

8th February 2020

The Chief Executive Officer
Toowoomba Regional Council
PO Box 3021
TOOWOOMBA QLD 4350

RECEIVED
10.02.2020
TOOWOOMBA
REGIONAL COUNCIL

Attention: Lachlan O'Sullivan

Dear Lachlan,

SUBMISSION OF ENVIRONMENTAL SITE ASSESSMENT AND REMEDIATION PLAN – DEVELOPMENT APPLICATION – MATERIAL CHANGE OF USE – S242 PRELIMINARY APPROVAL TO VARY THE EFFECT OF THE PLANNING SCHEME NORTHGATE VISTA MASTER PLANNED RESIDENTIAL COMMUNITY – 213-369 GOOMBUNGEE ROAD, 6-14 BACON STREET, 65-103 GRIFFITHS STREET, HARLAXTON & MORT STREET, CRANLEY– LOT 12 SP199160, LOT 409 D1020, LOT 1 RP17530, LOT 2 RP17530, LOT 3 RP17530, LOT 4 RP17530, LOT 5 RP17530, LOT 6 RP17530, LOT 7 RP17530, LOT 10 RP17530, LOT 411 RP810590, LOT 12-16 RP17530 & LOT 1 ON SP116255 (Council Ref: MCUC/2016/6473; Our Ref: 2015-152)

I act for the applicant, George Weston Foods Limited in the above matter.

I refer to the Outstanding Issues Letter for the above application issued by Council on 19 February 2019 in respect of the Development Application for a Development Permit for Material Change of Use for the purpose of a s242 Preliminary Approval to Vary the Effect of the Planning Scheme over land at 213-369 Goombungee Road, 6-14 Bacon Street & 65-103 Griffiths Street, Harlaxton and Mort Street, Cranley.

You will recall that we responded to Council's outstanding issues letter by correspondence dated 16th April 2019, which was followed by a meeting with Council officers to confirm that the referenced issues had been addressed or could be through the imposition of reasonable and relevant conditions.

The only outstanding issue which remained, was the need for the applicant to complete the by then commenced Environmental Site Assessment and Remediation Plan, and have this endorsed by the appointed Certified Contaminated Land Auditor.

I am able to advise that the **Environmental Site Assessment and Remediation Plan** prepared by Golder Associates Pty Ltd has been completed and is attached as **Appendix A**.

The Environmental Site Assessment and Remediation Plan has been certified and approved by Mr Trevor Lloyd the appointed Certified Contaminated Land Auditor. Please refer to correspondence dated 22 January 2020 from Lloyd Consulting confirming the Assessment and Plan have been approved, and enclosing the Auditor – Certificate of Approval pursuant to section 573 (2)(a) of the *Environmental Protection Act 1994*. The **Certificate of Approval** is attached as **Appendix B**.

I would appreciate if you could confirm when my client would be able to review draft conditions, and subsequent to the anticipated timing for the determination of the application by Council.

Should you have any questions or queries please do not hesitate to contact me on telephone (07) 4632 2535 or by email andrew@precinctplan.com.au.

Your sincerely



Andrew Bullen
Precinct Urban Planning

APPENDIX A – ENVIRONMENTAL SITE ASSESSMENT

APPENDIX B – AUDITORS CERTIFICATE OF APPROVAL