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Dear Norman,

I hope this letter finds you well. I am writing to provide further clarification on the findings related to Hazardous Materials and the suitability of the Bungendore Council Chambers Building for its proposed use for Bungendore North Campus high school, involving the addition of demountable structures and other infrastructure on the site

After conducting a thorough inspection of the building, I am pleased to report that no Lead paint or Asbestos Containing Materials (ACM), or materials presumed to contain asbestos, were identified in the structure. This finding is consistent with the fact that the Council Chambers Building was constructed/opened in 2007, which significantly reduces the likelihood of Hazardous building materials being present. Asbestos is typically more prevalent in buildings constructed before the late 1980s, and given the building's relatively recent construction date, this further confirms that asbestos is not a concern. In addition asbestos was officially banned in Australia on 31 December 2003, before the Council Chambers Building construction date. This ban included the import, transport, storage, sale, and manufacture of asbestos.

That being said, I would still recommend the implementation of Mitigation Measures during any refurbishment works or modifications, including the installation of demountable structures and other infrastructure. This precautionary measure ensures that, in the event of any unforeseen issues arising during the construction process, including any subterranean ACM find during excavation works, the appropriate health and safety protocols will be followed. This is an essential practice to guarantee the protection of all workers, students, and other stakeholders involved in the project.

In addition to the Hazardous Materials Survey, I would like to confirm that the building is indeed suitable for use as a temporary high school. Given the building's modern design and structure, it can accommodate the necessary facilities and modifications for educational purposes. The site's layout and available space are well-suited for the installation of temporary structures, including demountable buildings, as well as other required infrastructure. These additions should not pose any risks to health or safety, provided they are installed in compliance with current building codes, standards and regulations and follow Mitigation Measures as outlined in the tables below.

Mitigation Measures

Presumed ACM, Concealed Locations and Required Actions

Type	ACM	Locations	Action to be taken
The materials listed below while not identified on site, should be noted as potentially being present and documented in the Asbestos Emergency Procedures in Error! Reference source not found..			
	Asbestos cement sheet formwork and electrical cable duct / water pipes (stormwater, irrigation and town water pipes)	Subterranean areas	No exact determination can be made of materials present in subterranean locations without extensive excavation which is outside of the scope of works

Lead Paint Locations and Required Actions

Bungendore Community Centre					
Sample Number	Tracker Location	Location & Items	Colour	Lead Concentration (%)	Recommendations
U2532	500	Internal throughout - varnish on timber doors, door frames and architraves	Clear	0.12	Manage during demolition or refurbishment

SMF Locations and Required Actions

Bungendore Community Centre				
Sample Number	Tracker Location	Item	Location	Recommendations
SMF03	007	Internal insulation within HWS	East open room	Manage during demolition or refurbishment
SMF04	010	Internal insulation within HWS	West office	Manage during demolition or refurbishment

Bungendore Community Centre				
Sample Number	Tracker Location	Item	Location	Recommendations
SMF05	300	Yellow batt insulation	Throughout ceiling space	Manage during demolition or refurbishment
SMF06	300	Silver sarking on underside of roof	Throughout ceiling space	Manage during demolition or refurbishment
SMF08	200	Internal insulation within HWS	External south facing wall	Manage during demolition or refurbishment
Bungendore Council Building				
Sample Number	Tracker Location	Item	Location	Recommendations
SMF01	001	Silver backed sarking	Throughout ceiling space	Manage during demolition or refurbishment
SMF02	001	Yellow batt insulation	Throughout ceiling space and wall cavities	Manage during demolition or refurbishment

ODS Locations and Required Actions

Bungendore Community Centre						
Sample Number	Tracker Location	R Number	Location	Unit	ODS (Y/N)	Recommendations
ODS07	200	R-22	Exterior west facing wall, Daikin Inverter	1 unit	Yes	Manage during demolition or refurbishment

Subject to implementing the mitigation measures set out above, our assessment is that concerns regarding both the health and safety of those who will use the building, as well as the feasibility of converting the space for temporary educational use can be managed. Should you have any further questions or require additional information, I would be happy to provide clarification and support as required.

Thank you for your time and attention to this matter. I look forward to working with you to ensure the successful transition of the Council Chambers building into a safe and functional space for educational purposes.

Please do not hesitate to contact the undersigned for further information.

Yours sincerely,



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The findings contained within this report are developed from the interpretation of methods used in accordance with generally accepted practices and standards, based on the current state of knowledge. To the best of Robson's knowledge, our assessment of the data represents a reasonable interpretation of the general conditions, and subsequent risk at the time. Should you have any questions or require further information please contact Robson Environmental.

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