

## CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

### Construction Certificate No. 22/1512/04

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

<b>Applicant</b>	Name: <b>Logos Development Management Pty Ltd</b> Address: <b>46/ 1 Macquarie Place</b> Suburb: <b>Sydney</b> State: <b>NSW</b> Postcode: <b>2000</b>
<b>Location of the Property</b>	Address: <b>28-30 Burrows Road</b> Suburb: <b>St Peters</b> State: <b>NSW</b> Postcode: <b>2044</b> Real Property Description: <b>Lot 15 DP32332 &amp; Lot 2 DP212652</b>
<b>Development Description</b>	<b>The construction and 24-hour operation of a Flight Training Centre, comprising:</b> <ul style="list-style-type: none"><li>• <b>A fight centre (including 8 aircraft flight simulators);</b></li><li>• <b>Associated emergency training facilities, along with computer rooms, multimedia centres, briefing and debriefing rooms; and</b></li><li>• <b>Associated landscaping, site infrastructure, car parking, loading areas and site access points.</b></li></ul> <b>Stage 4 CC approval is for the endorsement of an updated Fire Engineering Report (Revision 7) including associated on site works affiliated with this report</b>
<b>Building Code of Australia Classification</b>	<b>Class 9b</b>
<b>Date of Receipt</b>	Date Received: <b>12 April 2024</b>
<b>Determination</b>	<b>Approved</b> Date of Determination: <b>07 May 2024</b>
<b>Building Code of Australia Applicable to Works</b>	<b>BCA 2019 Amendment 1</b>
<b>Development Consent</b>	Development Consent Number: <b>SSD- 47601708</b> Council: <b>City of Sydney Council</b> Date of Determination: <b>02 March 2023</b>



Adam DeLooze (BDC0085) on behalf of  
**Steve Watson and Partners**  
Registered Body Corporate: **RBC 17**



Date of Endorsement: **Tuesday 07 May 2024**

**Documentation relied upon to issue Construction Certificate 22/1512/04 for 28-30 Burrows Rd, St Peters**

Item No	Description	Date
1.	Fire Safety Schedule	07/05/24
2.	Application for Construction Certificate	12/04/24
3.	Section 22 EP&A (Development Certification & Fire Safety) Regulation 2021 Certificate and Supporting Documentation prepared by Force Fire & Safety Pty Ltd (Automatic Fail Safe Devices) <ul style="list-style-type: none"> <li>Dwg No.FF-FA-001 Rev B dated 09/03/23</li> <li>Dwg No.FF-FA-002 Rev C dated 26/07/23</li> <li>Dwg No.FF-FA-003 Rev B dated 09/03/23</li> <li>Dwg No.FF-FA-100 Rev E dated 26/07/23</li> <li>Dwg No.FF-FA-200 Rev E dated 26/07/23</li> <li>Dwg No.FF-FA-300 Rev E dated 26/07/23</li> </ul>	30/04/24
4.	Section 22 EP&A (Development Certification & Fire Safety) Regulation 2021 Certificate and Supporting Documentation prepared by Force Fire & Safety Pty Ltd (Automatic Fire Suppression Systems (Sprinklers)) <ul style="list-style-type: none"> <li>Dwg No.FF-FS-000 Rev D dated 09/03/23</li> <li>Dwg No.FF-FS-001 Rev D dated 09/03/23</li> <li>Dwg No.FF-FS-002 Rev D dated 09/03/23</li> <li>Dwg No.FF-FS-100 Rev C dated 09/03/23</li> <li>Dwg No.FF-FS-200 Rev C dated 09/03/23</li> <li>Dwg No.FF-FS-300 Rev C dated 09/03/23</li> <li>Dwg No.FF-FS-400 Rev C dated 09/03/23</li> <li>Dwg No.FF-FS-501 Rev C dated 09/03/23</li> </ul>	30/04/24
5.	Section 22 EP&A (Development Certification & Fire Safety) Regulation 2021 Certificate and Supporting Documentation prepared by Force Fire & Safety Pty Ltd (Automatic Fire Detection and Alarm System (Smoke Detection System)) <ul style="list-style-type: none"> <li>Dwg No.FF-FA-001 Rev B dated 09/03/23</li> <li>Dwg No.FF-FA-002 Rev C dated 26/07/23</li> <li>Dwg No.FF-FA-003 Rev B dated 09/03/23</li> <li>Dwg No.FF-FA-100 Rev E dated 26/07/23</li> <li>Dwg No.FF-FA-200 Rev E dated 26/07/23</li> <li>Dwg No.FF-FA-300 Rev E dated 26/07/23</li> </ul>	30/04/24
6.	Section 22 EP&A (Development Certification & Fire Safety) Regulation 2021 Certificate and Supporting Documentation prepared by Force Fire & Safety Pty Ltd (Building Occupant Warning System) <ul style="list-style-type: none"> <li>Dwg No.FF-FA-001 Rev B dated 09/03/23</li> <li>Dwg No.FF-FA-002 Rev C dated 26/07/23</li> <li>Dwg No.FF-FA-003 Rev B dated 09/03/23</li> <li>Dwg No.FF-FA-100 Rev E dated 26/07/23</li> <li>Dwg No.FF-FA-200 Rev E dated 26/07/23</li> <li>Dwg No.FF-FA-300 Rev E dated 26/07/23</li> </ul>	30/04/24
7.	Fire Engineering Report 222056_FER_07 Rev 05 prepared by Thomas O'Dwyer of Affinity Fire Engineering Pty Ltd (BDC 0766)	02/08/23





**Documentation relied upon to issue Construction Certificate 22/1512/04 for 28-30 Burrows Rd, St Peters**

Item No	Description	Date
8.	Initial Fire Safety Report (IFSR) Application prepared by Steve Watson & Partners Pty Ltd	12/04/24
9.	Acknowledgement of IFSR Application Submission and Advise that an Initial Fire Safety Report (IFSR) Will Not be Provided relating to Section 27 of the EP&A (DCFS) Reg 2021 prepared by Fire + Rescue NSW	24/04/24
10.	Documentation required to satisfy relevant DA conditions as per attached DA Checklist	-



## 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).

