

BUILDING REGULATIONS CONSULTANTS
BUILDING CERTIFIERS
FIRE SAFETY ENGINEERS

SYDNEY • BRISBANE • MELBOURNE



Capability Statement 2013



Special Expertise in both Performance and Prescriptive Approaches to BCA Compliance

Steve Watson & Partners provide professional building and approval services.

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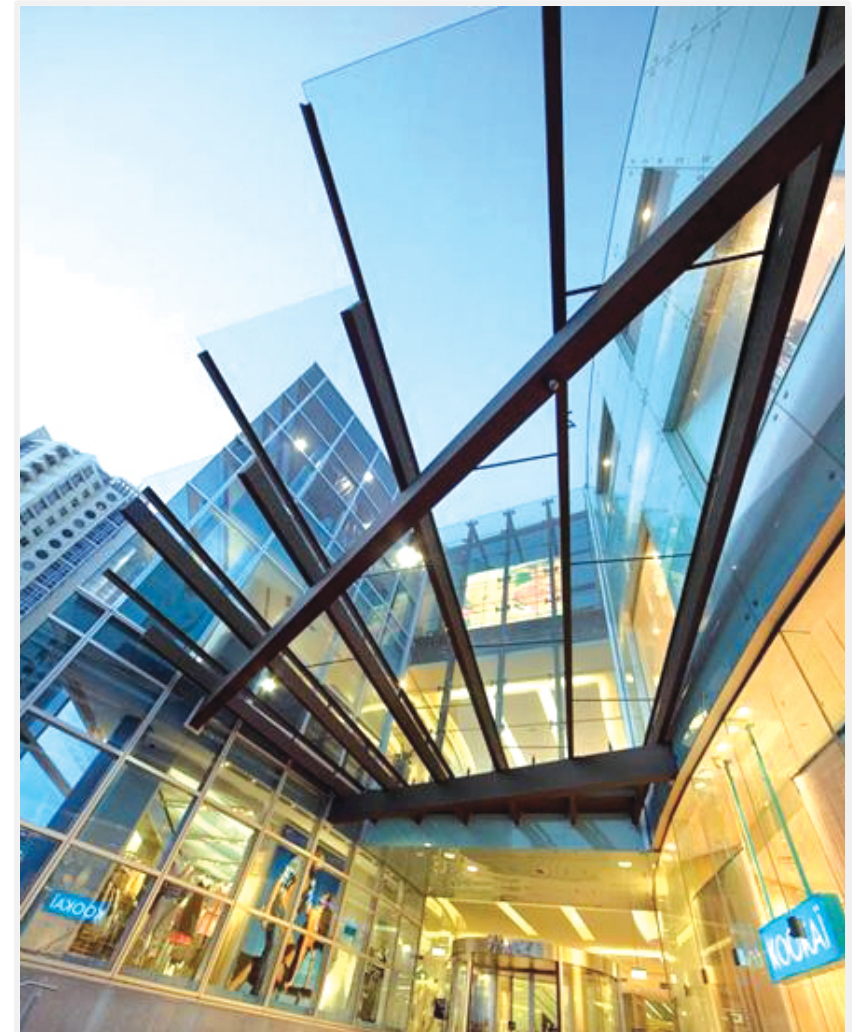
We bring a wealth of experience to any compliance issue with a track record spanning 17 years and billions of dollars of successful projects under our belt.

The earlier we are involved in a project, the better we can add value by applying our skills and knowledge base to key project decisions.

Furthermore, by considering ourselves as integral members of any construction team, we measure our success in terms of project success.

That's what sets us apart from the pack!

Steve Watson



About Us

Building Regulations Consultants - Accredited Certifiers

Steve Watson & Partners provide professional building code consulting and approvals services, adding value by taking a timely and pro-active approach to auditing of concept and detail designs, and by managing construction and defects risk via a thorough inspection and review process.

We boast significant depth of both skills and capability with over 20 staff including 10 certifiers accredited in 4 States and Territories.

Our Key Strengths Include

- Special expertise in both performance and prescriptive approaches to BCA compliance.
- Motivated and professional staff who not only understand client requirements, but who can communicate options and outcomes effectively.
- Rigorous QA procedures, affording the maximum possible protection against the risk of design or construction errors.
- A reputation for integrity amongst Councils and the Fire Brigade, facilitating efficient and clear communications with these authorities.



Our Services

Concept Design

- Pre DA Audits of new works to ensure design optimization
- Pre-DA Audits of existing structures to identify and recommend appropriate upgrading regimes and consequent liaison with Councils
- Advice on performance-based compliance strategies

Construction & Occupancy Certification

- Issuing Construction Certificates for any type of project
- Issuing Complying Development Certificates for fitouts and other eligible projects where Council DA is not required
- Act as Principal Certifying Authority for any project
- Issuing Occupancy Certificates
- Strata Certificate

Existing Buildings

- Audits of existing buildings against current code requirements
- Fire upgrading strategies for existing buildings
- Dealing with Council fire orders including negotiation
- Project Management of rectification works

Annual Essential Services Certification

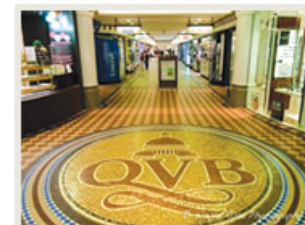
- Preparation of annual Fire-Safety Statements on behalf of building owners including inspections and review of maintenance work
- Project management of annual maintenance

Due Diligence & Expert Witness

- Audits and reports on existing buildings including upgrading regimes and prioritization of work
- Acting as expert witnesses in Land and Environment as well as Supreme Court disputes relating to building regulations, fire-safety, building approvals and building quality

Strata Certification

- Certification of Strata Linen Plans



A Selection of Recent Projects

Location Client Date Value Description

AGED CARE AND HEALTH

Mayflower Aged Care Facility	Thinc/Uniting Care	2012	\$80M	New 7 storey RACF building, common facilities & 5 towers of Independent Living Units
Warriewood Aged Care	Anglican Retirement Villages	2012	\$50M	New RACF and self-care unit complex constructed over 3 stages
Audit and assessment of sprinkler system retrofit	Unitingcare/Page Kirkland	2012	\$20M	Multiple existing sites across NSW

ANNUAL FIRE SAFETY STATEMENT

Darling Quarter	Jones Lang LaSalle	2013	-	Supervision of essential services testing and issue of the annual fire safety statement
2 Park Street, Sydney	Jones Lang LaSalle	2013	-	Supervision of essential services testing and issue of the annual fire safety statement

COMMERCIAL

31 Ultimo Road, Haymarket	TransGrid	2012	\$65M	Construction of a nine storey commercial office with associated ground floor retail above an existing substation
85 Castlereagh St, Sydney	Westfield Design & Const.	2012	\$200M	Construction of a new commercial office building comprising 36,000m ² of floor area over 27 floors. The building forms part of the Westfield Sydney redevelopment.
Qantas	APP/Qantas	2012	\$60M	Alternations and refurbishment of 3 x 7 storey office buildings
Sussex Hay Centre	Fasako Pty Limited	2008	\$33M	Construction of new 10 storey mixed-use commercial building containing retail tenancies, supermarket, restaurants and office suites with car parking

ENTERTAINMENT

The Concourse, Chatswood	Willoughby City Council	2011	\$160M	Entertainment & Civic facility with 500 seat theatre, 1000 seat auditorium, civic centre, library and associated facilities
Sydney Opera House	Sydney Opera House	2013	\$80M	BCA consultancy for upgrade of vehicular access to and movement of equipment within premises
Illawarra Catholic Club	ICC	2009	\$39M	New eleven storey building containing four levels of basement car parking, three levels of entertainment venue and four levels of commercial offices
Multi Purpose Hall, Function Facility and Racing Community Centre, Goulburn	Goulburn Mulwaree Council	2012	\$8M	Single storey multi-purpose hall and 3 storey community racing centre

FIRE SAFETY UPGRADE

AMP Macquarie Centre	Westfield Ltd.	2012	\$8M	Audit, develop fire safety upgrade strategy and compliance advice during works
Westfield Parramatta	Westfield Ltd.	2004	\$13M	Audit, develop fire safety upgrade strategy and compliance advice during works

HEALTH CARE

Sydney Adventist Hospital	SAN	2010	\$80M	BCA Consultancy for DA stage design for new 12 story Hospital including alterations and extensions to the existing building
Wagga Wagga Base Hospital Mental Health Facility	Health Infrastructure NSW	2013	-	Class 9a, 2 storey mental health

HERITAGE

48 Martin Place	Macquarie Bank	2007	\$80M	Refurbishment of existing heritage building for use as new corporate head office
Queen Victoria Building	IPOH	2007	\$40M	Refurbishment of existing heritage building

HOTELS, HOSTELS & SERVICED APARTMENTS

YHA The Rocks Dig Site Quest Apartments, Mascot	YHA NSW Ltd Quest	2007 2006	\$20M \$10M	Construction of new youth hostel and educational facility above historical dig site Construction of a new 9 storey serviced apartment building including 1 level of basement car parking
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INDUSTRIAL

Tasco Bombala	BECA	2013	\$65M	Expansion of an existing sawmilling and pole production facility in Bombala
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MIXED USE

Dee Why Grand	Murlan	2013	\$110M	Construction of a large mixed use residential, commercial and retail development including 3 levels of basement car parking
Darling Harbour Live Hall St	Lend Lease Toga Developments	2013 2013	\$750M \$44M	Construction of new Exhibition Centre, Convention Centre and Multi-Function 44 3 Office tower refurbishment with construction connection glass atrium

OFFICE FITOUT

1 Bligh Street, Sydney 179 Liverpool St, Sydney	Clayton Utz Business 2 Business	2013 2013	\$50M \$15M	Fire safety audit of a 4 storey residential building Internal office fitout of levels 1-9 & 11
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RESIDENTIAL

1 – 8 Nield Ave Greenwich Diversity – Waterloo	Balmoral Australia Group Becton Property	2013 2013	\$36M \$90M	140 unit multi block residential development over two basement car park levels Construction of development comprising circa 290 units and retail on ground floor
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RETAIL

Masters Hoxton Park Westfield Sydney Redev. Westfield Eastgardens	Masters Westfield Design & Const. Westfield	2013 2012 2013	\$13M \$1.5B \$30M	Construction of a home Improvement warehouse and associated car parking Redevelopment and expansion of the existing Westfield Sydney Shopping Centre Refurbishment of existing Westfield Shopping Centre
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UNIVERSITY RESEARCH

Lowy Cancer Research Centre University of Technology Building	UNSW UTS - Savills	2008 2013	\$85M \$92M	Construction of a new eight storey cancer research centre Construction of a new 8 level building comprising research, teaching, learning, and areas for the general UTS community
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WAREHOUSE

Blum Australia Bunnings Singleton	Blum Australia Bunnings	2010 2013	\$16M \$8M	New 6500m2 warehouse and 2 storey office facility Construction of a home Improvement warehouse and associated car parking
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STRATA CERTIFICATION

Diversity Queenscliffe Rd, Queenscliffe	Becton Architectural Projects	2013 2008	N/A N/A	Strata certification of 290 unit mixed use development over 5 stages Strata certification of an existing unit into two separate units
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Contact Us

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Fire Safety Engineers

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We bring a wealth of experience to any compliance issue, with over 20 staff on board including four Grade 1 PCAs and the added capability that flows from having an accredited fire-safety engineer as part of the team. As integral members of any construction team, we measure our success in terms of project success.

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