



## Construction Certificate

Pursuant to Part 6 of the Environmental Planning & Assessment Act 1979

<b>Certificate No.</b>	CC-24039	
<b>Type &amp; Determination</b>	Building Work	Approved
<b>Date of Determination</b>	30 May 2024	
<b>+ Subject Land</b>		
<b>Lot + DP</b>	Lot 116, 117 & 118	DP 1078271
	Lot 13	DP 10662447
<b>Address</b>	8-10 Lee Street, Haymarket NSW 2000	
<b>Local Government Area</b>	City of Sydney	
<b>+ Applicant</b>		
<b>Name</b>	Steve Colomb	
<b>Company</b>	Vertical First PL	
	c/- Dexus Property Services PL	
<b>Address</b>	Level 25, 264/278 George Street, Sydney NSW 2000	
<b>Contact Details</b>	Phone: 0420 944 614	Email: steve.colomb@dexus.com.au
<b>+ Owner</b>		
<b>Name</b>	Dexus Property Services Pty Limited / Vertical First PL	
<b>Address</b>	Level 25, 264/278 George Street, Sydney NSW 2000	
<b>Contact Details</b>	Phone: 0415 298 278	Email: steve.colomb@dexus.com.au
<b>+ Description of Development</b>		
<b>Description</b>	<p><b>CC3A:</b> This CC comprises the following works:</p> <ul style="list-style-type: none"><li>+ Stage CC3A: Tower super structure: YHA Levels (T01 - T07), from underside of L01 slab to top of L07 slab.</li></ul> <p><u>only</u> associated with the Atlassian Central development including site establishment and infrastructure works: partial demolition, deconstruction, retention, reconstruction and adaptive reuse of the Inwards Parcels Shed and associated structures; construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a PUDO facility; provision of hard and soft landscaping; and creation of lower and upper ground floors through site links.</p> <ol style="list-style-type: none"><li><i>This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works.</i></li><li><i>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</i></li></ol>	
<b>BCA Classification</b>	Class 3, 5, 6, 7a, 7b, 9b	
<b>Applicable BCA</b>	National Construction Code 2019 Amendment 1	
<b>Development Consent</b>	SSD 10405 dated 15 October 2021 as modified by SSD 10405 MOD 1 dated 17 August 2022 SSD 10405 MOD 2 dated 9 December 2022 SSD 10405 MOD 3 dated 12 December 2022 SSD 10405 MOD 4 dated 14 April 2023 SSD 10405 MOD 4 dated 9 June 2023 SSD 10405 MOD 4 dated 2 November 2023	
<b>Statutory Certification</b>	<i>Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning &amp; Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning &amp; Assessment Act 1979</i>	
<b>Approved Plans</b>	Refer to Schedule 1	
<b>Fire Safety Schedule</b>	Refer to Schedule 2	

**Conditions** Refer to Schedule 3

**+ Details of Certifying Authority**

**Certifying Authority** Blackett Maguire + Goldsmith Pty Ltd

**Accreditation Number** RBC00004

**Signature**

**Signed on Behalf of BM+G** Certifier's Name: David Blackett

Registration Number: BDC:0032

Liability limited by a scheme approved under Professional Standards Legislation

## + Schedule 1 – Schedule of Documentation

### Approved Plans

Architectural Plans prepared by BVN / SHOP Architecture:

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-01A-XXX-30	B	16.04.24	AR-31B-T01-01	D	16.04.24
AR-31B-T02-01	D	16.04.24	AR-31B-T03-01	D	16.04.24
AR-31B-T04-01	D	16.04.24	AR-31B-T05-01	D	16.04.24
AR-31B-T06-01	F	16.04.24	AR-31B-T07-01	G	16.04.24
AR-10D-XXX-01	E	16.04.24	AR-10D-XXX-02	E	16.04.24
AR-11D-XXX-11	C	16.04.24	AR-11D-XXX-12	C	16.04.24
AR-13F-TXX-00	F	16.04.24	AR-13F-TXX-02	F	16.04.24
AR-13F-XXX-15	F	16.04.24	AR-13F-XXX-16	D	16.04.24
AR-15B-T01-01	A	16.04.24	AR-15B-T02-01	A	16.04.24
AR-15B-T03-01	A	16.04.24	AR-15B-T04-01	A	16.04.24
AR-15B-T05-01	A	16.04.24	AR-15B-T06-01	E	16.04.24
AR-15D-XXX-11	B	16.04.24	AR-31C-XXX-21	C	16.04.24
AR-31C-XXX-22	C	16.04.24	AR-31C-XXX-23	B	16.04.24
AR-31C-XXX-24	D	16.04.24	AR-50G-T06-01	C	16.04.24
AR-50G-TXX-41	D	16.04.24	AR-50J-TXX-01	D	16.04.24
AR-50J-TXX-01	E	19.04.24			

### Document Relied Upon

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

#### Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Application Form	Vertical First PL	08 April 2024
2.	Fire Engineering Brief Questionnaire	Vertical First Pty Ltd	30 January 2020
3.	Email Correspondence: FRNSW will not be provided	Fire Rescue NSW	25 November 2022
4.	Fire Engineering Report Ref. 140033.01.FER03E-1	Holmes Australia LP	19 April 2023
5.	Email Correspondence: FRNSW acknowledged receipt of application	Fire Rescue NSW	08 June 2023
6.	Structural Drawing	Taylor Thomson Whitting (Nsw) Pty Ltd And	03 February 2023
7.	Sustainability Certification	LEHR Consultants International (Australia) Pty Ltd	06 July 2023
8.	Structural Design Certification	TTW (NSW) PTY LTD	05 July 2023

+ Item	+ Documentation	+ Prepared by	+ Date
9.	Design Integrity Panel Endorsement	URBIS Pty Ltd	16 August 2023
10.	Email Correspondence: Condition Requiring Consultation	TTW (NSW) PTY LTD	19 August 2023
11.	Authority Approvals Schedule (CC3)	TTW (NSW) PTY LTD	-
12.	Landscape Design Report	Arcadia Landscape Architecture Pty Ltd	24 August 2023
13.	Conditions of Development	City of Sydney	11 September 2023
14.	Landscape Architectural Technical Specification	Arcadia Landscape Architecture Pty Ltd	24 August 2023
15.	Email Correspondence: Tower Landscaping Conditions	City of Sydney	7 September 2023
16.	Markup - Landscape Drawings - Arcadia Response	Arcadia Landscape Architecture Pty Ltd	15 August 2023
17.	Six Star Geen Rating Report	Ecological Consultants Australia Pty Ltd	August 2023
18.	Type C Space Landscape Thermal Analysis	Lehr Consultants International (Australia) Pty Ltd	21 July 2023
19.	75% Landscape Design Development	Arcadia Landscape Architecture Pty Ltd	24 August 2023
20.	Tower Landscaping Soil Load Assessment	TTW (NSW) PTY LTD	21 July 2023
21.	Habitat & Crown Irrigation Design	Pinion Advisory Pty Ltd	24 August 2023
22.	BOJV + Arcadia Responses to CC3 D6 CoS Comments	-	-
23.	Design Integrity Panel Endorsement	Urbis Pty Ltd	16 August 2023
24.	Email Correspondence: DIP endorsement letter	Urbis Pty Ltd	16 August 2023
25.	Email Correspondence: Conditions requiring consultation with TfNSW	Built Pty Ltd	19 August 2023
26.	Operational Landscape Management Plan	Arcadia Landscape Architecture Pty Ltd	21 July 2023
27.	Concrete Memo for DIP	LCI Consultants Pty Ltd	23 August 2023
28.	Conditions of Development Consent	City of Sydney	11 September 2023
29.	Email Correspondence: TfNSW Revision of CC3 conditions	TTW (NSW) PTY LTD	04 September 2023
30.	Email Correspondence: IFSR Will not be provided	Fire and Rescue (NSW) Pty Ltd	12 February 2024
31.	Airspace Protection Application Approval	Department of Infrastructure Transport, Regional Development, Communications, and the Arts	08 March 2024
32.	Airspace Protection Application Approval	Department of Infrastructure Transport, Regional Development, Communications, and the Arts	12 April 2024
33.	Airspace Protection Application Approval	Department of Infrastructure Transport, Regional Development, Communications, and the Arts	12 April 2024

+ Item	+ Documentation	+ Prepared by	+ Date
34.	Airspace Protection Application Approval	Department of Infrastructure Transport, Regional Development, Communications, and the Arts	12 April 2024
35.	Architectural Design Statement	BVN Architecture Pty Ltd	17 April 2024
36.	Structural Design Certificate	TTW (NSW) Pty Ltd	17 April 2024
37.	Condition D4 Approval Letter	Department of Planning, Housing & Infrastructure	16 May 2024
38.	Design Compliance Declaration Letter	Holmes Australia Pty Ltd	17 April 2024
39.	Landowner Consent	Infrastructure & Place Transport for NSW	13 March 2024
40.	Wet Fire Services	Extinguished Fire (NSW) Pty Ltd	14 May 2024
41.	BCA Assessment Report	Philip Chun BC NSW Pty Ltd	07 November 2023
42.	BCA Assessment Report – YHA Part	Philip Chun BC NSW Pty Ltd	31 August 2023

### Performance Solutions

In conjunction with the approved plans and specifications the following Performance Solutions were relied upon in issuing the Construction Certificate:

#### Proposed Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
<b>Fire Safety Requirement</b>					
PS-1.	Fire Engineering Report	140033.01.FER03E-1	Holmes Australia LP	Linus Lim (BDC2167)	19 April 2023

### EP&A (Development Certification and Fire Safety) Regulation 2021 – Fire Safety Systems in Class 2-9 Buildings

Documentation relied upon as required by the section 22 of the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

#### Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
FS-1.	Architectural Specification	BVN Architecture Pty Ltd	05 April 2023
FS-2.	Hydrant Plans	Extinguished Fire (NSW) Pty Ltd	14 May 2024

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, Blackett Maguire + Goldsmith Pty Ltd (RBC00004) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.

## + Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

A fire safety Schedule must deal with the whole of the building not just part of the building  
Please complete all sections in full using CAPITAL LETTERS

### Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

8-10 LEE STREET, HAYMARKET NSW 2000

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 116, 117, 118	DP 1078271	Atlassian Central
LOT 13	DP 10662447	

### Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- Not applicable – Fire Safety Schedule is not being re-issued.  
 Reissued Fire Safety Schedule (please state reason below)

*Reason for Reissue of Schedule*

- Original Schedule Lost or Destroyed       Correction of errors or omissions.

### Section 3: Reference Details (Section 78 of the Regulation)

Reference Type      Reference Number (if known)

CONSTRUCTION CERTIFICATE      CC-24039

### Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	ACCESS PANELS, DOORS & HOPPERS	BCA 2019 AMENDMENT 1, CLAUSE C3.13 AS 1530.4 – 2014 AND MANUFACTURER’S SPECIFICATIONS
2.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
3.	AUTOMATIC FAIL SAFE DEVICES	BCA 2019 AMENDMENT 1, CLAUSE D2.21 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
4.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2019 AMENDMENT 1, SPEC. E2.2A AS 1670.1 – 2018 , FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
5.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2019 AMENDMENT 1, SPEC. E1.5 AS 2118.1 – 2017 AND AS 2118.6 – 2012 FIRE SAFETY ENGINEERING REPORT PREPARED

		BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
6.	EMERGENCY LIFTS	BCA 2019 AMENDMENT 1, CLAUSE E3.4 AS 1735.2 – 2001
7.	EMERGENCY LIGHTING	BCA 2019 AMENDMENT 1, CLAUSE E4.2 & E4.4 AS 2293.1 – 2018 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
8.	EMERGENCY EVACUATION PLAN	AS 3745 – 2010 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
9.	EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA 2019 AMENDMENT 1, E4.9, CLAUSE 5 OF BCA SPEC G3.8 AS1670.4 – 2018 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
10.	EXIT SIGNS	BCA 2019 AMENDMENT 1, CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
11.	FIRE CONTROL ROOM	BCA 2019 AMENDMENT 1, SPEC E1.8 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
12.	FIRE DAMPERS	BCA 2019 AMENDMENT 1, CLAUSE C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 AND MANUFACTURER'S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
13.	FIRE DOORS	BCA 2019 AMENDMENT 1, CLAUSE C2.12, C2.13, C3.2, C3.4, C3.5, C3.8 & C3.11 AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
14.	FIRE HOSE REELS	BCA 2019 AMENDMENT 1, CLAUSE E1.4 AS 2441 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
15.	FIRE HYDRANT SYSTEMS	BCA 2019 AMENDMENT 1, CLAUSE E1.3 AS 2419.1 – 2021 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
16.	FIRE SEALS	BCA 2019 AMENDMENT 1, CLAUSE C3.15,

		AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER’S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
17.	FIRE SHUTTERS	BCA 2019 AMENDMENT 1, SPEC C3.4 AS 1905.2 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
18.	LIGHTWEIGHT CONSTRUCTION	BCA 2019 AMENDMENT 1, CLAUSE C1.8 AS 1530.4 – 2014 AND MANUFACTURER’S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
19.	<p>MANAGEMENT IN USE PLAN - CONTROL OF FUEL LOADS (BASEMENT LEVELS):</p> <p>a) ALL ATLISSIAN CONTROLLED AREAS ADJACENT TO THE FIRE SHUTTERS (ITEM 1.4) ARE PROHIBITED TO ACCOMMODATE FOR PARKING, STORAGE, COMBUSTIBLE FURNITURE AND THE LIKE. THIS INCLUDES:</p> <p>(i) PROHIBITION OF PARKING, STORAGE, COMBUSTIBLE FURNITURE AND THE LIKE WITHIN 3.0 M (FOR THE ADINA FIRE SHUTTER OPENING) EITHER SIDE OF THE FIRE SHUTTER, AND 0.5 M WIDE FROM THE SIDES OF THE SHUTTER. REFER TO FIGURE 2-29.</p> <p>(ii) PROHIBITION OF PARKING, STORAGE, COMBUSTIBLE FURNITURE AND THE LIKE ON BOTH SIDES OF THE EOT BASEMENT 1 STAIR AND SOUTH ATLISSIAN LOWER GROUND FIRE SHUTTER. REFER TO FIGURE 2-28 .</p> <ul style="list-style-type: none"> <li>▪ BUILDING MANAGEMENT ARE REQUIRED TO MONITOR AND INSPECT THESE AREAS ON A MONTHLY BASIS, WITH THE INSPECTION BEING LOGGED TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF THE INSPECTION UNDERTAKEN AND</li> </ul>	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.



	NAME OF THE INSPECTOR.	
	<p>b) LOWER GROUND LEVEL – SOUTHERN ENTRY LOBBIES (ATLASSIAN TOWER AND YHA LOBBY);</p> <p>(i) PROHIBITION OF STORAGE, COMBUSTIBLE FURNITURE AND THE LIKE.</p> <p>(ii) BUILDING MANAGEMENT ARE REQUIRED TO MONITOR AND INSPECT THESE AREAS ON A MONTHLY BASIS, WITH THE INSPECTION BEING LOGGED TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF THE INSPECTION UNDERTAKEN AND NAME OF THE INSPECTOR.</p> <p>c) ON LOWER GROUND LEVEL (WEST AND SOUTH BOUNDARY TITLES) – LOWER LINK ZONE RETAIL KIOSKS (SMALL KIOSKS) ARE ONLY PERMITTED WITHIN THIS AREA. STORAGE OF GOODS, COMBUSTIBLE FURNITURE AND THE LIKE IS NOT PERMITTED WITHIN THE WESTERN LOWER LINK ZONE (APART FROM THE AFOREMENTIONED RETAIL KIOSKS). RETAIL KIOSKS MUST BE LOCATED AT LEAST 3.5 M FROM THE BOUNDARY (WESTERN FAÇADE) OF THE RETAIL STORES.</p> <p>d) UPPER GROUND LEVEL – SOUTHERN YHA LOBBY:</p> <p>(i) THE RETAIL LOBBY OF THE SOUTHERN YHA LOBBY IS PERMITTED TO BE USED FOR LIGHT RETAIL SUCH AS A CAFÉ WITH NO HOT COOKING, OR LIGHT RETAIL FOR MINOR SALE OF GOODS.</p> <p>(ii) THIS SPACE IS NOT TO BE USED AS A SPACE FOR HOT COOKING OR RETAIL INVOLVING STORAGE OF SIGNIFICANT QUANTITIES OF COMBUSTIBLE PRODUCTS (HIGH RACK STORAGE).</p> <p>e) STORAGE OF GOODS, COMBUSTIBLE FURNITURE AND IGNITION SOURCES (HEATERS</p>	

	<p>AND THE LIKE) IS NOT PERMITTED WITHIN:</p> <ul style="list-style-type: none"> <li>(i) THE EXISTING DEVONSHIRE TUNNEL ZONE (TOGA &amp; TAHE ALLOTMENT).</li> <li>(ii) THE DISCHARGE LOCATIONS OF THE FIRE ISOLATED STAIRS FROM THE TOWER ON THE OSD LEVEL AND THE UPPER GROUND LEVEL;</li> <li>(iii) ENTRY DOORS AND ACCESS WAYS INTO FIRE STAIRS ON LEVEL 38;</li> <li>(iv) UPPER GROUND WESTERN FAÇADE EXTERNAL AWNING / CANOPY.</li> <li>(v) THE GOODS LIFT LOBBIES.</li> </ul> <p>BASEMENT LEVEL 1 ELECTRICAL MAIN SWITCH ROOMS, AND LEVELS 6 AND 7 ELECTRICAL SWITCH RISER ROOMS.</p>	
20.	MANAGEMENT IN USE PLAN – UPPER GROUND MEZZANINE LEVEL POPULATION (MAXIMUM 100 PERSONS)	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
21.	MANAGEMENT IN USE PLAN – YHA LIFT BASEMENT 2	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
22.	MANAGEMENT IN USE PLAN – BASEMENT LEVELS 1 AND 2 SPOON DRAINS ACCESS	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
23.	MANAGEMENT IN USE PLAN – OSD LEVEL, PLANT LEVEL 01 AND 02, PLANT LEVEL 06, PLANT LEVEL 38 AND 39 ACCESS	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
24.	<p>MANAGEMENT IN USE PLAN - CONTROL OF FUEL LOADS (PODIUM LEVELS):</p> <ul style="list-style-type: none"> <li>a) ON THE OSD LEVEL, MANAGEMENT PROCEDURES ARE TO BE IMPLEMENTED TO KEEP THE DOORWAY (IN THE UNDERCOVER DISCHARGE AREA FROM THE FIRE ISOLATED CORRIDOR), AND THE PATH FROM THIS DOORWAY TO THE SOUTHERN STAIR, CLEAR OF COMBUSTIBLES AND OBSTRUCTIONS.</li> <li>(i) FURNITURE ON THE EXTERNAL OSD TERRACE IS TO BE LIMITED TO NON-COMBUSTIBLE CONSTRUCTION. COMBUSTIBLE MATERIALS</li> </ul>	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.

	<p>AND THE LIKE IS NOT PERMITTED. EXTERNAL HEATERS AND OPEN FLAMES ARE NOT PERMITTED ON THE EXTERNAL TERRACE.</p> <p>b) ON THE UPPER GROUND LEVEL, THE AREAS IN FRONT OF THE SOUTHERN YHA LOBBY AND NORTHERN ATLISSIAN LOBBY, AS WELL AS THE EXTERNAL WESTERN CANOPY AWNING ARE TO BE KEPT CLEAR OF IGNITION SOURCES, COMBUSTIBLES, OBSTRUCTIONS AND BUILD-UP OF ANY STORAGE OR THE LIKE.</p> <p>c) BUILDING MANAGEMENT IN-USE PROCEDURES ARE TO BE PROVIDED TO PROHIBIT STORAGE AROUND THE GOODS LIFT LOBBIES.</p> <p>BUILDING MANAGEMENT IS REQUIRED TO MONITOR AND INSPECT THESE AREAS ON A MONTHLY BASIS, WITH THE INSPECTION BEING LOGGED TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF THE INSPECTION UNDERTAKEN AND NAME OF THE INSPECTOR.</p>	
25.	<p>MANAGEMENT IN USE PLAN - CONTROL OF FUEL LOADS (OFFICE LEVELS):</p> <p>a) THE INTERNAL LOBBY / FIRE-ISOLATED STAIR ENTRY POINTS ON LEVEL 38 (REFER TO FIGURE 2-93) ARE PROHIBITED FROM HAVING ANY STORAGE AND/OR FURNITURE.</p> <p>BUILDING MANAGEMENT STAFF (OF THE NOMINATED OFFICE TENANCY ON LEVEL 38) ARE REQUIRED TO REGULARLY MAINTAIN AND MONITOR THIS SPACE (MONTHLY SERVICE ROUTINE) WITH THE INSPECTION BEING LOGGED TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF THE INSPECTION UNDERTAKEN AND NAME OF THE INSPECTOR.</p>	<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.</p>
26.	PATH OF TRAVEL	<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.</p>
27.	PORTABLE FIRE EXTINGUISHERS	<p>BCA 2019 AMENDMENT 1, CLAUSE E1.6 AS 2444 – 2001 FIRE SAFETY ENGINEERING REPORT PREPARED</p>

		BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
28.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA CLAUSE D2.19(B) FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
29.	SMOKE AND HEAT VENTS / AUTOMATIC OPERABLE LOUVRES (TOWER ATRIUMS)	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
30.	SMOKE HAZARD MANAGEMENT SYSTEMS + STAIR PRESSURISATION (TOWER STAIRS – STAIRS 10 AND 11). + SMOKE EXHAUST ZONE SMOKE CONTROL	BCA 2019 AMENDMENT 1, PART E2 AS/NZS 1668.1 –2015 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
31.	SMOKE DAMPERS	BCA 2019 AMENDMENT 1 AS/NZS 1668.1 – 2015 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
32.	SMOKE DOORS	BCA 2019 AMENDMENT 1, SPEC C3.4 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
33.	STAND-BY POWER SYSTEMS	BCA 2019 AMENDMENT 1, SPEC G3.8 CLAUSE 6 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
34.	SMOKE SEALS	AS 1530.7-2007 & AS 6905-2007 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
35.	SMOKE PROOF CONSTRUCTION	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
36.	WALL-WETTING SPRINKLERS	BCA 2019 AMENDMENT 1, CLAUSE C3.4 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
37.	WARNING & OPERATIONAL SIGNS	BCA 2019 AMENDMENT 1, CLAUSE D2.23, D3.6, E3.3 AS 1905.1 – 2015 & SECTION 108 OF THE EP&A (DC&FS) REGULATION 2021 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.
38.	SMOKE PROOF CONSTRUCTION	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
39.	WALL-WETTING SPRINKLERS	BCA 2019 AMENDMENT 1, CLAUSE C3.4 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED

		BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
40.	WARNING & OPERATIONAL SIGNS	<p>BCA 2019 AMENDMENT 1, CLAUSE D2.23, D3.6, E3.3</p> <p>AS 1905.1 – 2015 &amp; SECTION 108 OF THE EP&amp;A (DC&amp;FS) REGULATION 2021</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.</p>

### Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
FIRE ENGINEERING REPORT 140033.01 VERSION E-1 DATED 23 JANUARY 2024 PREPARED BY HOLMES.	EP1.3 & EP1.4	<p><b>W-01</b> – TO PERMIT THE FOLLOWING WITH REGARDS TO THE FIRE HYDRANT / SPRINKLER BOOSTER ASSEMBLY:</p> <ul style="list-style-type: none"> <li>+ TO PERMIT THE FIRE HYDRANT AND SPRINKLER BOOSTER ASSEMBLY TO NOT BE LOCATED WITHIN SIGHT OF THE MAIN ENTRANCE TO THE BUILDING.</li> <li>+ TO PERMIT THE BOOSTER ASSEMBLY TO NOT BE LOCATED DIRECTLY ADJACENT TO THE PRINCIPAL VEHICULAR ACCESS TO THE SITE.</li> </ul> <p>WHILST THE BOOSTER ASSEMBLY IS LOCATED ON THE PROPERTY OF ATLISSIAN, IT OPENS ONTO ADJOINING NEIGHBOURING PROPERTY TITLE, WHICH BELONGS TO TRANSPORT FOR NSW.</p>
	EP1.3 & EP1.4	<p><b>W-02</b> – TO PERMIT ACCESS TO THE FIRE PUMP ROOM FROM THE FIRE-ISOLATED STAIR TO BE VIA AN AIR-LOCK.</p>
	EP1.6	<p><b>W-03</b> - TO PERMIT THE FOLLOWING WITH REGARD TO THE FIRE CONTROL ROOM:</p> <ul style="list-style-type: none"> <li>+ THE LOCATION OF THE FIRE CONTROL ROOM IS NOT DIRECTLY ACCESSIBLE FROM A ROAD OR OPEN SPACE AND ACCESS INVOLVES A CHANGE IN LEVEL OF MORE THAN 300MM.</li> </ul> <p>THE LOCATION OF THE FIRE CONTROL ROOM IS NOT DIRECTLY ACCESSED FROM THE FRONT ENTRANCE OF THE BUILDING OR DIRECTLY FROM A PUBLIC PLACE OR FROM A FIRE ISOLATED PASSAGEWAY WHICH LEADS TO A PUBLIC PLACE.</p>
	EP1.3	<p><b>W-04</b> –</p> <ul style="list-style-type: none"> <li>+ TO PERMIT THE HYDRANT SYSTEM TO BE DESIGNED IN ACCORDANCE WITH AS 2419.1 – 2021.</li> </ul> <p>TO PERMIT ADDITIONAL ON-FLOOR FIRE HYDRANTS.</p>
	EP1.4	<p><b>W-05</b> – TO OMIT SPRINKLERS FROM THE UNDERSIDE OF THE YHA LEVEL 1 FLOOR SLAB WHICH OVERHANGS THE OSD AND UPPER</p>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		GROUND LEVELS.
	CP2	<b>W-07</b> – TO PERMIT THE FIRE SHUTTERS IN THE BUILDING TO NOT ACHIEVE A 30 MINUTE INSULATION RATING.
	EP1.4	<b>W-08</b> – TO OMIT SPRINKLER PROTECTION IN ELECTRICAL SWITCH ROOMS IN BASEMENT LEVEL 1 AND THE ELECTRICAL SWITCH RISER ROOMS ON LEVEL 6 AND LEVEL 7.
	EP2.2	<p><b>W-09</b> – TO RATIONALISE THE STAIR PRESSURISATION SYSTEM TESTING REQUIREMENT OF ACHIEVING AN AIRFLOW VELOCITY OF LESS THAN 1.0 M/S THROUGH CERTAIN DOORS OPENING INTO FIRE ISOLATED STAIRWAYS. THIS IS FOR THE FOLLOWING LOCATIONS:</p> <ul style="list-style-type: none"> <li>+ OSD LEVEL: LOBBY DOORS BETWEEN ONE OF THE SCISSOR STAIRS AND PLANT ROOM, AND LOBBY DOORS BETWEEN PLANT ROOM AND THE FIRE-ISOLATED CORRIDOR.</li> <li>+ DOORS OPENING FROM RISER SPACE INTO ONE OF THE SCISSOR STAIRS ON PLANT LEVELS 01 AND 02.</li> <li>+ EACH FIRE-ISOLATED STAIR ENTRY DOOR SERVING TOWER LEVEL 06 DEDICATED PLANT LEVEL (THIS PLANT LEVEL IS LOCATED BETWEEN YHA AND COMMERCIAL HABITAT LEVELS).</li> <li>+ THE FIRE PUMP ROOM AND PLANT ROOM DOOR ENTRY FROM THE FIRE-ISOLATED STAIR ON LEVEL 38.</li> </ul> <p>THE FIRE-ISOLATED STAIR DOOR ENTRY SERVING LEVEL 39.</p>
	EP1.4	<b>W-10</b> - ANALYSIS OF BESPOKE SPRINKLER COVERAGE TO TOILET CUBICLES.
	CP2	<b>W-11</b> – TO PERMIT SEPARATE KITCHEN EXHAUST DUCTS (LEVEL 22 AND 23) TO SHARE A COMMON FIRE RATED SHAFT.
	CP1 & CP2	<p><b>B-01</b> – REDUCTION IN FRLS TO CLASS 7B AND 8 AREAS WITHIN THE BASEMENT LEVELS, SPECIFICALLY:</p> <ul style="list-style-type: none"> <li>+ TO PERMIT THE SEPARATION OF THE STORAGE AREAS IN BASEMENT 2 AND BASEMENT MEZZANINE FROM ADJACENT SPACE WITH FRLS OF 120/120/120 IN LIEU OF 240/240/240.</li> </ul> <p>TO PERMIT THE SUBSTATIONS TO HAVE REDUCED FRLS OF FRL 180/180/180 IN LIEU OF FRL 240/240/240.</p>
	DP4 & EP2.2	<p><b>B-02</b> – TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES ON BASEMENT LEVELS:</p> <ul style="list-style-type: none"> <li>+ BASEMENT 2: TO PERMIT A DISTANCE OF UP TO 30 M TO A POINT OF CHOICE, 50 M TO THE NEAREST EXIT, AND 95 M BETWEEN</li> </ul>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		<p>ALTERNATIVE EXITS.</p> <p>BASEMENT 1: TO PERMIT A DISTANCE OF UP TO 35 M TO A POINT OF CHOICE, 55 M TO THE NEAREST EXIT, AND 70 M BETWEEN ALTERNATIVE EXITS.</p>
	DP5 & EP2.2	<p><b>B-03</b> – TO PERMIT THE FOLLOWING WITH REGARD TO THE SOUTHERN BASEMENT FIRE-ISOLATED STAIR:</p> <ul style="list-style-type: none"> <li>+ DISCHARGE INTO THE COVERED LOWER GROUND LEVEL DEVONSHIRE STREET TUNNEL OVER THE BOUNDARY OF THE ATLISSIAN BUILDING.</li> </ul> <p>TO PERMIT OCCUPANTS TO TRAVEL WITHIN 6M OF OPENINGS WITHIN THE SOUTHERN BOUNDARY WALLS AT LOWER GROUND.</p>
	DP2 & DP4	<p><b>B-04</b> – TO PERMIT THE FOLLOWING WITH REGARD TO THE DISCHARGE OF BASEMENT MEZZANINE STAIRS:</p> <ul style="list-style-type: none"> <li>+ TO NOT PROVIDE A CONTINUOUS MEANS OF TRAVEL BY ITS OWN FLIGHTS AND LANDINGS FROM EVERY STOREY SERVED TO THE LEVEL AT WHICH EGRESS TO A ROAD OR OPEN SPACE IS PROVIDED.</li> </ul> <p>THE DISCHARGE DOOR FROM THE CENTRAL STAIR INTO BASEMENT LEVEL SWINGS AGAINST THE DIRECTION OF EGRESS.</p>
	DP4	<p><b>B-05</b> – TO PERMIT EGRESS FROM THE BASEMENT LEVELS DISCHARGING AT LOWER GROUND FLOOR WHERE THE PATH OF TRAVEL TO OPEN SPACE REQUIRES TRAVEL VIA NEIGHBOURING SEPARATE ALLOTMENTS</p>
	EP2.2	<p><b>B-06</b> – TO OMIT STAIR PRESSURISATION FROM THE BASEMENT SOUTHERN-FIRE ISOLATED STAIR</p>
	EP1.4	<p><b>B-07</b>- TO OMIT SPRINKLER COVERAGE FROM THE SPOON DRAINS SERVING THE BASEMENT LEVELS.</p>
	CP1 & CP2	<p><b>P-01</b> – TO RATIONALISE THE REDUCTION OF FRLS OF THE UPPER GROUND RETAIL AREAS FROM FRL 180/180/180 TO FRL 120/120/120.</p>
	EP1.4	<p><b>P-02</b> – TO OMIT SPRINKLER PROTECTION FROM THE LOWER GROUND SOUTH ATLISSIAN LOBBY AND UPPER GROUND NORTH ATLISSIAN LOBBY AND YHA LIFT LOBBY WHERE IT INCORPORATES REVOLVING DOORS.</p>
	CP1 & CP2	<p><b>P-03</b> – TO PERMIT THE FOLLOWING WALLS TO BE LOCATED WITHIN 3M OF A BOUNDARY AND NOT ACHIEVE AN FRL:</p> <ul style="list-style-type: none"> <li>+ LOWER GROUND WEST FACING EXTERNAL WALLS.</li> </ul> <p>UPPER GROUND NORTH &amp; NORTH-WEST FACING EXTERNAL WALLS.</p>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
	CP2	<b>P-04</b> – TO ALLOW EXTERNAL WALLS OF THE HERITAGE SHED TO BE CONSTRUCTED OF TIMBER ELEMENTS.
	CP2	<p><b>P-05</b> – TO ALLOW THE FOLLOWING AREAS TO HAVE OPENINGS WITHIN EXTERNAL WALLS TO BE LESS THAN 3M OF THE BOUNDARY AND NOT BE PROTECTED:</p> <ul style="list-style-type: none"> <li>+ LOWER GROUND LEVEL NORTH, WEST AND SOUTH BOUNDARY WALLS</li> </ul> <p>THE UPPER GROUND LEVEL NORTH BOUNDARY WALLS.</p>
	CP2	<b>P-06</b> – TO PERMIT THE GLAZED OPENINGS OF THE TOWER FAÇADE (YHA LEVEL 1 AND ABOVE) WHICH ARE EXPOSED TO THE NORTHERN AND EASTERN ALLOTMENT BOUNDARIES TO NOT BE PROTECTED. THERE ARE ALSO ADDITIONAL OPENINGS IN THE SOUTH-WESTERN CORNER WHERE OPENINGS ARE PROPOSED TO REMAIN UNPROTECTED AS WELL.
	DP4	<p><b>P-07</b> – TO RATIONALISE THE FOLLOWING LEVELS HAVING A SINGLE EXIT:</p> <ul style="list-style-type: none"> <li>+ PLANT ROOM ON OSD LEVEL</li> <li>+ LEVEL 1 PLANT CORE</li> </ul> <p>LEVEL 2 PLANT CORE</p>
	DP4 & EP2.2	<p><b>P-08</b> – TO RATIONALISE MATTERS RELATING TO EGRESS FROM THE MEZZANINE LEVEL, SPECIFICALLY:</p> <ul style="list-style-type: none"> <li>+ TO ALLOW OCCUPANTS FROM THE MEZZANINE LEVEL TO EGRESS VIA ONE EXIT.</li> </ul> <p>TO PERMIT TRAVEL FOR UP TO 25M TO A SINGLE EXIT FOR THE MEZZANINE LEVEL.</p>
	DP4 & EP2.2	<p><b>P-09</b> – TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES ON LOWER GROUND LEVEL:</p> <ul style="list-style-type: none"> <li>+ UP TO 70 M TO THE NEAREST EXIT AND 120 M BETWEEN ALTERNATIVE EXITS FROM THE ATLISSIAN LOBBY.</li> </ul> <p>UP TO 50 M TO THE NEAREST EXIT AND 70 M BETWEEN ALTERNATIVE EXITS FROM THE RETAIL AREAS INCLUSIVE OF AMENITIES.</p>
	DP4 & EP2.2	<p><b>P-10</b> – TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES ON UPPER GROUND LEVEL:</p> <ul style="list-style-type: none"> <li>+ SOUTH LIFT BANK – APPROXIMATELY 54 M TO THE NEAREST EXIT IN LIEU OF 40M.</li> <li>+ EASTERN ATLISSIAN LOBBY – APPROXIMATELY 101M BETWEEN ALTERNATIVE EXITS (IN LIEU OF 60M). APPROXIMATELY 13M OF THE PATH OF TRAVEL BETWEEN ALTERNATIVE EXITS OCCURS UNDER THE EXTERNAL AWNING,</li> </ul>



+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA Dts Provision(s) and details of non-compliance
		<p>TO BE NATURALLY VENTILATED ON THREE SIDES AND WITH SPRINKLERS ALSO PROVIDED TO THE UNDERSIDE OF THE AWNINGS. A TOTAL OF 14M OF THE DISTANCE BETWEEN EXITS IS MEASURED TO THE LEVEL 11 OVERHANG; NOTE THAT THE LEVEL 11 FLOOR IS APPROXIMATELY 55M ABOVE THE LEVEL OF DISCHARGE.</p> <p>SOUTHEAST CORNER (OUTSIDE) – APPROXIMATELY 48 M TO THE NEAREST EXIT IN LIEU OF 40M.</p>
	DP4 & DP5	<b>P-11</b> – TO RATIONALISE MATTERS RELATING TO OSD FIRE-ISOLATED STAIR DISCHARGE.
	DP2	<b>P12</b> – TO PERMIT THE SOUTHERN EXTERNAL STAIR THAT PROVIDES OCCUPANT TRAVEL BETWEEN THE OSD LEVEL AND THE UPPER GROUND TO BE PROVIDED WITH MORE THAN 36 RISERS IN CONSECUTIVE FLIGHTS WITHOUT A CHANGE OF DIRECTION OF AT LEAST 30°.
	EP1.4	<b>P-13</b> - TO RATIONALISE SPRINKLER PROTECTION ON THE BUILDING EXTENDING PAST THE SOUTHERN BOUNDARY ONTO THE TOGA & TAHE ALLOTMENT.
	EP2.2	<b>P-14</b> – TO RATIONALISE SMOKE DETECTOR COVERAGE EXTENDING PAST THE SOUTHERN BOUNDARY TO PROVIDE COVERAGE OVER THE TOGA & TAHE ALLOTMENT.
	EP4.3	<b>P-15</b> – TO RATIONALISE EWIS TO BE INSTALLED PAST THE SOUTHERN BOUNDARY TO PROVIDE COVERAGE OVER THE TOGA & TAHE ALLOTMENT.
	EP2.2	<b>P-16</b> – TO PERMIT THE LOWER GROUND RETAIL AREAS TO CONNECT WITH THE LOWER LINK ZONE, THE TOGA/TAHE ALLOTMENT AND THE DEVONSHIRE STREET TUNNEL WHERE THE FIRE COMPARTMENT EXCEEDS THE MAXIMUM 2000M2 TO BE PROVIDED WITH A PERFORMANCE-BASED MECHANICAL SMOKE EXHAUST SYSTEM.
	EP2.2	<b>P-17</b> – TO OMIT ZONE SMOKE CONTROL FROM THE BASEMENT LEVELS, LOWER GROUND, UPPER GROUND, OSD LEVEL, MEZZANINE AND PLANT LEVELS.
	CP1	<b>P-18</b> – TO RATIONALISE THE OMISSION OF FIRE-RATING FROM THE STAINLESS STEEL STUB COLUMNS IN THE LOWER LINK ZONE.
	CP1, CP2	<p><b>Y-01</b> – TO RATIONALISE THE REDUCTION OF FRL'S IN THE FOLLOWING MANNER:</p> <ul style="list-style-type: none"> <li>+ REDUCTION FROM FRL 180/180/180 TO FRL 120/90/90 IN YHA LEVEL 1.</li> </ul> <p>FRL 60/60/60 FOR THE SLAB SETDOWNS WITHIN THE BATHROOM SHOWERS OF THE HOSTEL SOUS (LEVEL 2-5).</p>
	CP2, DP4, EP2.2	<b>Y-02</b> – TO RATIONALISE MATTERS RELATING TO THE INTERCONNECTION OF YHA LEVELS

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		VIA AN ATRIUM AND NON-REQUIRED STAIRWAY.
	DP4, EP2.2	<p><b>Y-03</b> – TO PERMIT EXTENDED TRAVEL DISTANCES AND PUBLIC CORRIDOR LENGTHS WITHIN HOSTEL AREAS, SPECIFICALLY:</p> <ul style="list-style-type: none"> <li>+ TO ALLOW LEVEL 3-5 PUBLIC CORRIDORS OF THE YHA TO BE DIVIDED WITH SMOKE PROOF WALLS WHERE THE CORRIDORS LENGTHS ARE 43M IN LIEU OF THE DTS 40M.</li> <li>+ TO PERMIT AN EXTENDED DISTANCE BETWEEN ALTERNATIVE EXITS OF UP TO 50M IN LIEU OF 45M ON LEVEL 2.</li> </ul> <p>TO PERMIT AN EXTENDED DISTANCE BETWEEN ALTERNATIVE EXITS OF UP TO 64M IN LIEU OF 45M ON LEVELS 3-5.</p>
	DP4, EP2.2	<b>Y-04</b> – TO PERMIT A DISTANCE TO A POINT OF CHOICE WITHIN THE CLASS 3 YHA ON LEVEL 2 OF UP TO 8M.
	DP4, DP6, EP2.2	<p><b>Y-05</b> – TO PERMIT A REDUCED AGGREGATE EXIT WIDTH, AND THE FOLLOWING EXCESSIVE TRAVEL DISTANCES IN THE CLASS 6/9B YHA HABITAT (YHA LEVEL 1):</p> <ul style="list-style-type: none"> <li>+ UP TO 45M TO THE NEAREST EXIT IN LIEU OF 40M</li> </ul> <p>UP TO 90M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M.</p>
	EP1.1	<b>Y-06</b> – TO OMIT FIRE HOSE REEL COVERAGE FROM LEVEL 1 OF THE YHA.
	EP2.2	<b>Y-07</b> – TO OMIT ZONE SMOKE CONTROL FROM YHA LEVEL 1.
	CP1, CP2	<b>C-01</b> – TO PERMIT THE USE OF STRUCTURAL TIMBER ELEMENTS (COLUMNS AND BEAMS) WHICH DO NOT MEET THE FIRE PROTECTIVE TIMBER REQUIREMENTS.
	CP1, CP2	<b>C-02</b> – TO REDUCE FIRE-RATING REQUIREMENTS IN RELATION TO THE FAÇADE TRANSOMS AND INTERNAL BEAMS.
	CP1, CP2	<p><b>C-03</b> – TO PERMIT THE REDUCTION OF FRLS FROM 120/120/120 TO 90/90/90 IN CROWN OFFICES LEVEL 36-40, AS APPLICABLE TO:</p> <ul style="list-style-type: none"> <li>+ PRIMARY BEAMS, CANTILEVER BEAMS, TRANSFER BEAMS, BEAMS AROUND SHAFTS AND COLUMNS.</li> <li>+ COMPOSITE FLOOR SLAB.</li> <li>+ CONNECTIONS BETWEEN UNPROTECTED SECONDARY BEAMS AND PROTECTED BEAMS AND COLUMNS.</li> <li>+ WALLS.</li> </ul> <p>SOME SECONDARY BEAMS.</p>

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
	CP2, CP9	<b>C-04</b> – TO PERMIT PHOTOVOLTAIC LAMINATED GLASS TO BE ATTACHED TO THE EXTERNAL FAÇADE OF THE BUILDING.
	DP4, EP2.2	<b>C-05</b> – TO PERMIT THE FOLLOWING DEPARTURES FOR LEVEL 39 AND 40 PLANT AREAS: <ul style="list-style-type: none"> <li>+ TO USE A LADDER TO ACCESS LEVEL 39 PLANT AREA AS THE SECONDARY EXIT ALTHOUGH IT EXCEEDS 200M2.</li> <li>+ TO ALLOW A DISTANCE TO A POINT OF CHOICE OF UP TO 29M IN LIEU OF 20M IN LEVEL 39 PLANT AREA.</li> <li>+ TO ALLOW A DISTANCE TO AN EXIT OF UP TO 54M IN LIEU OF 40M IN LEVEL 39 PLANT AREA.</li> <li>+ TO ALLOW A NON-FIRE-ISOLATED STAIR SERVING LEVEL 40 TO DISCHARGE INTERNALLY TO LEVEL 39.</li> </ul> TO ALLOW THE LADDER SERVING LEVEL 40 TO DISCHARGE ON LEVEL 39.
	DP4, EP2.2	<b>C-06</b> – TO ALLOW THE FIRE-ISOLATED SCISSOR STAIRS ON LEVEL 38 TO BE LOCATED 7.5M FROM ONE ANOTHER.
	DP4, EP2.2	<b>C-07</b> – TO ALLOW THE FOLLOWING EXTENDED TRAVEL DISTANCES FOR THE COMMERCIAL OFFICE HABITATS: <ul style="list-style-type: none"> <li>+ 27M TO A POINT OF CHOICE IN LIEU OF 20M.</li> <li>+ UP TO 60M TO THE NEAREST EXIT IN LIEU OF 40M.</li> </ul> UP TO 86M BETWEEN ALTERNATIVE EXITS IN LIEU OF 60M.
	CP2, EP2.2	<b>C-08</b> – TO PERMIT THE TWO UPPER LEVELS OF THE ATRIUM WELL TO HAVE A HORIZONTAL DIAMETER LESS THAN 6M.
	EP2.2	<b>C-09</b> – TO PERMIT THE ATRIUM SPACES IN THE NORTHERN PORTION OF THE OFFICE HABITATS TO NOT ACHIEVE THE PRESSURE DIFFERENTIAL OF 20PA BETWEEN THE OVERHANG OF THE CLT PANELS OVER THE ATRIUM.
	EP1.4, EP2.2	<b>C-10</b> – TO PERMIT A RATIONALIZED SPRINKLER HEAD AND SMOKE DETECTOR LAYOUT ON THE TIMBER HABITAT FLOORS, MEGAFLOORS, AND THE CROWN FLOORS.
	CP1, CP2	<b>C-11</b> – TO PERMIT THE USE OF STRUCTURAL TIMBER (CLT FLOOR PANELS) ELEMENTS WHICH DO NOT MEET THE FIRE PROTECTIVE TIMBER REQUIREMENTS.
	DP6	<b>C-12</b> – TO ALLOW EGRESS FROM THE COMMUNICATIONS RISERS WITHIN THE COMMERCIAL TOWER ON LEVELS 19 TO

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
		LEVEL 25 TO BE THROUGH A REDUCED CORRIDOR WIDTH OF DOWN TO 800MM.
	DP6	<b>C13</b> – TO ALLOW A REDUCED PATH OF TRAVEL WIDTH FROM PLANT ROOMS ON LEVELS 6, 38, 39 AND 40 OF DOWN TO 600MM.

**Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)**

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	N/A	
<b>Proposed (New or Modified)</b>		
1.	N/A	

**Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)**

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	N/A	

**Section 7: Name of authority or registered certifier issuing this schedule**

Name	Organisation (Business name)
DAVID BLACKETT	BM+G Pty Ltd
Business Address (Street No., Street Name, Suburb and Postcode)	
SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007	
Registration Number (Where Applicable)	
RBC00004 (BDC0032)	
Date of Issue	
<b>30/05/2024</b>	

## **+ Schedule 3 – Conditions of Construction Certificate**

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The building works approved under this Construction Certificate are subject to the following conditions pursuant to section/s 22, 27, 116 or 117 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Pursuant to section 22 of the EP&A (DC&FS) Regulation 2021, the building work involving the installation, modification or extension of the relevant fire safety system (mechanically ducted smoke control 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) 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

30 May 2024

The General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Dear Sir/Madam

**Re: SSD NO. 10405 Address Atlassian Central – 8-10 Lee Street,  
Haymarket**

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As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

<b>Applicant</b>	Dexus Property Services Pty Limited
<b>Subject Address</b>	8-10 Lee Street, Haymarket NSW 2000
<b>Project No.</b>	200068
<b>Date Received</b>	08 April 2024
<b>Date Determined</b>	30 May 2024

Please find undercover a copy of the Construction Certificate No. CC-24039 for the Tower super structure: YHA Levels (T01 - T07), from underside of L01 slab to top of L07 slab only, associated with the construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate following for Council's record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$41.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

**Yours sincerely,**



Antonio Canuto  
Associate Director

**BM+G**

Building Surveyor-Unrestricted (NSW)

**BDC No.:** 04786

30 May 2024

Dexus Property Services Pty Limited  
Level 25, 264/278 George Street  
Sydney NSW 2000

Dear Sir/Madam

**Re: SSD NO. 10405 Address Atlassian Central – 8-10 Lee Street, Haymarket**

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Your recent application for a Construction Certificate dated 8 April 2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24039 Tower super structure: YHA Levels (T01 - T07), from underside of L01 slab to top of L07 slab only, associated with the construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links.

We have forwarded a copy of the Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection and certification schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works that we will require to be undertaken by our office.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

The primary reason for these Statutory Mandatory Critical Stage Inspections is to ensure that the development proceeds in accordance with the development consent, Construction Certificates and that the development is fit for occupation in accordance with its classification under the Building Code of Australia. The Principal Certifying Authority does not undertake detailed quality control inspections. Critical Stage Inspections do not provide the level of supervision required to ensure that the minimum standards and tolerances specified by the 'Guide to Standards and Tolerances 2017 ©' are achieved.

The quality of any development is a function of the quality of the principal contractor's or owner builder's supervision of individual contractors and trades on a daily basis during the development. The PCA does not undertake this role.

The NSW Office of Fair Trading have published a 'Guide to Standards and Tolerances 2017 ©'. The guide can be obtained from the Office of Fair Trading website.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact me on 9211 7777.

**Yours sincerely,**



Antonio Canuto  
Associate Director

**BM+G**

Building Surveyor-Unrestricted (NSW)

**BDC No.:** 04786

## + Inspection and Certification Schedule

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### Statutory Mandatory Critical Stage Inspections

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 3, 5, 6, 7, or 9 buildings.
- + Prior to covering of waterproofing in any wet areas, for a minimum 10% of rooms with wet areas within a building.
- + Prior to covering of any stormwater drainage connections.
- + In the case of Class 3 buildings:
  - prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work; and
  - prior to covering the junction of any internal fire-resisting construction bounding a sole-occupancy unit, and any other building element required to resist internal fire spread, inspection of a minimum of 30% of sole-occupancy units on each storey of the building containing sole-occupancy units.
  - After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

### Other Required Inspections

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Placement of erosion & sedimentation control measures.
- + Completion of smoke proof walls prior to installation of ceiling.
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of fire rated plasterboard material to walls and or ceilings.
- + Installation of concealed essential fire safety measures prior to covering.
- + Testing of newly installed active fire safety measures within the building.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.



### **Compliance with the Building Code of Australia**

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 (Amendment 1) (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd