

Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Sent by email: Ellen.Luu@planning.nsw.gov.au

**Re: Liverpool City Council Submission SSD-10446 Resource Recovery Facility
275 Adams Road, Luddenham**

Dear Ms Luu,

I write regarding the exhibition of SSD-10446 for a Resource Recovery Facility at 275 Adams Road, Luddenham. Liverpool City Council had also submitted comments on 14 April 2020 regarding the SEARs request for this application.

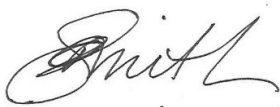
Council notes that the site is currently zoned RU1 Primary Production under the *Liverpool Local Environmental Plan 2008*, and Resource Recovery Facilities are not permissible within this zone. However, the proposed development is permissible under Clause 121 of *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP).

The site is situated within the Western Sydney Aerotropolis boundary, and is subject to draft plans released by the Western Sydney Planning Partnership in December 2019. It is anticipated that the site will be rezoned to the 'Agribusiness' and 'Environment and Recreation' flexible land use zones by 11 September 2020, once *SEPP (Western Sydney Aerotropolis) 2020* has been gazetted. Under the current Draft Plans, the proposed development would not be permissible. At this point in time it is also not clear whether the permissibility for this land use under the ISEPP will continue to apply once the Aerotropolis SEPP is gazetted.

Please refer to the attached information, which notes the review, comments and recommendations of Council Officers in relation to the proposed development. It is requested that the Department takes the advice attached to this letter into consideration when assessing this application.

If you have any further enquiries in relation to the above, please contact Nancy-Leigh Norris, Acting Senior Strategic Planner on 8711 7399.

Yours sincerely,



David Smith
Acting Director City Economy and Growth

Comments on Resource Recovery Facility - 275 Adams Road, Luddenham**1. Strategic Planning Context**

- In December 2019, the Western Sydney Planning Partnership (WSPP) released the following documents for public exhibition:
 - Draft Western Sydney Aerotropolis Plan (WSAP)
 - Discussion Paper on proposed State Environmental Planning Policy (SEPP)
 - Draft Western Sydney Aerotropolis Development Control Plan Phase 1 (DCP)
- Under these plans, the site is identified within the Agribusiness and Wianamatta-South Creek Precincts and is to be zoned 'Agribusiness' and 'Environment and Recreation'. Anticipated timeframe for rezoning is by 11 September 2020. Under the draft exhibited plans, Resource Recovery Facilities are not permitted within these zones.
- The SEARs requested the proposal demonstrate consistency with Draft EPIs, including the Draft Aerotropolis Planning Package. The application has noted on various occasions that it is consistent with the future Agribusiness zone, by providing a viable pathway for the future development in accordance with this zone, by filling the quarry void. The 'concept masterplan of final land use' (p ES.3) allocates open space/vegetated land to the proposed Environment and Recreation zoned land.

2. Airport and Aviation Matters

- The SEARs requested an Aviation Impact Assessment (addressing National Airports Safeguarding Framework) and a Wildlife Risk Assessment (addressing waste and wildlife attraction). These have been submitted under Appendix H 'Aeronautical Impact Assessment'.
- It is noted that the proposed plans have been amended to address Airport and Aviation matters by *"enclosing the ARRC with all waste and recycled product now accepted, processed, stored and dispatched within a fully enclosed warehouse"*.

3. Traffic & Access Matters

- Expected Traffic Impact

The EIS includes revised vehicular access along Adams Road. The proposal would generate significant heavy vehicle movements.

- Site Access via Adams Road

Proposed access is via Adams Road, onto a private road leading to the site. Adams Road currently has a three-tonne load limit and is unsuitable to take the load from trucks accessing the site.

The application proposes access to Adams Road via Elizabeth Drive only. Therefore, all vehicles accessing the site will need to gain access onto Adams Road from Elizabeth Drive, and all vehicles exiting onto Adams Road will need to turn north towards Elizabeth Drive. Access to the Northern Road is to be prohibited due to the Adams Road load limit.

The proposed route is supported, however, to permit the significant heavy vehicle movements along this portion of Adams Road, the load limit would need to be removed and this portion of Adams Road upgraded by the applicant. Refer to recommended requirements below.

- **Intersection treatments**

Elizabeth Drive is a classified road under Transport for NSW responsibility. Hence, DPIE is to refer the application to TfNSW for their advisory comments on the traffic impact of the application and to specify required intersection treatments. Possible intersection treatments could include a channelised right or left turn lane to be provided at Elizabeth Drive and Adams Road intersection in accordance with Austroads Guide and confirmed by TfNSW.

The intersection of Adams Road and the proposed driveway to the development site would attract significant traffic movements including heavy vehicles.

- **Recommended Requirements**

1. The intersection of the access road from the site onto Adams Road is to be upgraded to Council's standards.
2. Upgrading of Adams Road is to be designed in accordance with Austroads standards and to be approved by Council.
3. Construction of Adams Road is to be in accordance with Council approved plans, with reference to relevant design standards. The upgrade is to be completed prior to the commencement of the proposed haulage activities.
4. The road pavement of Adams Road is to be reconstructed based on pavement investigation results and traffic loading information, as per the Austroads Pavement Design Guide and LCC Specifications.
5. The intersection of Adams Road and Elizabeth Drive is to be upgraded in accordance with the requirements of TfNSW.
6. Provide a concept layout of an intersection treatment to facilitate safe turning movements of heavy vehicles in accordance with Austroads Guide. An electronic copy of SIDRA models is to be submitted to Council for review.

4. Flooding

- The site is located at the left bank of Oaky Creek and the lower portion of the land is likely be affected by flooding from the creek.
- All stormwater generated within the site shall be treated prior to discharging to the receiving water body (Oaky Creek). Processing of waste materials including recycled product will be carried out within an enclosed warehouse. All water generated from the processing will be captured within a leachate tank, treated in a treatment plant within the site and reused for site activities. No untreated water or treated water will be discharged to the receiving water bodies.
- The proposed water management system including stormwater management and flood assessment presented in Surface Water Assessment dated July 2020 prepared by EMM Consulting is considered satisfactory.
- It is recommended that:
 - The proposed development shall not encroach into the Probable Maximum Flood extent as indicated in the "Surface Assessment Report of Luddenham

Advanced Resource Recovery Centre” dated July 2020 prepared by EMM Consulting.

- Water quality treatment drains shall be incorporated in the stormwater management plan. The water quality treatment system shall be in accordance with Design Plans for 275 Adams Road, Luddenham, dated 8 July 2020 prepared by Reid Campbell and shall meet council’s pollutant reduction targets.
- Untreated water / recycled water shall not discharge to the receiving water body (Oak Creek).

5. Surface Water Assessment

- The application was supported by a report titled ‘Luddenham Advanced Resource Recovery Centre Surface Water Assessment’ (Report Number J190749RP#23, Version 2 Final) prepared by EMM Consulting dated 17th July 2020. As part of their assessment, the consultant considered water management during the construction and operational phases of the Project. A water treatment plant is proposed to be installed to treat water from site activities within the warehouse. The Department must consider whether the Applicant has addressed the SEARs satisfactorily and liaise with the NSW EPA regarding the proposed surface water management measures.

6. State Environmental Planning Policy No. 55- Remediation of Land

- The document titled ‘Consultants Reporting on Contaminated Land Contaminated Land Guidelines’ published by the NSW Environment Protection Authority dated April 2020 indicates that a preliminary investigation report should: identify all past and present potentially contaminating activities; identify potential contamination types; discuss the site condition; provide a preliminary assessment of site contamination; and assess the need for further investigations.
- The consultant did not appear to review Council records under Section 10.7 (2 and 5) (formerly Section 149) of the *Environmental Planning and Assessment Act 1979* or SafeWork NSW records for current and historical dangerous goods licences. It is the responsibility of the consent authority to consider the requirements of Clause 7 of *SEPP No. 55- Remediation of Land* prior to granting consent to any development on the land.

7. Noise Management Plan & Acoustic Assessment

- The Application was accompanied by a Noise and Vibration Impact Assessment (Report Number J190749RP31, Version Final) prepared by EMM Consulting dated 17th July 2020. Existing background noise levels were monitored at three locations between 25th February 2020 and 5th March 2020 to establish Rating Background Levels for sensitive receivers. Assessment criteria were derived from the NSW EPA’s ‘Noise Policy for Industry’ (2017), Interim Construction Noise Guideline (DECC, 2009), Environmental Noise Management- Assessing Vibration: A Technical Guideline (DEC, 2006) and Road Noise Policy (2011). Project noise trigger levels were determined as the most stringent of the intrusive and amenity criteria. Consideration was also given to sleep disturbance impacts.
- Based upon their assessment, EMM Consulting predicted that noise levels from the proposed facility would exceed the project noise trigger levels at assessment locations R3, R4, R5 and R6. The consultant reported that additional noise mitigation measures would be required if the facility was completed and operational prior to the

area being rezoned. In addition, construction and road noise impacts may be associated with the Project. The Department must liaise with the NSW EPA to ensure that appropriate measures are implemented to mitigate potential acoustic impacts.

8. Air Quality Impact Assessment

- The SEARs required a quantitative assessment of potential air quality, dust and odour impacts associated with the proposed development. In response, EMM Consulting prepared an 'Air Quality Impact Assessment' (Report Number J190749RP29, Version v2 Final) dated 21 July 2020. The NSW EPA requires the facility to be enclosed and all waste and materials to be stored and processed in an enclosed building.
- The NSW EPA also mandates all waste handling activities, including receipt, sorting, processing, sampling, quarantine, storage and loading to be undertaken within an enclosed building. No waste, including finished products may be stored outside. Any external haulage areas or roads must be sealed hardstand. Any unused external surfaces must be sealed hardstand or vegetated.
- According to the consultant, the Air Quality Impact Assessment was prepared with consideration for the NSW EPA 'Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales' (2016) and adopted a level 2 assessment approach. Potential exceedances of the nominated assessment criteria were predicted for two potential cumulative scenarios. The consultant indicates that these impacts could be minimised by incorporating mitigation measures in the design and construction of the premises and implementing best management practices. Odour emissions are not predicted due to the type of material to be accepted on-site. The effectiveness of these mitigation measures and the scope and frequency of air quality monitoring requirements shall be considered by the NSW EPA prior to granting General Terms of Approval for the Project.

9. Sealing the Site

- Unsealed roads and driveways may result in environmental impacts associated with the emission of airborne particulate matter and/or erosion, transportation and deposition of sediment off-site. Given the high number of predicted vehicle movements on-site, the property must be hard surfaced using either bitumen, concrete, or other similar materials and drained appropriately.

10. Landscape Plans

- The Landscaping Concept Design Plan (205687.2020) identifies the proposed use of a small tree (*Acacia longifolia*) in an orderly lineal planting layout. This species has a fairly short life potential and is generally more appropriate for use in bush regeneration/revegetation projects. If these trees are used in a formal setting they are likely to require replacement after 5 to 10 years. Recommend revised choice of species.

11. Vehicle Refuelling Facilities & Chemical Storage

- As vehicle refuelling activities are proposed, detailed site plans are required to demonstrate compliance with the 'Practice Note Managing Run-Off from Service Station Forecourts' Published by the NSW EPA dated June 2019.

- Detailed plans of the forecourt and chemical storage areas shall identify bunding, spill kit locations and drainage infrastructure. All work and storage areas where spillage may occur shall be bunded. The capacity of the bunded area shall be calculated as being equal to 110% of the largest storage or process vessel/container in the area or 10% of the total volume of vessels/containers accommodated in the area, whichever is greater. Drainage within any fuel dispensing area may need to be connected to a pre-treatment device. The canopy covering the fuel dispensing and chemical storage areas shall have an overhang by 10° to prevent rainwater intrusion.
- The Applicant may also be required to comply with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019, Protection of the Environment Operations (Clean Air) Regulation 2010 and industry best practice and standards including but not limited to Australian Standard AS 4897–2008: Design, installation and operation of underground petroleum storage systems (AS 2008a) and The Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations published by the NSW EPA dated March 2017.
- Plans may also be required to demonstrate compliance with Australian Standard (AS) 1940–2017: The storage and handling of flammable and combustible liquids; AS/NZS 3833:2007 The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers; and if applicable, Australian Standard (AS) 1692-2006 Steel tanks for flammable and combustible liquids.

12. Mechanical Repairs and Servicing

- If general vehicle maintenance is proposed, these activities shall be conducted within a workshop/building constructed and operated in accordance with the 'Environmental Action for Automotive Servicing and Repairs' (DECC 2008/77) prepared by the Department of Environment and Climate Change NSW dated May 2008. The floor of the workshop/building shall be graded to an internal drainage point connected to an appropriate wastewater system. Otherwise, general vehicle maintenance and fleet servicing shall be prohibited at the site.

13. Wash Bay

- If vehicle, trailer and/or equipment washing is proposed, adequate environmental controls comprising a fully enclosed bunded and covered wash bay must be incorporated into the design of the facility. The floor of the wash bay shall be graded to an internal drainage point connected to the sewer of Sydney Water in accordance with their requirements. Trafficable bunds shall be installed at the entry/exit of the wash bay and the roof covering the wash bay shall contain an overhang of at least 10° to prevent rainwater intrusion. Uncontaminated rainwater shall be directed from the canopy and other roofed areas into stormwater drains.

14. Additional Environmental Comments within SEARs

- Liverpool City Council comments on SEARs (14 April 2020) included detailed requirements for reports and plans, such as requirements for Operational Environmental Management Plan. These should be considered in the assessment of suitability of submitted documentation.

Additional Recommended Conditions for SSD-10446

A. Traffic & Access Development Conditions

• **Prior to Issue of Construction Certificate**

1. The Applicant is to submit the following design plans to Council or/and Transport for NSW (TfNSW) for approval:
 - a) Detailed design of the section of Adams Road between Elizabeth Drive and the driveway to the development site accommodating single traffic lanes in each direction, with sealed road shoulders with Austroads design guide. The design is to include appropriate streetlighting.
 - b) Adams Road/The development driveway that would facilitate safe heavy vehicle movements (including auxiliary left/right turn lanes). Access road intersection treatment; and
 - c) Intersection treatment at Elizabeth Drive/Adams Road intersection, as specified by TfNSW.
2. The applicant shall submit a Section 138 Roads Act application to Council for any road work in, on or over a public road including the payment of application and inspection fees, to Council's Land Development and Traffic & Transport Sections for approval.

The application is to be accompanied by detailed design plans and report, including swept path analysis, signs and linemarking scheme prepared in accordance with Austroads Road Design Guide. The engineering plans are to be prepared in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroads Guidelines and best engineering practice.

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.

3. Detailed design information indicating the layout of the proposed car parking areas associated with the subject development (including, driveways, grades, turn paths, sight distance requirements in relation to landscaping and/or fencing, aisle widths, aisle lengths, and parking bay dimensions) should be in accordance with AS 2890.1-2004, A52890.6-2009 and AS 2890.2 — 2002 for heavy vehicle usage.
4. An operational traffic management plan is to be prepared and submitted to Council for review. The plan includes heavy vehicle travel routes, access arrangement, on-site traffic control and road safety measures and noise mitigation measures for heavy vehicles traveling through residential areas.
5. A Construction Traffic Management Plan (CTMP) prepared by a qualified traffic and transport practitioner detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for approval prior to the issue of a Construction Certificate.
6. A road occupancy permit is to be submitted to Council Traffic and Transport Section or Transport Management Centre (TMC) for any works within the public road reserve.

- **Prior to works commencing**

7. A Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Services publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller, and submitted to Council and the PCA for approval.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on site at all times.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

- **During Construction**

8. Construction work/civil work/demolition work, including the delivery of materials, is only permitted on the site between the hours of 7:00am to 6:00pm Monday to Friday, 8:00am to 1:00pm Saturday. No work will be permitted on Sundays or Public Holidays, unless otherwise approved by Council.
9. All works within the road reserve are to be at the applicant's cost and all signage is to be in accordance with the RMS Traffic Control at Worksites Manual and the RMS Delineation Guideline.

Notice must be given to Council's Traffic and Transport Section of any interruption to pedestrian or vehicular traffic within the road reserve, caused by the construction of this development. A Traffic Control Plan, prepared by an accredited practitioner must be submitted for approval, 48 hours to prior to implementation. This includes temporary closures for delivery of materials, concrete pours etc.

10. Applications must be made to Council's Traffic and Transport Section for any road closures. The applicant is to include a Traffic Control Plan, prepared by a suitably qualified person, which is to include the date and times of closures and any other relevant information.

- **Prior to Issue of the Occupation Certificate**

11. The Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.
12. All roadworks, signposting and street lighting are to be completed to Liverpool Council requirements, at no expense to Council or Transport for NSW.
13. Council's on-street assets such as footpath should be protected at all times. Any damages should be rectified to Council satisfaction.
14. The required intersection and road upgrades shall be completed to Council or/and TfNSW's satisfaction, which include:
 - The section of Adams Road to be used for heavy vehicle access including B-doubles vehicle;
 - Elizabeth Drive and Adams Road interim intersection treatment as specified by TfNSW; andAdams Road and the proposed access road intersection treatment.

15. The proposed B-double route along the section of Adams Road between Elizabeth Drive and the proposed access road is to be approved by NHVR (in consultation with Council).
16. The removal of 3 tonnes load limit along Adams Road shall be submitted to Council's Pedestrian, Active Transport and Traffic Committee for approval.

- **Conditions Relating to Use**

17. The approved operational traffic management plan shall be implemented all times.
18. A total of 47 off-street car parking spaces is to be provided on site. All the parking signage and line marking are to be maintained to Council's satisfaction.
19. Loading and unloading must take place from the designated loading dock. Goods and/or waste or extraneous material must not be stored in the vehicular manoeuvring and parking areas. Those areas must be kept clear at all times for the free movement of vehicles.
20. An operational traffic management plan is to be prepared to outline haulage times and routes. This is to include a map showing the section of Adams Road to be used for heavy vehicle and B-double route, which requires the removal of 3 tonnes load limit.

B. Engineering Conditions

1. All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.

- **Prior to the issue of a Construction Certificate**

2. Prior to the issue of a Construction Certificate for site civil works, the Principal Certifying Authority shall ensure that the engineering drawings are consistent with the plans prepared by Indesco, reference number 7472-SSDA amendment C dated 7/6/2020 and that all civil works have been designed in accordance with the consent conditions and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroads Guidelines and best civil engineering practice.
3. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the proposed roads have been designed in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works and the following criteria:

Road Name	Carriageway Width	ESA
Access Road	10.0m and variable	5 x 10 ⁵
Ring Road	6.6m minimum 12.5m maximum	5 x 10 ⁵

4. On-Site Detention shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Indesco, reference number 7472-SSDA, revision C dated 7/6/2020.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the on-site detention system are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the on-site detention system has been designed in accordance with Liverpool City Council's Design Guidelines and Liverpool City Council's On-Site Stormwater Detention policy and Technical Specification.

5. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that details of a stormwater pre-treatment system have been provided on the stormwater plans and that the design meets pollutant retention criteria in accordance Council's Development Control Plan.

The Construction Certificate must be supported by:

- Specification & installation details of the stormwater pre-treatment system
- The approval of an operation and maintenance manual/ schedule for the stormwater pre-treatment system

A copy of the approved operation and maintenance manual/ schedule shall be submitted to Liverpool City Council with notification of the Construction Certificate issue.

6. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that vehicular access, circulation, manoeuvring, pedestrian and parking areas associated with the subject development are in accordance with AS 2890.1, AS2890.2, AS2890.6 and Liverpool City Council's Development Control Plan.
7. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that:
 - Off street access and parking complies with AS2890.1.
 - Vehicle access and internal manoeuvring has been designed for a B Double in accordance AS 2890.2.

- **Prior to Commencement of Works**

8. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Adams Road is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.
9. Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

10. Prior to commencement of works a Traffic Control Plan including details for pedestrian management, shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Traffic Authority's publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Traffic Authority Traffic Controller.

Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall always be available on site.

A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

- **Requirements during Construction**

11. All earthworks shall be undertaken in accordance with AS 3798 and Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

- **Prior to the issue of an Occupation Certificate**

12. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.

13. Prior to the issue of an Occupation Certificate, works-as-executed drawings and compliance documentation shall be submitted to the Principal Certifying Authority in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

An original set of works-as-executed drawings and copies of compliance documentation shall also be submitted to Liverpool City Council with notification of the issue of the Occupation Certificate where Council is not the Principal Certifying Authority.

14. Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:
 - On-site detention system/s
 - Stormwater pre-treatment system/s
 - Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to been undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.

15. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:

- On-site detention system/s
- Stormwater pre-treatment system/s
 - Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

16. Prior to the issue of select an Occupation Certificate any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council.

Any rectification works within Adams Road will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

17. Prior to the issue of an Occupation Certificate an Outstanding Works Bond for the construction, implementation and landscaping of the stormwater pre-treatment system is to be lodged with Liverpool City Council.

18. Prior to the issue of an Occupation Certificate a 12 month Defects and Maintenance Bond is to be lodged with Liverpool City Council for DLP maintenance over constructed road works in Adams Road.