

## Building Assessment Referral Response

Application Number:	Mod2017/0351
To:	Nick Armstrong
Land to be developed (Address):	Lot 10 DP 12435 , 25 Kevin Avenue AVALON BEACH NSW 2107

### Reasons for referral

This application seeks consent for Class 2-9 Buildings (i.e. all buildings except a dwelling, garage, shed, gazebo or swimming pool/spa) which include:

- Alterations and Additions; or
- Change of Use

And as such, Councils Building Assessment officers are required to consider the likely impacts.

### Officer comments

The application has been investigated with respects to aspects relevant to the Building Certification and Fire Safety Department. There are no objections to approval of the development.

*Note: The proposed development may not comply with some requirements of the BCA. Issues such as these however may be determined at Construction Certificate stage.*

### Recommended Building Assessment Conditions

Nil.