x 5	CH
M017	PB-155642	Sch. 3(10)(1)(a) - Ongoing Play area North side, fibrous backing remnants	Millboard	3 x 3	CH
M018	PB-155643	Sch. 3(10)(1)(a) - Ongoing Change room, dust swab from tops of hand dryer, towel dispenser and cisterns	Swab Sample	10 x 5	CH
M019	PB-155644	Sch. 3(10)(1)(a) - Ongoing Kitchen, dust swab window sill North wall	Swab Sample	10 x 5	CH
M020	PB-155645	Sch. 3(10)(1)(a) - Ongoing Kitchen, ceiling grid dust swab	Swab Sample	10 x 5	CH

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Name: Jade Smith

*[Signature]*

Approved Signatory  
Name: Jade Smith

*[Signature]*

### Notes:

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AUTHORISATION DATE  
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## Certificate of Analysis

**CLIENT:** Building & Asset Services (FNQ-CY) **Certificate NO:** 2171182C-T-1000-423-34081  
**LOCATION:** Sch. 3(10)(1)(a) - Ong  
**BUILDING:** Kindergarten

Lab Number	Sample Id	Room : Location	Sample Description	Sample Dimensions cm	Identification Type
M021	PB-155646	Sch. 3(10)(1)(a) - Ong Staff toilet/shower, South wall sheeting to shower recess	Fibre Cement Sheet	1 x 1	CH
M022	PB-155647	Sch. 3(10)(1)(a) - Ong Change room, suspended ceiling tile	Fibre Cement Sheet	1 x 1	CH
M023	PB-155648	Sch. 3(10)(1)(a) - Ong South side verandah, dust swab to floor surface area at double entrance doors to play area	Swab Sample	10 x 5	CH

**LEGEND:**

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CH - Chrysotile Asbestos Detected  
A - Amosite Asbestos Detected  
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**AUTHORISATION DATE**  
25/09/2015

## Photographs



Example of builders waste found in the lower northern section of the Sch. 30 landfill



Poorly package builders waste found in the lower southern section of the Sch. 3 landfill



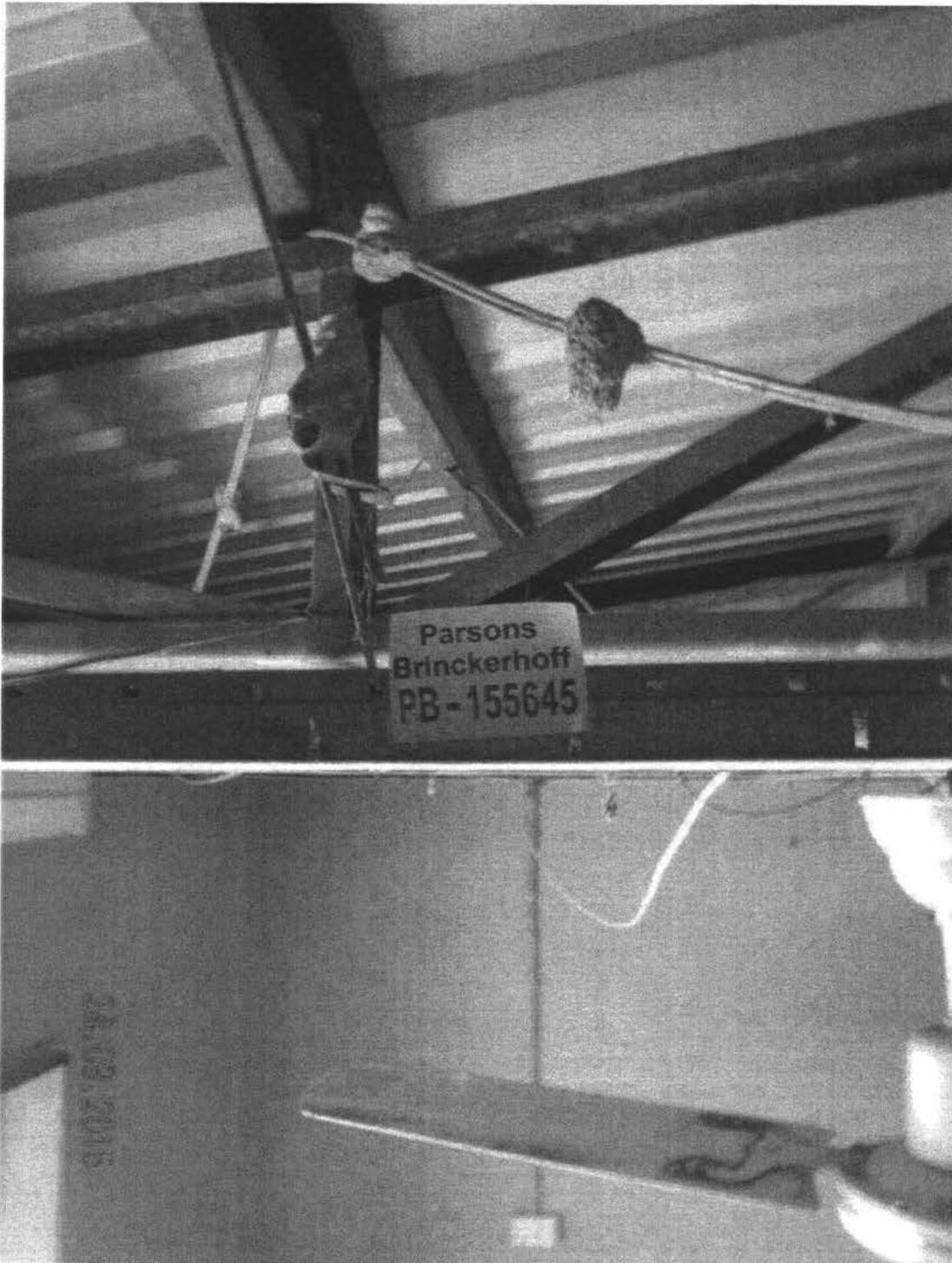
Blue and white patterned Tilux sheeting present, this does not appear to have originated from within the Sch. 3 Kindergarten



Example of builders waste found in the upper hill section of the Sch. 3 landfill



Millboard backing found on the concrete substrate floor within the Sch. 30 Kindergarten



Sample PB-155645 remaining suspended ceiling frame found to be contaminated with asbestos containing dust

## Limitations

This report has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between the Client, Building and Asset Services and Parsons Brinckerhoff ('scope of services'). In some circumstances the scope of services may have been limited by a range of factors such as time, budget, personnel or critical items, access and/or site disturbance constraints.

Parsons Brinckerhoff will not be liable to update or revise the report to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of the report.