



STEVE WATSON
& PARTNERS

BUILDING CODE CONSULTANTS • BUILDING SURVEYORS & CERTIFIERS

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CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

Construction Certificate No. 20/1889/04

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 No. 203

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	Installation of new outbound warehouse dock doors
Building Code of Australia Classification	Class 5, 7a, 7b & 8
Date of Receipt	Date Received: 5th December 2022
Determination	Approved Date of Determination: 6th December 2022
Development Consent	Development Consent Number: SSD-10470 Council: Minister for Planning & Public Spaces Date of Determination: 25th June 2021 <u>S4.55 Modifications:</u> Development Consent Number: SSD-10470-MOD-1 Date of Determination: 2nd May 2022

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



Date of Endorsement: **Tuesday 6th December 2022**



Design documentation approved for Construction Certificate 20/1889/04 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
11250_101	GROUND FLOOR PLAN	Q	10/10/22	NETTLETON TRIBE
11250_201	ELEVATIONS SHEET 1	B	23/12/21	NETTLETON TRIBE
11250_202	ELEVATIONS SHEET 2	B	23/12/21	NETTLETON TRIBE
11250_702	DOOR SCHEDULE	D	07/11/22	NETTLETON TRIBE

Documentation relied upon to issue Construction Certificate 20/1889/04 for 11-13 Percy Street, Auburn

Item No	Description	Date
1.	Proposed Fire Safety Schedule	-
2.	Application for Construction Certificate	05/12/2022
3.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	06/12/2022



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20/1889/04

Construction Certificate
Steve Watson and Partners

This certificate is issued subject to the following conditions

Section 22: Condition relating to fire safety systems in class 2–9 buildings - the Act, s 6.33(1)

(1) It is a condition of a construction certificate for building work involving the installation, extension or modification of a relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building that the building work must not commence unless:

- (a) plans have been submitted to the principal certifier that show:
 - (i) for 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) for building work involving the extension or modification of the relevant fire safety system—the layout, extent and location of the new or modified components of the relevant fire safety system, and
- (b) specifications have been submitted to the principal certifier that:
 - (i) describe the basis for the design, installation and construction of the relevant fire safety system, and
 - (ii) identify the provisions of the *Building Code of Australia* on which the design of the system is based, and
- (c) the plans and specifications:
 - (i) are certified by a compliance certificate as complying with the relevant provisions of the *Building Code of Australia*, or
 - (ii) are endorsed by an accredited practitioner (fire safety) as complying with the relevant provisions of the *Building Code of Australia*, and
- (d) if the plans and specifications were submitted before the construction certificate was issued—they are endorsed by a certifier with a statement that the certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions, and
- (e) if the plans and specifications were not submitted before the construction certificate was issued—they are endorsed by the principal certifier with a statement that the principal certifier is satisfied they correctly identify the relevant performance requirements and deemed-to-satisfy provisions.

(2) Subsection (1)(c)(ii) does not apply to the extent of an exemption under section 74(4).

