



Bambi Kindergarten Association Incorporated



PCU016012

Stevens Road INGLEBURN NSW 2565

Telephone: (02) 9829 1927

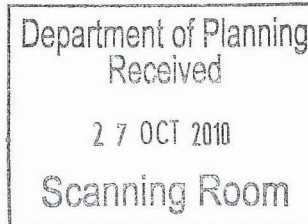
Facsimile/Phone: (02) 9829 3419

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ABN: 17 191 493 783

Monday 18th October 2010

Director
Strategic Assessments
NSW Department of Planning
Box 39 GPO
SYDNEY NSW 2001



Submission – re Edmondson Park South

We wish to raise the following issues in regard to Landcom's Concept Plan with a view to your favourable consideration for the inclusion of Bambi Kindergarten in the planning process:

Bambi Kindergarten is a unique child-care facility which has operated as a “not for profit, community service” for the past 58 years. The continuous operation of Bambi Kindergarten since 1952 demonstrates the success and viability of this service in our community.

It has strong historical ties to the Army and an outstanding reputation within the communities of both the Liverpool and Campbelltown Local Government areas.

Edmondson Park will require several different types of child-care services to meet its resident's demands. The inclusion of Bambi Kindergarten will provide a child-care resource, which is fully established, fully staffed and functional, with an exceptional early childhood education for 195 children per week.

Being a not-for-profit centre, we offer residents an affordable alternative to privately owned centres and unify the community through voluntary management opportunities and social networking.

Bambi Kindergarten is considered an irreplaceable service by the Department of Community Service and has the support of our local Members of Parliament.

We wish to remain on our present location.

We look forward to your reply.

Yours sincerely,

Alicia Squire
Director

Nathan Williams
President Management Committee



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Date: 18th October 2010

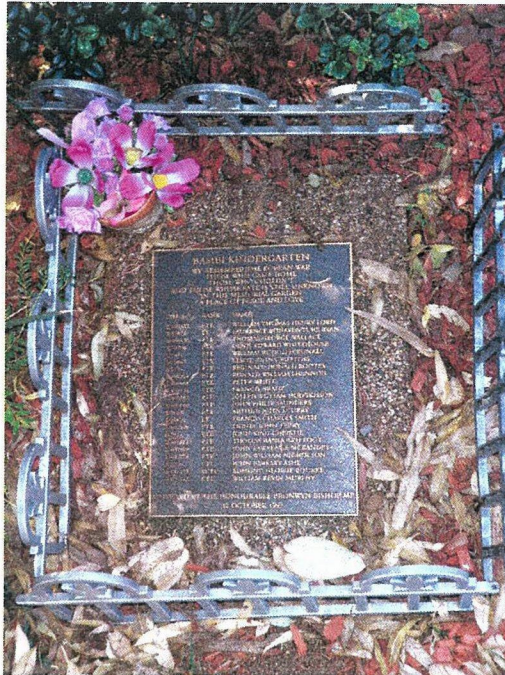
After consultation with Landcom's representative Paul Hedge at the meeting held at Ingleburn North Public School on Saturday the 16th of October, please consider this our formal submission to request that Bambi Kindergarten remain in its current location at Stevens Rd Ingleburn.

Bambi Kindergarten is a not-for-profit, community based preschool. It is currently located within the proposed Edmondson Park South Development release. Bambi is an important part of the local community and it would be a great loss if it were to cease to exist.

We believe that in order to make a decision relating to the future of Bambi Kindergarten, you need to be aware of, and consider, its past.

Bambi Kindergarten was established in 1952 and has been serving the community for 58 years on our current location **(see attached our History)**.

In 1997 a Memorial Garden was established in the grounds of Bambi Kindergarten honouring the soldiers "Missing In Action" during the Korean combat, which was unveiled by The Honourable Bronwyn Bishop MP. In establishing the garden we, registered a memorial in honour of the sacrifice made by the brave men of the Korean war; one we hope will not be forgotten. At this time Bambi gave a commitment to the Veterans and the families of the MIA's that we will always maintain and value this Memorial. The Memorial ensures future generations are made aware of the significance of the 'Forgotten War' and has pride of place in our yard.



Bambi Kindergartens buildings are structurally sound (**see enclosed ADF report**) and have been maintained by ADF over the years. These buildings are a reflection of this history during occupation of the army at the Ingleburn Military Camp. The pre-school is currently licensed for 40 children per day (occupying 2 classrooms) with room for expansion to a 3 teaching room pre-school within our current boundary fence.



We will alter the exterior of the centre to fit in with the aesthetics of the new development if this is required of us. Bambi Kindergarten's Association over the years has allocated funds to assist with the refurbishment of the centre.

As we enter our 59th year of operation, Bambi Kindergarten remains the option of choice for parents in our area seeking a superior educational program for their children. Full enrolments in addition to a waiting list reinforce the community's demand for our preschool's service.

Bambi Kindergarten is a feeder pre-school to Ingleburn North Primary School and other local schools. Working parents find the close proximity a benefit and time saver when dropping and picking up their children. Located just off Campbelltown Road, Bambi is easily accessible to surrounding suburbs for drop off and pick up without having to battle with congestive traffic associated with the CBD.

Our unique outdoor play environment for children is shaded with trees in excess of 50 years old; this could not be duplicated in another location. Whilst we understand our current location is earmarked for high density development, to remain at our current location would invite a "break up" in the area with lush and well established vegetation.



Bambi Kindergarten's Value in Edmondson Park

- Operating at full capacity (200 child care places per week) proves that this early childhood education centre is the option of choice for parents in both the Liverpool and Campbelltown Local Government Areas.
- History has shown Bambi Kindergarten to be a valuable asset and viable service to the community. As a well-established community resource we are eager to secure the opportunity to provide many more years of quality early childhood education to the current and future community's children.

- Our operating hours are from 8:00am to 4:00pm Monday to Friday (closed during school holidays). These trading hours of education would not infringe on the privacy of residents.

Our wish is to remain as we are where we are currently located while the development builds up around us. This will enable the community to retain what we believe to be, a vital living link to our history while capitalising on an already established and fully functioning early childhood centre.

To stay at our current location, would be beneficial to Bambi and residents as it would be central to Ingleburn North Public School for sibling drop offs.

Bambi Kindergarten is an icon in our area and we ask that you favour us and the community with a 99 year lease on our current location inclusive of an area beside our premises that can be transformed into a car park for our families.

Remaining close to the Heritage Precinct, for historical reasons is important would as Bambi Kindergarten was established by the Wives of the Korean War veterans in 1952.

As an already established and highly valued service, we would be a significant asset to the Edmondson Park development. New services take time to build up child numbers and reputations. Our service is thriving and successful with a reputation for high quality preschool education and care serving the South West of Sydney.

Taking into consideration all of the above information relating to the history of the Bambi Kindergarten site and service, the high quality education currently provided and the reputation of the centre, we hope the final decision is to keep Bambi where it is.

We can be contacted on the number above and await your decision and feedback on this matter.



Alicia Squire
Director



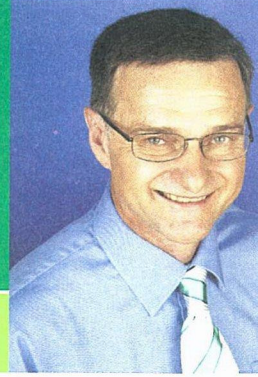
Nathan Williams
**President, Bambi Kindergarten
Management Committee**



Andrew McDonald MP

YOUR LOCAL MEMBER OF STATE PARLIAMENT

Electorate Office: Shop 18, Games Hill Marketplace, Cowpasture & Kurrajong Rds, Homingsea Park NSW 2171
Phone: (02) 9608 8991 Fax: (02) 9608 0606 Email: macquariefields@parliament.nsw.gov.au



Ref:General/Bambi/ss.15.10.10

16 October 2010

To whom it may concern,

I write in support of Bambi Kindergarten. As a not-for-profit community owned preschool, Bambi kindergarten is unique in the Macarthur area. The lease on their current site is due to expire at the end of 2011.

Bambi has provided the highest quality pre-school to local children for almost sixty years. This high quality of care sets the benchmark for others to follow, and for this reason the school operates at nearly full capacity.

There is also an official memorial to the soldiers missing in action in the Korean War on site.

The uncertainty over the future of the school is causing difficulty for those who work there or who wish to send their children there. It is vital for the future of the area that this high quality care is retained and that Bambi pre-school be given the certainty that they need to be able to develop their facility.

Yours sincerely,

Dr Andrew McDonald MP
Member for Macquarie Fields



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Our History

During the Korean Campaign 1950 - 1953 Bambi Kindergarten came into being after wives of servicemen formed a support group to assist each other while their partners were on active service in Korea.

Since 1952 the kindergarten opened its doors to the children of defence force and civilian families, reflecting Bambi's importance as a meeting place for our community.

Bambi Kindergarten began as a "one room" building with a second room being added on several years later. In 1988 Bambi acquired another building and this became our library. With the employment of trained staff and the implementation of programmed activities, the kindergarten has become licensed as a pre school by the Department of Community Services. Originally Bambi was a sessional kindergarten open for children four mornings (with Monday morning being used for staff preparation) and five afternoons.

As the needs of the community changed so did Bambi.

In **1981** two full days (Thursday & Friday) of pre school for children in one room opened up. By the **mid 80's** full days were introduced across the centre in response to family needs.

Bambi Kindergarten was **accredited** as a "**centre of excellence**" with the **Australian Early Childhood Association's pilot accreditation program** in **1993** - being the first centre in the area to be recognised as such. This reputation has taken the dedication and persistence of the staff and families over many years to develop, upgrade and maintain the centre to such a degree.

In **1997** a **memorial plaque, for 22 soldiers reported "Missing in Action" during the Korean War (1950-1953)**, was unveiled by the honourable Bronwyn Bishop, the current Minister for Defence, Industry, Science & Personnel. The plaque honours the 22 soldiers whose bodies were never recovered and now remain in graves somewhere in the Korean battlefields.

The play area is one of Bambi's most outstanding features, being greatly admired by all visitors and a great asset to the growth and development of our young children with its established gardens and shade trees. This was recognised by Campbelltown Council's Garden Competition - Bambi being highly commended in "Best Educational Facility" category.

Ingleburn Military Camp began to close in the **1990's**. Whilst defence force families moved out of the area, Bambi Kindergarten continued to operate for civilian families. Bambi's reputation as a high quality early childhood service has spread throughout the area so that we have families travelling from Liverpool in the North down to St Helen's Park in the South, Five Dock in the East across to Harrington Park in the West.

Bambi was voted the proud winner in the **1997 Macarthur Small Business Awards**.

In **2001** Bambi again saw a need for change. We could no longer afford to operate for children on Mondays as demand was low and Bambi was forced to reduce to four days - Tuesday to Friday.

On the 19th May 2002 Bambi celebrated its 50th Anniversary with an afternoon tea. Past families, children and staff were invited, with a special guest and ex student, Councillor Steven Chaytor from Campbelltown City Council.

A "**Community Action Group**" was formed in **2003** to represent Bambi in its campaign to remain on our current premises with the proposed development of Edmondson Park. Our Community Action Group comprises of ex management committee members who lobby council and local politicians.

In **2004** the preschool introduced the "**Emergent Curriculum**" program, allowing children to freely explore their learning environment.

Our hours of operation were extended from 8.00 am to 4.00 pm, offering a longer pre school day catering to the needs of our community. We were pleased to offer our service to two year old children, initially for one day per week increasing to two days (Monday and Tuesday), which opened a new chapter in the history of Bambi. Whilst our future remained uncertain, Bambi was able to reopen five days - Monday to Friday and continues to offer a high quality pre school early childhood education to children in our community.

Bambi was again winner in the **2005 Macarthur Chronicle Small Business Awards** under the "Specialised Business" category.

Campbelltown City Council presented Bambi Kindergarten with the "Jubilee Award" in **2007** for its recognition of our service to the community for over 50 years.

Due to the high demand for younger children requiring a preschool service, in **2008** Bambi found it necessary to open an additional day for two year old children on a Wednesday. This year, the Emergent Curriculum blended with a child focused learning program, allowing for staff to plan and document for the individual strengths and needs of each child.

As part of Bambi's vision and philosophy, we pride ourselves in offering and encouraging children of all abilities to attend our centre as we are able to accommodate every child's needs. This includes provision of an Additional Needs Support Teacher who works in conjunction with the families and outside agencies, to provide a personalised program for these children.

Through the efforts of Management Committee and staff, we continue to remain a preschool of excellence, valued by educational institutions, by offering work experience to local high schools and practicum placement for students at TAFE and university.

In **2010** – Bambi Kindergarten continue to remain on a yearly lease with the Commonwealth of Australia (Department of Defence), currently extended to December 2011.

We rely heavily on the support of families and the community to maintain a high quality early childhood preschool service.



16 June 2009

Attention: ~~Michelle Berger~~
Director
Bambi Kindergarten
Stevens Road
Ingleburn NSW 2565

Transmittal Advice

This document is an updated report of hazardous materials for Bambi Kindergarten on the Ingleburn Defence Site, NSW.

Bambi Kindergarten was surveyed for hazardous materials in October 2008. The report was completed in March 2009 and Bambi was provided a copy. The removal of bonded asbestos on the site was completed and certified on 9 May 2009.

An amended register of hazardous materials, supported by an amended map of hazardous materials situations is included with the final Asbestos Clearance Certificate. These amendments are in a separate tabbed section at the front of this document.

All bonded asbestos material has been removed from the kindergarten.

Yours faithfully
GHD Pty Ltd

Ross Woodward
Project Director
0294624806

*29/6/09 - Exchanged old
copy of Report with
this new amended
one.
MB*



Australian Government

Department of Defence
Defence Support Group

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Acting Assistant Director
Property Disposals
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Department of Defence
DARLINGHURST NSW 2010
Dunca.stewart1@defence.gov.au
Tel: 02 9377 3660
Fax: 02 9377 3785

PDS 31/2009

Ms Alsion McWhirter
Bambi Kindergarten
Stevens Rd
INGLEBURN NSW 2565

Dear Ms McWhirter

HAZARDOUS MATERIALS SURVEY – BAMBI KINDERGARTEN

I wish to inform you that a hazardous materials survey was recently conducted by Parson Brinckerhoff, I have attached a hard copy of this report. This report should remain on-site and be made readily available to any contractors that are working on the Bambi Kindergarten building.

Defence wishes to advise you that the hazardous materials report identified some low risk bonded asbestos within the building. Defence is currently seeking quotations for the removal (and suitable replacement) of this bonded asbestos from the building. Subject to receiving all necessary approvals, this work is currently scheduled to take place within the upcoming school holidays – between Friday 10 April and Monday 27 April 2009.

Please do not hesitate to contact me if you wish to discuss.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D Stewart', written in a cursive style.

Duncan Stewart
Acting Assistant Director
Property Disposals

23 March 2009

Hazardous Materials Survey, Bambi Kindergarten, Ingleburn Defence Site, NSW

Remediation Report

~~March 2009~~ May 2009

Department of Defence



Parsons Brinckerhoff Australia Pty Limited ABN 80 078 004 798

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NCSI Certified Quality System ISO 9001

2116922A PR_9288 rev a

Draft: Privileged and Confidential -- prepared for the purposes of legal advice.



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Asbestos Clearance Certificate

GHD/Department of Defence

Site Name	The Bambi Kindergarten, Ingleburn Defence Site	Date of inspection	9 May 2009
Site Location	Lot 2, DP 831152, Stevens Road, Ingleburn, NSW		

Removal Information	
Name of Contractor	VB Carpentry
Specific Areas of Work	Void under main building – undercroft.
Asbestos Material (type)	Asbestos cement fragments to ground and packing materials to some support pillars.
Remediation works completed	VB Carpentry removed and replaced the pieces of cement at the tops of those columns where it was present. They then removed visible asbestos cement fragments and other items of cement from the undercroft.

Air Monitoring	
Air monitoring results within removal area below detection limit? (tick box)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments:	
Certificate attached	

Visual Inspection	
Asbestos materials removed and/or encapsulated in areas specified in accordance with applicable guidance and legislation? (tick box)	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments:	
No visible, accessible asbestos contaminated dust and/or asbestos cement fragments were identified after the completion of removal works. Removal works completed satisfactory.	

Over a Century of
Engineering Excellence



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Certificate of Analysis

CLIENT: PB - Sydney
CERTIFICATE NO: 2116922A-12424
CLIENT ADDRESS: Level 27, Ernst & Young Centre, 680 George Street, Sydney NSW 2000
DATE SAMPLED: 9/05/2009
TELEPHONE: 02 9272 5100
DATE RECEIVED: 13/05/2009
FAX / E-MAIL: aspankie@pb.com.au
DATE ANALYSED: 13/05/2009
CONTACT: Adrian Spankie
LOCATION: Bambi Kindergarten, Ingleburn Defence Site, Campbelltown.
SAMPLED BY: As Received
TEST METHOD: Filters examined at Parsons Brinckerhoff's Queensland Laboratory in accordance with N.O.H.S.C. (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust, Parsons Brinckerhoff's Laboratory Method No. 2, and N.A.T.A. Accreditation No. 9607.

Clearance Air Monitoring Results

Lab Number	Location	Result (Fibres/Field)	Concentration (Fibres/mL)
M001	Centre of north elevation	0 /100	<0.01
M002	North east corner	0 /100	<0.01
M003	North west corner	0 /100	<0.01
M004	West elevation	1 /100	<0.01
M005	South west corner	1 /100	<0.01

NB: If the fibre count is less than 10 fibres per 100 fields then the count is not significantly above that of background. Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust. (N.O.H.S.C.:3033 (2005))

Volume measurement performed by Client, therefore not covered by terms of registration



Approved Counter
 Name: Michael Shepherd
 Signature

Approved Signatory
 Name: Michael Shepherd
 Signature

AUTHORISATION DATE
 13/05/2009

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.

Hazardous Materials Register

Defence Ingleburn - Bambi Kindergarten

Event	Location	Application	Material Description	Extent	Sample ID No.	Photo No.	Analytical result	Material Condition	Risk Status	Control Recommendations / Comments	Review date	Consultant / Hygienist name	Control action taken	Date actioned	Contractor details
16	Blue Gum room	Floor covering	Original vinyl below carpet and new vinyl	60m ²	Refer to Bam/04	N/A	NAD	N/A	N/A	No further action required	N/A	N/A	N/A	N/A	N/A
17	Blue Gum room - roof space	Insulation within roof space	SMF	90m ²	Presumed	N/A	N/A	Good	Low	Leave and maintain in a good condition	Oct-09				
18	Store room	Floor covering	Original vinyl below carpet and new vinyl	8m ²	Refer to Bam/04	N/A	NAD	N/A	N/A	No further action required	N/A	N/A	N/A	N/A	N/A
19	External entry to children's bathroom	Ceiling lining	Flat FC sheeting	4m ²	Bam/06	N/A	NAD	N/A	N/A	No further action required	N/A	N/A	N/A	N/A	N/A
20	Adult's toilets	Wall & partition lining	Flat FC sheeting	30m ²	Refer to Bam/05	N/A	NAD	Fair	Low	No further action required	N/A	N/A	N/A	N/A	N/A
21	Blue Gum building	Paint to door frames and doors	White paint system	25m ²	N/A	N/A	0.07%	N/A	N/A	No action required as the lead content is below 1.0%	N/A	N/A	N/A	N/A	N/A
22	External	Paint to weather board wall lining	Lead based older paint under new cream based paint system	Throughout	Refer to Bam/P/02	3	7.90%	Good	Low	Leave and maintain in a good condition. Ensure older paint system remains sealed	Oct-09				
23	External	Paint to decking, walkway, beams, doors & frames	Green paint system	Throughout	Refer to Bam/P/03	N/A	0.11%	N/A	N/A	No action required as the lead content is below 1.0%	N/A	N/A	N/A	N/A	N/A
24	South elevation to Lift Pit building	Infill panel between weatherboard wall and corrugated metal roof	Flat FC sheeting	20 linear metres	Bam/07	2	CH	Good	Low	Encapsulate, label and maintain in a good condition.	No longer required	N/K	Removed	May-09	VB Carpentry
25	Undercroft (Verandah area)	Packing between brick footings and floor beams	AC packing	9 columns	Bam/08	4	CH	Good	Low	Encapsulate, label and maintain in a good condition.	No longer required	PB	Removed	May-09	VB Carpentry
26	Undercroft	Loose cement debris	AC debris	10/257m ²	Refer to Bam/09	5,6	CH	Poor	Low	Continue to restrict access until area is decontaminated	No longer required	PB	Removed	May-09	VB Carpentry
27	Throughout buildings	Capacitors to Fluorescent light fittings	N/A	All units	Inspected	N/A	N/A	N/A	N/A	The type of capacitors present are not listed as containing PCBs.	N/A	N/A	N/A	N/A	N/A
28	Building K2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No visible, accessible hazardous materials were identified at the time of the inspection	N/A	N/A	N/A	N/A	N/A
29	Building K3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No visible, accessible hazardous materials were identified at the time of the inspection	N/A	N/A	N/A	N/A	N/A

CH - Chrysotile A - Amosite C - Crocidolite NAD - No asbestos detected SMF - Synthetic mineral fibres AC - Asbestos cement FC - Fibrous cement

Hazardous Materials Survey, Bambi Kindergarten, Ingleburn Defence Site, NSW

March 2009

Department of Defence



Parsons Brinckerhoff Australia Pty Limited ABN 80 078 004 798

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2116922A PR_9288 rev a

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Executive summary

In October 2008, Parsons Brinckerhoff (PB) was commissioned by Clayton Utz on behalf of the Australian Department of Defence (Defence), the client, to undertake hazardous materials surveys and identify and conduct risk assessments of the hazardous materials found on the buildings and other areas in Lot 2, DP 831152, Stevens Road, Ingleburn, NSW (Bambi Kindergarten).

A total of 3 structures located at the Bambi Kindergarten were surveyed for hazardous materials.

This Report provides a summary of methodology, references, purpose and scope of work.

The hazardous materials surveys of the structures were carried out by PB surveyors, John Batty and Sarah Ellem, in October 2008.

The main buildings at the Bambi Kindergarten (K1) were found to contain some low risk items of asbestos cement, synthetic mineral fibre (SMF) insulation and lead based paint (refer to appendix A). Asbestos cement debris was identified within the sub-floor/under-croft area. Access to this area should continue to be restricted until it is cleaned and decontaminated.

No suspected medium or high risk materials were identified at the time of the inspection. None of the inspected light fittings were found to be fitted with polychlorinated biphenyls (PCBs) containing capacitors.

The scope of services for this investigation comprised a detailed visual inspection of the above mentioned buildings where accessible. Representative samples from materials suspected of containing asbestos and paint systems suspected of containing lead were taken and analysed. All data generated from the survey was used to create a hazardous materials register (appendix A).

In accordance with the requirements of the National Occupational Health and Safety Commission (NOHSC) National Code of Practice for the Management and Control of Asbestos in Workplaces 2005 (NOHSC Code), a review of the Asbestos Containing Material (ACM) register should be undertaken every 12 months. The review should include a visual inspection of each ACM situation to check the physical condition as well as a review of the risk assessment for each situation. Based on the requirements of the NOHSC Code, the next review of the identified ACMs is due in October 2009.



1.2 Objectives

The objectives of the hazardous material survey were to:

- identify hazardous materials
- provide a qualitative risk assessment of the hazardous materials identified
- provide recommendations on the control measure strategies in the event of any refurbishment or demolition works
- prepare a hazardous materials register for the buildings at the Bambi Kindergarten to ensure compliance with state legislation and Commonwealth codes of practice as outlined in Section 1.1 above.

1.3 Scope of work

The completed scope of services for this investigation comprised the following:

Task 1 – Pre-site inspection preparation

- preparation of a project specific Health Environment and Safety Plan (HESP).

Task 2 – Site inspection and sample collection

- site investigations, includes identification of hazardous materials, location, type, condition, extent and qualitative risk assessment
- sampling of representative materials suspected of containing asbestos or lead materials. Suspected PCBs and SMF containing items or materials were assessed on site by the surveyors.

Task 3 – Analysis of suspect materials

Suspected ACM and lead based paint samples collected during the survey were sent to NATA accredited laboratories for analysis.

Task 4 – Reporting & Hazardous Materials Register

All data generated from the survey was used to create a hazardous materials register/spreadsheet, which identifies and defines the condition of the materials, lists any factual findings and provides consideration to their management or removal priority.



The Australian and New Zealand Environment Conservation Council "Polychlorinated Biphenyls Management Plan, November 1996" outlines the National Strategy for the management of PCBs.

The document defines PCB materials and wastes as follows:

Table 2-1 PCB waste classifications

PCB concentration	PCB waste classification
<2 mg/kg	PCB free
2 mg/kg - <50 mg/kg	Non-Scheduled PCB material or waste
>50 mg/kg	Scheduled PCB material or waste
>100,000 mg/kg (10%)	Concentrated PCB material

4. Site inspection details

All materials encountered are presented in the hazardous materials register, Appendix A.

4.1 Results of inspection

The following hazardous materials were identified during the inspection:

Building K1

- The library, Blue Gum and Lilli Pilli roof spaces were found to contain SMF insulation.
- The south elevation had an asbestos cement infill panel at the top of the wall, between it and the roof sheets. Refer to Appendix A, sample Bam/07 and Appendix B photograph 2.
- Asbestos cement packing material was identified on the top of 9 piers that support the building. The majority of piers do not have this asbestos cement packing. Refer to Appendix A, sample Bam/08 and Appendix B photograph 4.
- Asbestos cement debris is present and widespread throughout the sub-floor/under-croft area. This includes cement pipe and fragments of sheeting. Refer to Appendix A, sample Bam/08 and Appendix B photographs 5 & 6.
- The base paint under the new cream paint to the external weatherboard walls of the building was found to contain approximately 7.9% lead (weight/weight). Refer to Appendix A, sample Bam/P/02 and Appendix B photograph 3.

Building K2

- No suspected hazardous materials were identified.

Building K3

- No suspected hazardous materials were identified.

5.3 Polychlorinated biphenyls (PCBs) risk assessment factors

Risk assessment factors include:

- the manufacture age and location of the capacitor
- the condition of the capacitor (visible leaks/spills of fluid)
- potential of exposure to the PCBs from human contact with capacitors
- ease with which the capacitors can be accessed
- the requirement for access to light fittings for building or maintenance operations and accessibility (low, medium or high).

As above, these aspects are in turn assessed by reference to the potential for exposure. When risk factors have indicated a possibility of exposure to PCBs, appropriate recommendations for the removal and disposal of the capacitors are made.

5.4 Hazardous materials – priority ratings

The risk factors described above are used to rank the health risk posed by the presence of hazardous materials:

- Low Risk – describes hazardous materials that pose a low health risk to personnel, employees and the general public providing they stay in a stable, minimal access condition.
- Medium Risk – applies to materials that pose an increased risk to people in the area.
- High Risk – materials that pose a high health risk to personnel or the public in the area of the material.

5.4.1 Priority rating system for control recommendations

The following priority rating system is adopted to assist in the programming and budgeting of the control of hazardous material risk identified in the building:

1. High Priority: Hazard with Significant Risk Potential

An area has hazardous materials that are either damaged or are being exposed to continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other parts of the building with continued unrestricted use of this area. Prompt abatement of the hazard is recommended and instigation of control measures under a hazardous materials management plan.

2. Medium Priority: Hazard with Elevated Risk Potential

An area has hazardous materials with a potential for disturbance/exposure due to the following conditions:

- the material has been disturbed or damaged and its current condition, while not posing an immediate risk, is unstable
- the material is accessible and can, when disturbed, present a short-term exposure risk
- demolition, renovation, refurbishment, maintenance, modification or new installation, involving air-handling system, ceilings, lighting, fire safety systems or floor layout is scheduled.

6. Limitations

6.1 Scope of services

This Report has been prepared in accordance with the scope of services set out in the contract, or as otherwise agreed, between Defence and PB.

6.2 Reliance on data

In preparing the Report, PB has relied upon data, surveys, analyses, designs, plans and other information provided by Defence and other individuals and organisations, most of which are referred to in the report (the data). Except as otherwise stated in the Report, PB has not verified the accuracy or completeness of the data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in the report (conclusions) are based in whole or part on the data, those conclusions are contingent upon the accuracy and completeness of the data. PB will not be liable in relation to incorrect conclusions should any data or information provided to PB be incorrect or if such data has been concealed, withheld, misrepresented or otherwise not fully disclosed to PB.

6.3 No inspection can be guaranteed to locate all hazardous materials

In practice it is generally impossible to locate all hazardous materials in the course of an inspection.

This is because of factors such as:

- the need to avoid damage, such as when attempting to inspect behind wall panels or under carpets
- minimising inconvenience when premises or plant are in use whilst an inspection is being conducted
- the availability of building/plant construction plans.

6.4 There is no instrument which can detect hazardous materials

The presence of hazardous materials must be determined visually, as there is no single, cost effective instrument currently available for the purpose. Usually an inspector will take samples of suspect materials and have them analysed in a laboratory. Thus, any restrictions on the amount of sampling will reduce confidence in the hazardous materials inspection findings.

The consequence of this is that hazardous materials which cannot be seen will not be found.

7. Conclusions & recommendations

Within the limitations and constraints imposed by the Hazardous Materials Inspection, particularly limitations imposed by the operational status of all buildings, the following conclusions are provided.

7.1 Asbestos materials

The ACMs identified to the Bambi Kindergarten buildings were all in a good condition at the time of the survey. They should be regularly inspected, at least annually, and managed as detailed below to ensure they remain in a good condition. If work is proposed that could damage the materials then they should be removed in advance. If their condition deteriorates or they suffer some damage then they should be repaired or replaced.

The under-croft area was found to contain a significant amount of asbestos cement debris in a poor condition. Access to this area should remain restricted until this material is removed and the area decontaminated. This work should be carried out prior to any demolition or any other works that will require entry to the area.

It may be considered that the packing materials to the tops of the brick columns located in the under-croft should be sealed with a liquid plastic paint or equivalent, where they are accessible in order to provide additional reassurance to staff and others at the Bambi Kindergarten.

PB has undertaken to label all ACM following the issuing of this report. Defence has standard signage conventions and designs that will be followed.

7.2 Lead based paints

The lead based paints identified at the kindergarten were all sealed and in a good condition at the time of the survey. They should be regularly inspected and the new coat of paints maintained to prevent exposure to the lead based layer. If work is proposed that could damage the paint then they should be removed in advance. If their condition deteriorates or they suffer some damage then they should be repaired or replaced.

Lead based paints should be maintained in a good condition to prevent flaking and generation of dust. If the condition deteriorates then the paint should be repaired or removed but under controlled conditions to prevent dust generation. If the paint is liable to be damaged and ingested by children or others it should be encapsulated or removed.

The Australian Standard recommends that in the case of lead paint removal the paint is either wet sanded or stripped, or chemically stripped. Plastic drop sheets are used to collect debris for disposal. It should be noted that the lead containing residue from chemical stripping may impregnate the wood beneath the paint resulting in a hazardous surface. The work area should be sealed off and workers should wear disposable overalls and respiratory protection. A wet decontamination unit should be utilised for the decontamination of workers.

Lead paint may not need to be stripped from structures prior to demolition provided appropriate dust controls are implemented during demolition and safeguards are put in place to ensure surrounding areas of the soil do not become contaminated with lead. The disposal of building products coated with lead based paints also needs to be considered to guard

- (b) any action taken to control asbestos and asbestos-containing material in the place of work or in plant at the place of work is recorded in the register, including details of:
- (i) any assessment concerning the asbestos that took place before the work was carried out, and
 - (ii) if the work was carried out by a contractor rather than by an employee of the controller, the name of the person who carried out the work, and
 - (iii) the date on which the work was carried out, and
- (c) all occupiers of the place of work are provided with access to a copy of the register and all updates to it."

Nothing contained within this report may be considered to alter or modify guidelines as set down in the National Occupational Health and Safety Commission (Worksafe Australia) *Asbestos: Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)]*, or the requirements laid down under all relevant New South Wales Legislation.

Any removal of asbestos containing materials should be carried out under controlled conditions and prior to the commencement of any renovation or demolition works that may cause their disturbance. The removal works are to be conducted in accordance with the *National Occupational Health and Safety Commission Code of Practice For The Safe Removal of Asbestos, 2nd Edition [NOHSC 2002(2005)]*, April 2005.

All asbestos removal, transport and disposal should be performed in accordance with NSW legislative and WorkCover and DECC requirements. If more than 10m² of bonded or any friable asbestos is to be removed, a contractor with a bonded or friable asbestos licence or demolition licence issued by NSW WorkCover would be required to carry out the work.

Where asbestos cannot be removed prior to mechanical demolition (e.g. where structures are unsound, inhibiting access to asbestos removal personnel), dust suppression must be employed during demolition. All building waste suspected of containing asbestos must be transferred into plastic lined skips or trucks and covered prior to removal from site.

Environmental management and OH&S procedures should be put in place during any asbestos removal to protect workers, surrounding residents and the environment.

Clearance certification would be required at the completion of any removal work. The clearance inspection should be carried out by an occupational hygienist or an environmental scientist specialised in the management of hazardous materials. PB would be able to provide this service on request if required. It is recommended that the client appoints a hygienist independent of the removal company.

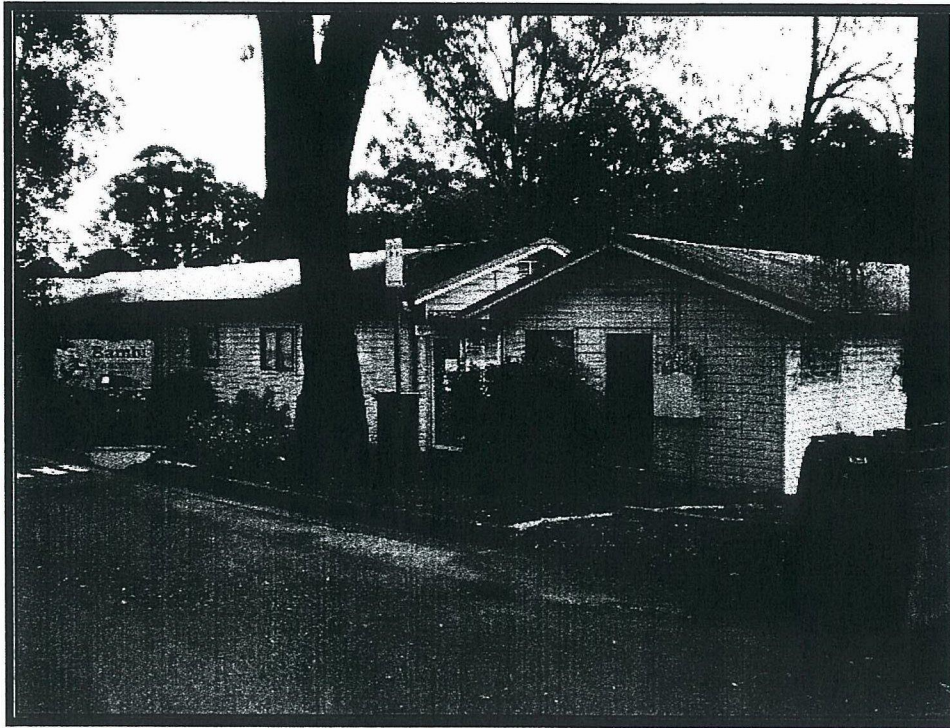
As a precautionary measure it would be recommended to carry out asbestos fibre air monitoring during the removal of any asbestos materials and in conjunction with the visual clearance inspection. The monitoring is to be conducted in accordance with the *National Occupational Health and Safety Commission Guidance Note on the Membrane Filter Method For the Estimating Airborne Asbestos Fibre, 2nd Edition [NOHSC 3003(2005)]*, April 2005.

Appendix A

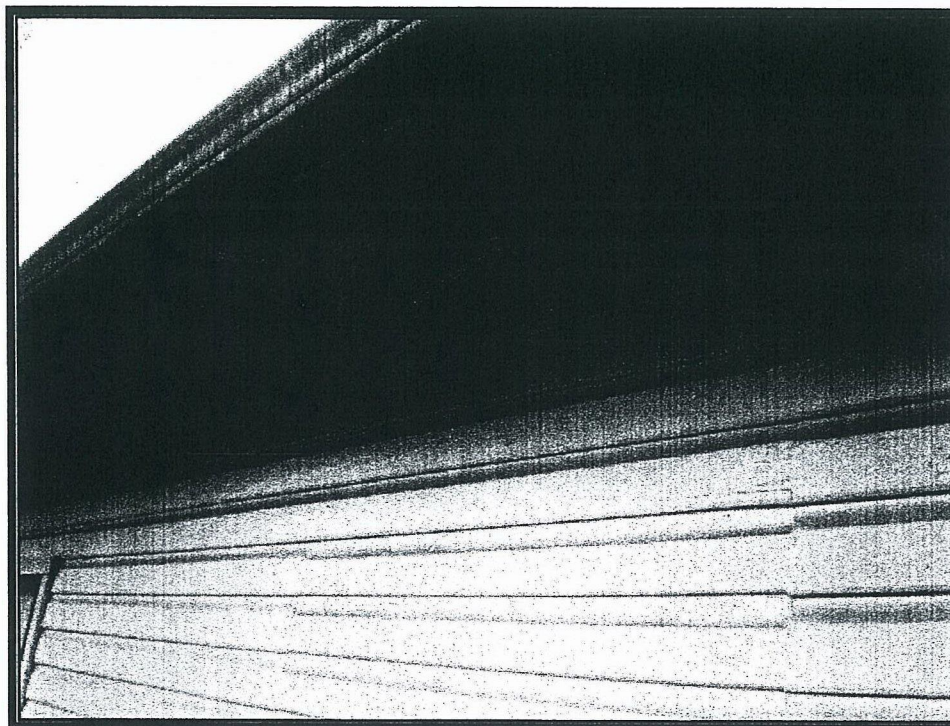
Hazardous Materials Register

Event	Location	Application	Material Description	Extent	Sample ID No.	Photo No.	Analytical result	Material Condition	Risk Status	Control Recommendations / Comments	Review date	Consultant / Hygienist name	Control action taken	Date actioned	Contractor details
16	Blue Gum room	Floor covering	Original vinyl below carpet and new vinyl	60m ²	Refer to Bam/04	N/A	NAD	N/A	N/A	No further action required	N/A				
17	Blue Gum room - roof space	Insulation within roof space	SMF	90m ²	Presumed	N/A	N/A	Good	Low	Leave and maintain in a good condition	Oct-09				
18	Store room	Floor covering	Original vinyl below carpet and new vinyl	8m ²	Refer to Bam/04	N/A	NAD	N/A	N/A	No further action required	N/A				
19	External entry to children's bathroom	Ceiling lining	Flat FC sheeting	4m ²	Bam/06	N/A	NAD	N/A	N/A	No further action required	N/A				
20	Adult's toilets	Wall & partition lining	Flat FC sheeting	30m ²	Refer to Bam/05	N/A	NAD	Fair	Low	No further action required	N/A				
21	Blue Gum building	Paint to door frames and doors	White paint system	25m ²	N/A	N/A	0.07%	N/A	N/A	No action required as the lead content is below 1.0%	N/A				
22	External	Paint to weather board wall lining	Lead based older paint under new cream based paint system	Throughout	Refer to Bam/P/02	3	7.90%	Good	Low	Leave and maintain in a good condition. Ensure older paint system remains sealed	Oct-09				
23	External	Paint to decking, walkway, beams, doors & frames	Green paint system	Throughout	Refer to Bam/P/03	N/A	0.11%	N/A	N/A	No action required as the lead content is below 1.0%	N/A				
24	South elevation to Lilli Pill building	Infill panel between weatherboard wall and corrugated metal roof	Flat FC sheeting	20 linear metres	Bam/07	2	CH	Good	Low	Encapsulate, label and maintain in a good condition.	Oct-09				
25	Under croft (Verandah area)	Packing between brick footings and floor beams	AC packing	9 columns	Bam/08	4	CH	Good	Low	Encapsulate, label and maintain in a good condition.	Oct-09				
26	Under croft	Loose cement debris	AC debris	10/257m ²	Refer to Bam/09	5,6	CH	Poor	Low	Continue to restrict access until area is decontaminated	Oct-09				
27	Throughout buildings	Capacitors to Fluorescent light fittings	N/A	All units	Inspected	N/A	N/A	N/A	N/A	The type of capacitors present are not listed as containing PCBs.	N/A				
28	Building K2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No visible, accessible hazardous materials were identified at the time of the inspection	N/A				
29	Building K3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No visible, accessible hazardous materials were identified at the time of the inspection	N/A				

CH - Chrysotile A - Amosite C - Crocidolite NAD - No asbestos detected SMF - Synthetic mineral fibres AC - Asbestos cement FC - Fibrous cement



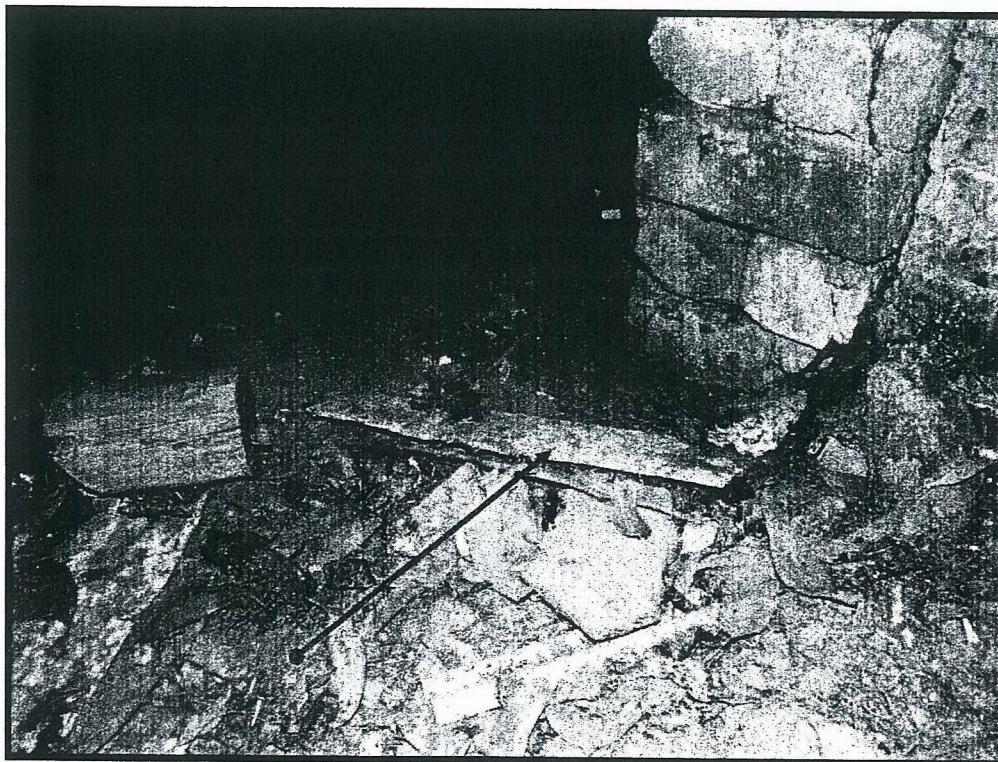
Photograph 1: Bambi Kindergarten (K1)



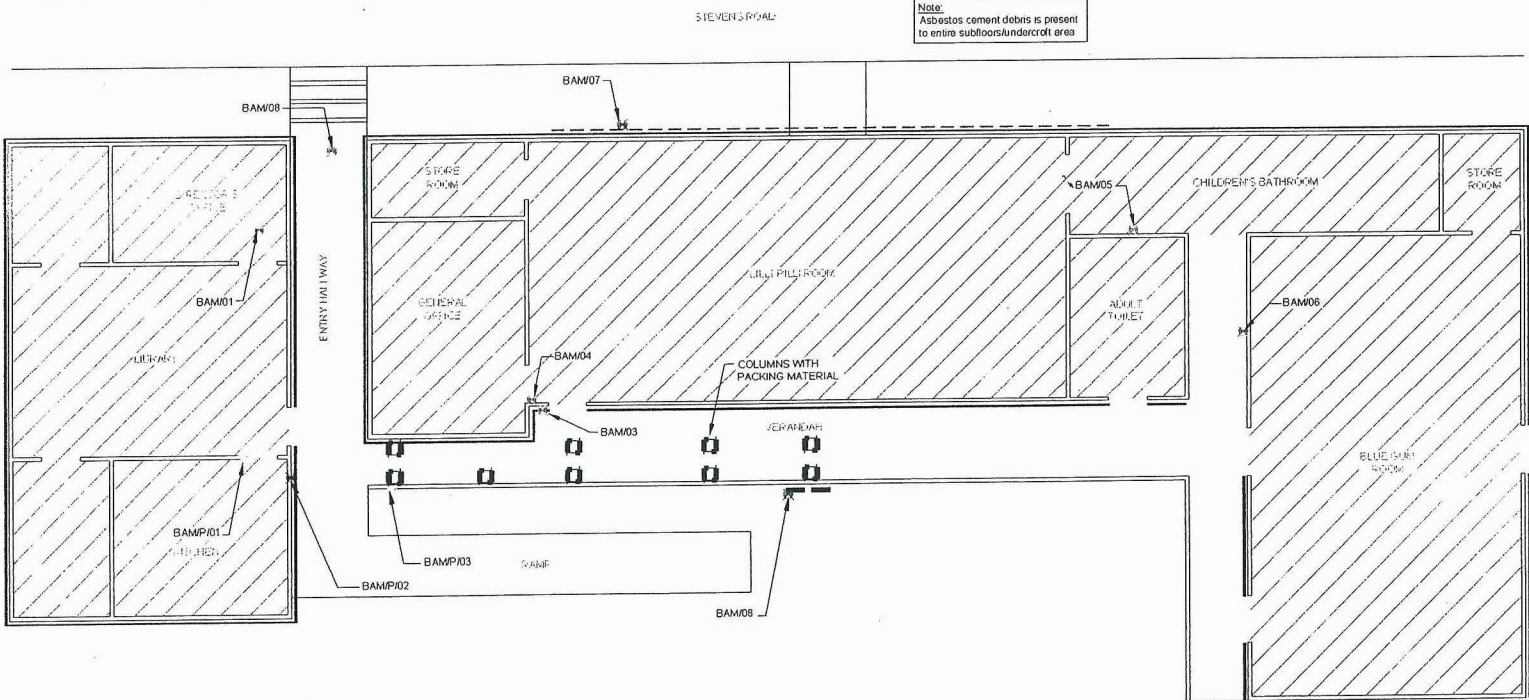
Photograph 2: Bambi Kindergarten, South elevation – asbestos cement infill panel between weather board wall and corrugated iron roof (Refer sample Bam/07)



**Photograph 5: Bambi Kindergarten, under-croft – asbestos cement debris
(Refer to sample Bam/08)**



**Photograph 6: Bambi Kindergarten, under-croft – asbestos cement debris
(Refer to sample Bam/08)**



LEGEND

- | | | | | | | | | | | | |
|--|------------------------------------|--|---------------------------|--|----------------------------|--|---|--|------------------------------------|--|---|
| | CEILING TILES | | EXTERNAL EAVES LINING | | PACKING MATERIAL | | LEAD BASED PAINT TO WALL CLADDING | | GASKET | | WALL LINING |
| | CEILING LINING | | AWNING LINING | | PARTITION WALLS | | LEAD BASED PAINT TO WINDOW & DOOR/FRAME | | FIBRE CEMENT PIPE | | ACM SAMPLE |
| | FLOOR COVERING/LINING | | ELECTRICAL MOUNTING BOARD | | INFILL PANEL | | LEAD BASED PAINT TO INTERNAL WALLS | | INSULATED FIRE DOOR | | NAD SAMPLE |
| | ROOF | | | | FIBRE CEMENT WALL SHEETING | | FIBRE CEMENT UPPER WALL CLADDING | | ELECTRICAL SERVICE PIT CASTING | | POSITIVE LEAD BASED PAINT SYSTEM SAMPLE |
| | DEBRIS | | | | EXTERNAL FASCIA | | | | HOT WATER UNIT WITH SMF INSULATION | | NEGATIVE LEAD BASED PAINT SYSTEM SAMPLE |
| | DEBRIS WITHIN ROOF SPACE | | | | EXTERNAL GUTTER | | | | | | |
| | SMF INSULATION MATERIAL | | | | GABLE LINING/ENDS | | | | | | |
| | SMF BATTS LINING UNDERSIDE OF ROOF | | | | MASTIC SEALANT | | | | | | |
| | COMPRESSED AC SEAT | | | | ROPE SEAL | | | | | | |

REV	DATE	DESCRIPTION	DRAFT	CHECK	DESIGN	VERIFY	APPROVE
A	30.10.09	PB SITE INVESTIGATIONS					

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SIGNED _____
DATE _____

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London, Seoul & Young, Ontario
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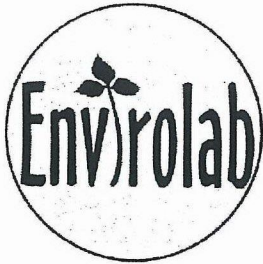
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CLIENT
DEPARTMENT OF DEFENCE

PROJECT	DISCIPLINE	NUMBER	REV
HAZ_INGLEBURN DEFENCE STP-BUILDING 5003 HAZARDOUS MATERIALS SITUATIONS	HAZ	-BAM-K1	A

Appendix D

Certificates of Analysis



Envirolab Services Pty Ltd
ABN 37 112 535 645
12 Ashley St Chatswood NSW 2067
ph 02 9910 6200 fax 02 9910 6201
enquiries@envirolabservices.com.au
www.envirolabservices.com.au

CERTIFICATE OF ANALYSIS 23395

Client:

Parsons Brinckerhoff
GPO Box 5394
Sydney
NSW 2001

Attention: John Batty

Sample log in details:

Your Reference:	<u>Ingleburn Defence</u>
No. of samples:	10 Paint Samples
Date samples received:	13/10/08
Date completed instructions received:	13/10/08

Analysis Details:

Please refer to the following pages for results, methodology summary and quality control data. Samples were analysed as received from the client. Results relate specifically to the samples as received. Results are reported on a dry weight basis for solids and on an as received basis for other matrices. *Please refer to the last page of this report for any comments relating to the results.*

Report Details:

Date results requested by:	20/10/08
Date of Preliminary Report:	Not Issued
Issue Date:	15/10/08

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Tests not covered by NATA are denoted with *.

Results Approved By:


Jacinta Hurst
Operations Manager

Envirolab Reference: 23395
Revision No: R 00

Page 1 of 5



Client Reference: Ingleburn Defence

Method ID	Methodology Summary
Metals.4	Digestion of Paint chips for Lead determination by ICP-AES.

Envirolab Reference: 23395
Revision No: R 00



Report Comments:

Asbestos was analysed by Approved Identifier: Not applicable for this job

INS: Insufficient sample for this test

NT: Not tested

PQL: Practical Quantitation Limit

RPD: Relative Percent Difference

NA: Test not required

LCS: Laboratory Control Sample

NR: Not requested

<: Less than

>: Greater than

Quality Control Definitions

Blank: This is the component of the analytical signal which is not derived from the sample but from reagents, glassware etc, can be determined by processing solvents and reagents in exactly the same manner as for samples.

Duplicate: This is the complete duplicate analysis of a sample from the process batch. If possible, the sample selected should be one where the analyte concentration is easily measurable.

Matrix Spike: A portion of the sample is spiked with a known concentration of target analyte. The purpose of the matrix spike is to monitor the performance of the analytical method used and to determine whether matrix interferences exist.

LCS (Laboratory Control Sample): This comprises either a standard reference material or a control matrix (such as a blank sand or water) fortified with analytes representative of the analyte class. It is simply a check sample.

Surrogate Spike: Surrogates are known additions to each sample, blank, matrix spike and LCS in a batch, of compounds which are similar to the analyte of interest, however are not expected to be found in real samples.

Laboratory Acceptance Criteria:

Duplicates: <5xPQL - any RPD is acceptable; >5xPQL - 0-50% RPD is acceptable.

Matrix Spikes and LCS: Generally 70-130% for inorganics/metals; 60-140% for organics and 10-140% for

SVOC and speciated phenols is acceptable.

Surrogates: 60-140% is acceptable for general organics and 10-140% for

SVOC and speciated phenols.