



21 August 2019

Karen Harragon
Director Social and Other Infrastructure Assessments
Department of Planning, Industry and Environment

By Email: Karen.Harragon@planning.nsw.gov.au

Dear Karen

**The Stevenson Library Building at The Scots College (SSD 8922)
Request for comment on Conditions**

I write in relation to the State significant development application for the Stevenson Library Building at The Scots College, Bellevue Hill which is currently before the Independent Planning Commission NSW for determination.

The Commission is considering an amendment to the Department of Planning, Industry & Environment's recommended condition E4 (as per below) in order to ensure consistency with recommended condition C4 and seeks comment as soon as possible from the Department on the workability and whether there would be any unintended consequences.

Post-construction Dilapidation Report

- E4. Prior to issue of an occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:*
- a) to ascertain whether the construction created any structural damage to ~~adjoining buildings or~~ infrastructure.*
 - b) to be submitted to the Principal Certifying Authority. In ascertaining whether adverse structural damage has occurred to ~~adjoining buildings or~~ infrastructure, the Principal Certifying Authority must:*
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and*
 - ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.*
 - c) to be forwarded to Council.*

If you have any questions, I have asked Ms Olivia Hirst, Planning Officer, (02) 9274 6583 or olivia.hirst@ipcn.nsw.gov.au to liaise with you directly.

Yours sincerely

Anna Summerhayes
Acting Executive Director – Secretariat