

CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

Construction Certificate No. 20/1889/02

Steve Watson and Partners (Sydney) certifies that work completed in accordance with documentation accompanying the application for this certificate (with such modifications verified by Steve Watson and Partners (Sydney) as shown on that documentation) will comply the relevant sections of the Environmental Planning and Assessment Act 1979.

Applicant	Name: Fabcot Pty Ltd Address: 1 Woolworths Way Suburb: Bella Vista State: NSW Postcode: 2153
Location of the Property	Address: 11-13 Percy Street Suburb: Auburn State: NSW Postcode: 2144 Real Property Description: Lots 1 & 2 DP 1183821
Building Description	Erection of the full structure associated with an industrial development Approval excludes • Internal fitout and racking; and • Installation of the roof covering
Building Code of Australia Classification	Class 5, 7a, 7b & 8
Date of Receipt	Date Received: 19th November 2021
Determination	Approved Date of Determination: 23rd November 2021
Development Consent	Development Consent Number: SSD-10470 Council: Cumberland Council Date of Determination: 25th June 2021



Anthony Ljubicic (BDC0233) on behalf of
Steve Watson and Partners
Registered Body Corporate: **RBC 17**



Date of Endorsement: **Tuesday 23rd November 2021**



Design documentation approved for Construction Certificate 20/1889/02 for 11-13 Percy Street, Auburn
(Please note that in the event of discrepancy between plans as listed and the plans as stamped, the stamped plans take precedence)

Drawing No.	Drawing Title	Revision	Date	Drawn By
0402 S0-00-00	Cover Sheet	3	02/11/21	Tungsten Structures
0402 S0-00-01	Structural Specification Sheet 1	3	02/11/21	Tungsten Structures
0402 S0-00-02	Structural Specification Sheet 2	3	02/11/21	Tungsten Structures
0402 S0-00-11	Concrete Schedules Sheet 1	3	02/11/21	Tungsten Structures
0402 S0-00-12	Concrete Schedules Sheet 2	2	02/11/21	Tungsten Structures
0402 S0-01-11	Slab and Footings Details Sheet 1	4	02/11/21	Tungsten Structures
0402 S0-01-12	Slab and Footings Details Sheet 2	5	02/11/21	Tungsten Structures
0402 S0-01-13	Slab and Footings Details Sheet 3	1	02/11/21	Tungsten Structures
0402 S0-01-14	Slab and Footings Details Sheet 4	4	02/11/21	Tungsten Structures
0402 S0-01-15	Slab and Footings Details Sheet 5	1	02/11/21	Tungsten Structures
0402 S0-02-21	Composite Details Sheet 1	3	02/11/21	Tungsten Structures
0402 S0-02-22	Composite Details Sheet 2	3	02/11/21	Tungsten Structures
0402 S0-02-31	Concrete Suspended Slab Details Sheet 1	1	02/11/21	Tungsten Structures
0402 S0-02-32	Concrete Suspended Slab Details Sheet 2	1	02/11/21	Tungsten Structures
0402 S0-02-41	Concrete Stair Details	1	02/11/21	Tungsten Structures
0402 S0-02-51	Concrete Column Details	3	02/11/21	Tungsten Structures
0402 S0-03-11	Steel Details Sheet 1	3	02/11/21	Tungsten Structures
0402 S0-03-12	Steel Details Sheet 2	3	02/11/21	Tungsten Structures
0402 S0-03-13	Steel Details Sheet 3	3	02/11/21	Tungsten Structures
0402 S0-03-14	Steel Details Sheet 4	3	02/11/21	Tungsten Structures
0402 S0-03-15	Steel Details Sheet 5	3	02/11/21	Tungsten Structures
0402 S0-03-16	Steel Details Sheet 6	3	02/11/21	Tungsten Structures
0402 S0-03-17	Steel Details Sheet 7	3	02/11/21	Tungsten Structures
0402 S0-03-18	Steel Details Sheet 8	3	02/11/21	Tungsten Structures
0402 S0-03-19	Steel Details Sheet 9	3	02/11/21	Tungsten Structures
0402 S0-03-20	Steel Details Sheet 10	3	02/11/21	Tungsten Structures
0402 S0-03-21	Steel Details Sheet 11	4	02/11/21	Tungsten Structures
0402 S0-03-22	Steel Details Sheet 12	3	02/11/21	Tungsten Structures
0402 S0-03-23	Steel Details Sheet 13	3	02/11/21	Tungsten Structures



0402 S0-03-24	Steel Details Sheet 14	2	02/11/21	Tungsten Structures
0402 S0-03-25	Steel Details Sheet 15	2	02/11/21	Tungsten Structures
0402 S0-04-11	Concrete Panel Details Sheet 1	1	02/11/21	Tungsten Structures
0402 S0-04-12	Concrete Panel Details Sheet 2	1	02/11/21	Tungsten Structures
0402 S0-04-13	Concrete Panel Details Sheet 3	1	02/11/21	Tungsten Structures
0402 S0-04-21	Masonry Blockwall Details	2	02/11/21	Tungsten Structures
0402 S1-00-02	Ground Level Loading Plan	1	02/11/21	Tungsten Structures
0402 S1-00-03	Mezzanine 1 Floor Loading Plan	2	02/11/21	Tungsten Structures
0402 S1-00-4	Mezzanine 2 Floor Loading Plan	2	02/11/21	Tungsten Structures
0402 S1-01-01	Footing Setout Plan Sheet 1	4	02/11/21	Tungsten Structures
0402 S1-01-02	Footing Setout Plan Sheet 2	4	02/11/21	Tungsten Structures
0402 S1-01-03	External Footing Setout Plan Sheet 1	2	02/11/21	Tungsten Structures
0402 S1-01-04	External Footing Setout Plan Sheet 2	3	02/11/21	Tungsten Structures
0402 S1-01-11	Slab & Footing Plan Sheet 1	6	02/11/21	Tungsten Structures
0402 S1-01-12	Slab & Footing Plan Sheet 2	6	02/11/21	Tungsten Structures
0402 S1-01-21	Topping Slab Plan	1	02/11/21	Tungsten Structures
0402 S1-03-11	Roof Framing Plan Sheet 1	4	02/11/21	Tungsten Structures
0402 S1-03-12	Roof Framing Plan Sheet 2	3	02/11/21	Tungsten Structures
0402 S1-03-21	Purlin Framing Plan Sheet 1	3	02/11/21	Tungsten Structures
0402 S1-03-22	Purlin Framing Plan Sheet 2	3	02/11/21	Tungsten Structures
0402 S1-03-31	Ceiling Framing Plan	2	02/11/21	Tungsten Structures
0402 S1-04-11	Elevations & Sections Sheet 1	8	02/11/21	Tungsten Structures
0402 S1-04-12	Elevations & Sections Sheet 2	6	02/11/21	Tungsten Structures
0402 S1-04-13	Elevations & Sections Sheet 3	5	02/11/21	Tungsten Structures
0402 S1-04-14	Elevations & Sections Sheet 4	4	02/11/21	Tungsten Structures
0402 S1-04-15	Elevations & Sections Sheet 5	5	02/11/21	Tungsten Structures
0402 S1-04-16	Elevations & Sections Sheet 6	2	02/11/21	Tungsten Structures
0402 S1-04-17	Elevations & Sections Sheet 7	2	02/11/21	Tungsten Structures
0402 S1-04-18	Elevations & Sections Sheet 8	2	02/11/21	Tungsten Structures
0402 S1-04-19	Elevations & Sections Sheet 9	5	02/11/21	Tungsten Structures
0402 S1-04-20	Elevations & Sections Sheet 10	3	02/11/21	Tungsten Structures
0402 S1-04-21	Elevations & Sections Sheet 11	1	02/11/21	Tungsten Structures
0402 S1-04-11	Control Tower Plans & Sections	2	02/11/21	Tungsten Structures
0402 S1-11-11	Mezz 1 Suspended Floor Plan Sheet 1	2	02/11/21	Tungsten Structures



0402 S1-11-12	Mezz 1 Suspended Floor Plan Sheet 2	2	02/11/21	Tungsten Structures
0402 S1-21-11	Mezz 2 Suspended Floor Plan Sheet 1	2	02/11/21	Tungsten Structures
0402 S1-21-12	Mezz 2 Suspended Floor Plan Sheet 2	2	02/11/21	Tungsten Structures
0402 S1-21-21	Plant Deck Suspended Floor Plan	2	02/11/21	Tungsten Structures
0402 S1-23-11	Plant Deck Roof & Purlin Framing Plan	2	02/11/21	Tungsten Structures
0402 S1-41-11	Plant Deck Elevations & Sections Sheet 1	2	02/11/21	Tungsten Structures
0402 S1-41-12	Plant Deck Elevations & Sections Sheet 2	2	02/11/21	Tungsten Structures
0402 S2-01-01	Car Park Footing Setout Plan	2	02/11/21	Tungsten Structures
0402 S2-01-11	Car Park Slab & Footing Plan	4	02/11/21	Tungsten Structures
0402 S2-03-11	Car Park Roof & Purlin Framing Plan	2	02/11/21	Tungsten Structures
0402 S2-11-11	Car Park Suspended Floor Plan	2	02/11/21	Tungsten Structures
0402 S2-01-21	Car Park Upper Precast Panel Plan	2	02/11/21	Tungsten Structures
0402 S3-01-01	Office Footing Setout Plan	2	02/11/21	Tungsten Structures
0402 S3-01-11	Office Slab & Footing Plan	5	02/11/21	Tungsten Structures
0402 S3-02-11	Office Suspended Floor Plan	2	02/11/21	Tungsten Structures
0402 S3-03-11	Office Roof Framing Plan	2	02/11/21	Tungsten Structures
0402 S3-03-21	Office Purlin Framing Plan	2	02/11/21	Tungsten Structures
0402 S3-04-11	Office Elevations & Sections Sheet 1	2	02/11/21	Tungsten Structures
0402 S3-04-12	Office Elevations & Sections Sheet 2	2	02/11/21	Tungsten Structures
0402 S3-04-13	Office Elevations & Sections Sheet 3	2	02/11/21	Tungsten Structures
0402 S4-04-11	External Suspended Slab Elevations & Sections	2	02/11/21	Tungsten Structures
0402 S4-11-11	Hardstand Footing Plan Sheet 1	6	02/11/21	Tungsten Structures
0402 S4-11-12	Hardstand Footing Plan Sheet 2	6	02/11/21	Tungsten Structures
0402 S4-12-11	Hardstand Slab Plan Sheet 1	2	02/11/21	Tungsten Structures
0402 S4-12-12	Hardstand Slab Plan Sheet 2	2	02/11/21	Tungsten Structures
0402 S5-01-11	External Plant Structures	1	02/11/21	Tungsten Structures
0402 S6-01-11	Warehouse Stairs 3D Views Sheet 1	4	02/11/21	Tungsten Structures
0402 S6-01-12	Warehouse Stairs 3D Views Sheet 2	3	02/11/21	Tungsten Structures

20/1889/02

Construction Certificate
Steve Watson and Partners



STEVE WATSON
& PARTNERS

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Documentation relied upon to issue Construction Certificate 20/1889/02 for 11-13 Percy Street, Auburn

Item No	Description	Date
1.	Proposed Fire Safety Schedule	-
2.	Application for Construction Certificate	19/11/2021
3.	Certificate of Compliance for Proposed Building Work, prepared by Tungsten Structures	05/11/2021
4.	Fire Engineering Report, prepared by LCI Consultants, Revision C	09/11/2021
5.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	-



STEVE WATSON
& PARTNERS

20/1889/02

Construction Certificate
Steve Watson and Partners

This certificate is issued subject to the following conditions

146B Condition relating to fire safety systems in class 2–9 buildings

- (1) A construction certificate for building work involving the installation, extension or modification of any relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building, as defined in the [Building Code of Australia](#), must be issued subject to the conditions required by this clause.
- (2) The condition required by this clause is that the building work involving the installation, modification or extension of the relevant fire safety system cannot commence unless:
- (a) plans have been submitted to the principal certifying authority that show:
 - (i) in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
 - (ii) in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of the relevant fire safety system, and
 - (b) specifications have been submitted to the principal certifying authority that:
 - (i) describe the basis for design, installation and construction of the relevant fire safety system, and
 - (ii) identify the provisions of the [Building Code of Australia](#) upon which the design of the system is based, and
 - (c) those plans and specifications:
 - (i) have been certified by a compliance certificate referred to in section 6.3 (1)(a) (prev. s109C (1)(a)) of the Act as complying with the relevant provisions of the [Building Code of Australia](#), or
 - (ii) unless they are subject to an exemption under clause 164B, have been endorsed by a competent fire safety practitioner as complying with the relevant provisions of the [Building Code of Australia](#), and
 - (d) if those plans and specifications were submitted before the complying development certificate was issued—each of them was endorsed by the certifying authority with a statement that the certifying authority is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the [Building Code of Australia](#), and
 - (e) if those plans and specifications were not submitted before the complying development certificate was issued—each of them was endorsed by the principal certifying authority with a statement that the principal certifying authority is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the [Building Code of Australia](#).
- (3) In this clause:
- relevant fire safety system** means any of the following:
- (a) a hydraulic fire safety system within the meaning of clause 165,
 - (b) a fire detection and alarm system,
 - (c) a mechanical ducted smoke control system.

