

9 September 2021

Luke Fittock
Newton Denny Chapelle
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Lismore NSW 2480

Dear Luke

re: Additional Information Requirements; Proposed Rezoning of 3, 5 and 7 Chester St, Inverell, NSW (Lots 1 and 2, DP326225 and Lot 3D, DP360441)

Introduction and Background

This letter provides additional information to support the rezoning of three land parcels situated at 3, 5 and 7 Chester Street in Inverell, NSW (Lot 1 DP326225, Lot 2 DP326225 and Lot 3D DP360441, respectively). ENV Solutions Pty Ltd (ENV) understands that the information has been requested by the NSW Department of Planning, Industry and Environment (DPIE) as part of its assessment of the rezoning proposal.

ENV was engaged in early 2021 by Inverell Shire Council (ISC) to conduct a Detailed Site Investigation (DSI) of the existing Liberty branded service station, situated on the south-east corner of the intersection of Chester Street with Glen Innes Road (street address of 24-26 Glen Innes Road) in Inverell, NSW. The DSI was commissioned so that ISC could understand potential liabilities and costs associated with its purchase of a portion of the service station, which it is understood will be used by ISC to construct a new roundabout at the intersection of Chester Street and Glen Innes Road.

The remaining (eastern) portion of the service station will be retained by its current owner, North Coast Petroleum and Transport (NCPT), and redeveloped as a new service station. ENV understands that NCPT also owns adjacent land to the north and east of the existing service station, which will be integrated into the service station redevelopment. However three of these land parcels to the north (3, 5 and 7 Chester Street) are currently zoned for residential land use, which does not permit the construction of a service station. As such, NCPT is seeking to rezone these three land parcels for commercial land uses.

DPIE has requested additional information to support its evaluation of the rezoning application. The purpose of this letter is to provide that information.

Summary of Site Condition (Liberty Service Station)

The DSI conducted by ENV in March 2021 at the service station site included the drilling of several boreholes with associated soil sampling, as well as the sampling of three existing groundwater monitoring wells installed within the uppermost, unconfined aquifer beneath the site.

The results of the DSI can be summarised as follows:

- The soil results indicate there has been no material impact on site soils from the use of the petroleum storage and distribution system at the service station (underground storage tanks (USTs), pipework and dispensing bowsers). The concentration of all chemicals tested in almost all soil samples were either less than laboratory detection limits, or less than the

assessment criteria adopted for the investigation (for a commercial land use). Two exceptions were noted in shallow soils located near the site's southern boundary with Glen Innes Road.

- The groundwater results also indicate there are some minor petroleum hydrocarbon concentrations dissolved in groundwater near the site's southern boundary with Glen Innes Road.

The DSI concluded that the minor soil and groundwater impacts were a result of a localised leak from pipework in the site's southern portion, which has since been repaired. The DSI also concluded that the soil and groundwater conditions posed a negligible risk to future occupants and users of the service station site.

Potential Effects on Neighbouring Land to the North

Minor hydrocarbon concentrations reported in soil and groundwater at the service station site were located near its southern boundary with Glen Innes Road. This is the portion of the site in which the fuel storage and dispensing system is located. Soil sampling conducted in the site's northern portion, as well as groundwater conditions in the well closest to the northern site boundary, both indicate there has been no impact to these areas of the site from operation of the fuel storage and dispensing system. These areas of the site are the closest to the three land parcels proposed for rezoning to the north of the service station. On this basis, ENV concludes that the risk of contamination, where present at the service station site; adversely impacting on the environmental quality of land to the north at 3, 5 and 7 Chester Street; is negligible.

Change in Sensitivity of Land Use

Additional to the above information, the land at 3, 5 and 7 Chester Street is proposed to be rezoned for a less sensitive land use. Such a change in land use is associated with a lower risk of potential exposure to contaminants, when they are present. This is principally because site surfaces are predominantly sealed with concrete or bitumen hardstand (preventing direct exposure to contamination), site occupants spend less time at the site (reducing the potential duration of exposure to contaminants) and there are no ancillary activities such as gardening or the growing of produce which may lead to an increase in the potential for contaminant exposure.

Summary

The risk of minor soil and groundwater contamination identified at the Liberty branded service station adversely impacting on the environmental quality of land situated to the north of the service station; at 3, 5 and 7 Chester Street; is considered to be negligible. As such, ENV considers there should be no impediment to rezoning of this land for less sensitive land uses, on the basis of the nearby service station activities and its environmental condition.

Closure

If you have any questions regarding the information presented herein, please feel free to contact me using the details below.

Yours faithfully,

**Craig Helbig**

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