



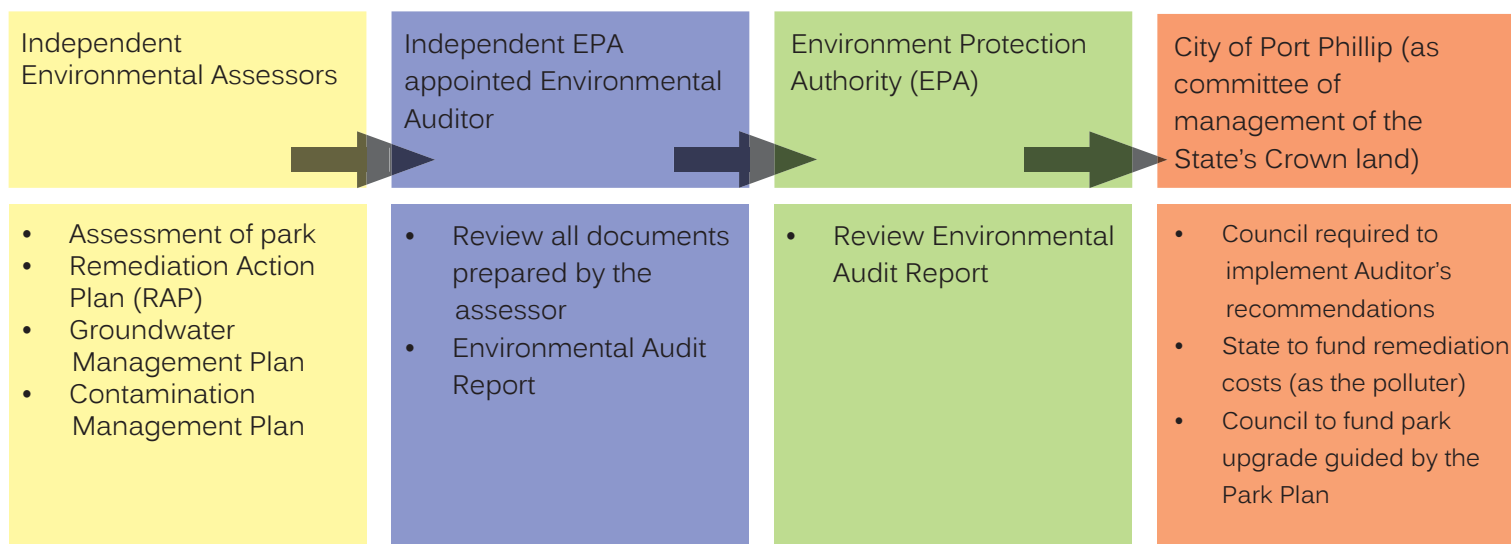
ENVIRONMENTAL AUDIT SUMMARY

An environmental audit is being undertaken for the Gasworks Arts Park under Section 53V of the Environment Protection Act 1970. The audit is being conducted by an Environment Protection Authority (EPA) appointed Environmental Auditor. The audit report will provide recommendation for ongoing management of the site, including further guidance or direction to manage or minimise any remaining risks.

The audit comprises of:

- An assessment of the site by an Environmental Assessor
- Actions to mitigate risk of contamination on the site in the form of a Remediation Action Plan (RAP)
- Review by an independent Environment Protection Authority (EPA) appointed Environmental Auditor in the form of a Environmental Audit Report.
- Final review of the audit report by the EPA

The environmental audit is conducted in accordance with state guidelines and regulations, such as 53V of the Environment Protection Act 1970. Council will be required to implement the recommendation made in the audit report. Failure to implement the recommendations may result in closure of the park.



ENVIRONMENTAL SITE ASSESSMENT

The site assessment has included more than 40 soil sample locations and 129 individual soil samples tested, 33 groundwater monitoring bores and assessment of vapour inside buildings.

Assessment of the site has identified widespread soil contamination across the park. Contamination is not localised to one location or one depth on the site. The levels of contamination require remediation to ensure the risk to site users is minimised. Contaminants reported on the site include heavy metals (arsenic, copper), cyanide, total recoverable hydrocarbons and polycyclic aromatic hydrocarbons. All contaminants are considered to be a result of the site operating as a gasworks.

The assessment also found that portions of groundwater beneath the park are impacted. The groundwater contamination is largely contained by the surrounding sewer network.

The soil vapour assessment reported that there is not impact to site buildings and their users from the contamination of the site.

The Environmental Assessor is also responsible for preparing a Contamination Management Plan for the park.



gasworks

ENVIRONMENTAL AUDIT SUMMARY - APRIL 2014

arts
park



REMEDIATION ACTION PLAN

The purpose of remediating the site is to minimise risk to site users. A Remediation Action Plan (RAP) has been prepared for Gasworks Arts Park by the Environmental Assessor. The RAP evaluates a range of technologies available to remediate the site, this included:

- Capping and isolation
- Onsite treatment and retention or disposal
- Offsite treatment
- Offsite disposal to landfill
- Institutional controls/do nothing

The review of available technologies also considered issues such as the setting of the site, intended future use and protection to human health and the environment and the site's estimated volume of contaminated soil. It was deemed that the whole site requires remediation, due to the varying level of contamination and widespread distribution. The independent environmental assessor concluded that capping and isolation is the most practical method of managing contamination.

Capping and isolation provides a separation between contaminated soil and park users.

Technologies to remediate groundwater have also been assessed. Given the degree and extent of contamination and the presence of the controlling surrounding sewer system, continued monitoring was identified to be the most practical management measure.

The RAP outlines management of contaminated soil, dust, storm water, noise, odours, occupational health and safety controls, etc. during capping and construction works; roles and responsibilities of parties undertaking the works and validation of the site to ensure the works have achieved the intended outcomes.

ENVIRONMENTAL AUDIT REPORT

The assessment documentation, Remediation Action Plan and Contamination Management Plan form the basis of the Environmental Audit Report prepared by the Independent EPA Appointed Environmental Auditor. The Auditor recommendations may include requirements such as monitoring and maintenance of the separation layer. The Environmental Audit Report is currently being prepared.

The Environmental Audit Report will be submitted to EPA for review.

Further general information about the auditing system can be provided on EPA's website www.epa.vic.gov.au/our-work/environmental-auditing