

Gasworks Arts Park Environmental Audit



Report Summary

Indoor Ambient Air Investigation

Title: Indoor Ambient Air Investigation at Former South Melbourne Gasworks, Version 2, November 2012

Prepared by: Environmental Earth Sciences (Environmental Assessor)

Objective: To assess the potential health risk from vapour intrusion to existing building users of Gasworks Park and Southport Community Residential Home

Scope of works

- Site inspection to evaluate building characteristics that might influence indoor ambient air sampling.
- Two rounds of indoor ambient air sampling in winter and summer seasonal conditions.

Findings

- Detectable concentrations of vapours measured were low and considered to be attributed to cross contaminating sources such as paints, solvents, thinners, glues and resins.
- Low vapour intrusion measures are considered to be attributed to:
 - Building design (ventilation, building height, subsurface penetrations)
 - Groundwater flow away from the site buildings to the surrounding sewers
 - Low likelihood of gasworks waste being buried under site buildings
 - Natural site settings such as depth to groundwater in sandy clays.
- Sub-surface vapour intrusion into buildings is considered to be negligible and unlikely to result in a chronic unacceptable health risk to building users provided site land use and use of buildings remains unchanged.

NOTE: Whilst the test results in this report will remain unchanged, the analysis and recommendations of all technical documents concerning Gasworks Arts Park are still subject to the review of the Independent EPA appointed Environmental Auditor. The Independent Auditor's 'Environmental Audit Report' is then subject to review by the Environmental Protection Authority (EPA).