

CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979.

Construction Certificate No. 22/1512/02

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 No. 203

Applicant	Name: Logos Development Management Pty Ltd Address: 1 Macquarie Place Suburb: Sydney State: NSW Postcode: 2000
Location of the Property	Address: 28-30 Burrows Road Suburb: St Peters State: NSW Postcode: 2044 Real Property Description: Lot 15 DP32332, Lot 2 DP212652
Building Description	The construction and 24-hour operation of a Flight Training Centre, comprising: <ul style="list-style-type: none">• A fight centre (including 8 aircraft flight simulators);• Associated emergency training facilities, along with computer rooms, multimedia centres, briefing and debriefing rooms; and• Associated landscaping, site infrastructure, car parking, loading areas and site access points. Stage 2 is approval of the erection of the full structure only. Approval Excludes <ul style="list-style-type: none">• Internal fitout and fixtures;• Services fit off;• Non-structural façade works; and• Landscaping and public domain works
Building Code of Australia Classification	Class 9b
Date of Receipt	Date Received: 28 June 2023
Determination	Approved Date of Determination: 06 July 2023
Development Consent	Development Consent Number: SSD- 47601708 Council: Minister for Planning Date of Determination: 02 March 2023



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



Date of Endorsement: **Thursday 06 July 2023**

Design documentation approved for Construction Certificate 22/1512/02 for 28-30 Burrows Road, St Peters

(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
-	COVER PAGE	-	-	PACEARCHITECTS
220507 - CD 105	FOOTING SET OUT PLAN	J	17/05/23	PACEARCHITECTS
220507 - CD 301	CONCRETE SETOUT GROUND FLOOR SHEET 1	L	21/06/23	PACEARCHITECTS
220507 - CD 302	CONCRETE SETOUT GROUND FLOOR SHEET 2	L	21/06/23	PACEARCHITECTS
220507 - CD 303	CONCRETE SETOUT LEVEL 1	I	02/06/23	PACEARCHITECTS
220507 - CD 304	CONCRETE SETOUT LEVEL 2	I	02/06/23	PACEARCHITECTS
220507 - CD 305	CONCRETE SETOUT ROOFTOP	I	2/06/23	PACEARCHITECTS
220507 - CD 306	CONCRETE SETOUT GROUND FLOOR WET AREA	D	21/06/23	PACEARCHITECTS
220507 - CD 307	CONCRETE SETOUT LEVEL 1 & 2 WET AREA	C	02/06/23	PACEARCHITECTS
220507 - CD 308	CONCRETE SETOUT GROUND FLOOR TRENCHES 1	C	21/06/23	PACEARCHITECTS
220507 - CD 309	CONCRETE SETOUT GROUND FLOOR TRENCHES 2	C	21/06/23	PACEARCHITECTS
220507 - CD 701	STAIR 1 PLANS	H	02/06/23	PACEARCHITECTS
220507 - CD 702	STAIR 1 SECTIONS SHEET 1	G	02/06/23	PACEARCHITECTS
220507 - CD 703	STAIRS 1 SECTIONS SHEET 2	G	02/06/23	PACEARCHITECTS
220507 - CD 704	STAIR 2 PLANS	H	02/06/23	PACEARCHITECTS
220507 - CD 705	STAIR 2 SECTIONS SHEET 1	G	02/06/23	PACEARCHITECTS
220507 - CD 706	STAIR 2 SECTIONS SHEET 2	G	02/06/23	PACEARCHITECTS
220507 - CD 730	LIFT DETAILS	F	02/06/23	PACEARCHITECTS


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Drawing No.	Drawing Title	Revision	Date	Drawn By
S000.00	STRUCTURAL DRAWING COVER SHEET & DRAWING SCHEDULE	B	25/05/23	NORTHROP
S000.01	STRUCTURAL DRAWING SPECIFICATION NOTES -SHEET 1	A	10/03/23	NORTHROP
S000.02	STRUCTURAL DRAWING SPECIFICATION NOTES -SHEET 2	A	10/03/23	NORTHROP
S000.03	STRUCTURAL DRAWING SPECIFICATION NOTES -SHEET 3	A	10/03/23	NORTHROP
S001.01	STRUCTURAL DRAWING GROUND FLOOR & LEVEL 1 LOADING PLANS	A	10/03/23	NORTHROP
S001.02	STRUCTURAL DRAWING LEVEL 2 & ROOF LOADING PLANS	A	10/03/23	NORTHROP
S011.01	STRUCTURAL DRAWING LEVEL 1 SLAB & FRAMING PLAN	D	9/06/23	NORTHROP
S012.01	STRUCTURAL DRAWING LEVEL 2 SLAB PLAN	C	25/05/23	NORTHROP
S013.01	STRUCTURAL DRAWING SIM HALL ROOF FRAMING PLAN	D	9/06/23	NORTHROP
S014.01	STRUCTURAL DRAWING PLANT LEVEL SLAB & OFFICE ROOF FRAMING PLAN	C	9/06/23	NORTHROP
S015.01	STRUCTURAL DRAWING SLIDE TRAINING ROOM STAIR PLANS	A	10/03/23	NORTHROP
S020.01	STRUCTURAL DRAWING WALL & FRAMING ELEVATIONS -SHEET 1	D	9/06/23	NORTHROP
S020.02	STRUCTURAL DRAWING WALL & FRAMING ELEVATIONS -SHEET 2	B	9/06/23	NORTHROP
S030.04	STRUCTURAL DRAWING TYPICAL LIFT PIT & SHAFT DETAILS	A	10/03/23	NORTHROP
S040.01	STRUCTURAL DRAWING SUSPENDED SLAB DETAILS	A	10/03/23	NORTHROP
S050.01	STRUCTURAL DRAWING TYPICAL CONCRETE COLUMN DETAILS	B	13/04/23	NORTHROP
S060.01	STRUCTURAL DRAWING TYPICAL CONCRETE WALL DETAILS -SHEET 1	A	10/03/23	NORTHROP
S060.02	STRUCTURAL DRAWING TYPICAL CONCRETE WALL DETAILS -SHEET 2	A	10/03/23	NORTHROP
S060.03	STRUCTURAL DRAWING TYPICAL BLOCK WALL DETAILS	A	10/03/23	NORTHROP





Drawing No.	Drawing Title	Revision	Date	Drawn By
S060.04	STRUCTURAL DRAWING TYPICAL PRECAST WALL DETAILS -SHEET 1	A	10/03/23	NORTHROP
S060.04	STRUCTURAL DRAWING TYPICAL PRECAST WALL DETAILS -SHEET 1	B	13/04/23	NORTHROP
S070.01	STRUCTURAL DRAWING TYPICAL CONCRETE STAIR DETAILS	A	10/03/23	NORTHROP
S070.02	STRUCTURAL DRAWING TYPICAL STEEL STAIR DETAILS	A	10/03/23	NORTHROP
S080.01	STRUCTURAL DRAWING TYPICAL STEELWORK DETAILS	A	10/03/23	NORTHROP
S080.02	STRUCTURAL DRAWING STEELWORK DETAILS -SHEET 1	A	10/03/23	NORTHROP
S080.03	STRUCTURAL DRAWING STEELWORK DETAILS -SHEET 2	A	10/03/23	NORTHROP
S100.01	STRUCTURAL DRAWING EXTERNAL PAVEMENT PLANS	C	25/05/23	NORTHROP
S100.02	STRUCTURAL DRAWING EXTERNAL BUILDING AND AREA PART PLANS	C	25/05/23	NORTHROP
S100.03	STRUCTURAL DRAWING EXTERNAL BUILDING ELEVATIONS	B	25/05/23	NORTHROP
S100.04	STRUCTURAL DRAWING EXTERNAL PAVEMENT DETAILS -SHEET 1	A	10/03/23	NORTHROP
S100.05	STRUCTURAL DRAWING EXTERNAL PAVEMENT DETAILS -SHEET 2	A	10/03/23	NORTHROP
SK10	EXTERNAL WALL SECTIONS SHEET 1	D	9/06/23	NORTHROP
SK11	EXTERNAL WALL SECTIONS SHEET 2	D	9/06/23	NORTHROP
SK12	EXTERNAL WALL SECTIONS SHEET 3	B	9/06/23	NORTHROP
SK13	EXTERNAL WALL SECTIONS SHEET 4	B	24/05/23	NORTHROP
SK15	STEELWORK SECTIONS	C	9/06/23	NORTHROP
SK16	EXTERNAL STRUCTURES DETAILING	C	24/05/23	NORTHROP
SK17	SUBSTATION EASEMENT DRAWING	3	2/06/23	NORTHROP
SK18	STAIR SHAFT AND CORE DETAILING	B	10/05/23	NORTHROP
SK19	STAIR SHAFT AND CORE DETAILING	B	10/05/23	NORTHROP

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Documentation relied upon to issue Construction Certificate 22/1512/02 for 28-30 Burrows Road, St Peters

Item No	Description	Date
1.	Existing and Proposed Fire Safety Schedule	-
2.	Application for Construction Certificate	28/06/23
3.	Owner's Consent prepared by Perpetual Corporate Trust Limited As Trustee Of The Lalv St Peters Trust	29/06/23
4.	Structural Design Certificate and Associated Drawings prepared by Northrop	04/07/23
5.	Structural Design Certificate and Associated Drawings prepared by Interspan	05/07/23
6.	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).

