

Construction Certificate

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

Certificate No.	CC-24131	
Type & Determination	Building Work	Approved
Date of Determination	27 September 2024	
+ Subject Land		
Lot + DP	Lot 116, 117 & 118 Lot 13	DP 1078271 DP 10662447
Address	8-10 Lee Street, Haymarket NSW 2000	
Local Government Area	City of Sydney	
+ Applicant		
Name	Steve Colomb	
Company	Vertical First PL c/- Dexus Property Services PL	
Address	Level 25, 264/278 George Street, Sydney NSW 2000	
Contact Details	Phone: 0420 944 614	Email: steve.colomb@dexus.com.au
+ Owner		
Name	Dexus Property Services Pty Limited / Vertical First PL	
Address	Level 25, 264/278 George Street, Sydney NSW 2000	
Contact Details	Phone: 0415 298 278	Email: steve.colomb@dexus.com.au
+ Description of Development		
Description	<p>CC3B: This CC comprises the following works:</p> <ul style="list-style-type: none"> + Stage CC3B: Tower super structure, including timber: Tower Low-rise (T07 - T23), from top of L07 slab to top of L23 slab. <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> <p>1. 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.</p> <p>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</p>	
BCA Classification	Class 3, 5, 6, 7a, 7b, 9b	
Applicable BCA	National Construction Code 2019 Amendment 1	
Development Consent	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 5 dated 9 June 2023 SSD 10405 MOD 6 dated 2 November 2023	
Statutory Certification	<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 & Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979</i>	
Approved Plans	Refer to Schedule 1	
Fire Safety Schedule	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-31	A	02.08.24	AR-11D-XXX-13	D	02.08.24
AR-11D-XXX-14	D	02.08.24	AR-11D-XXX-21	D	02.08.24
AR-11D-XXX-22	F	02.08.24	AR-11D-XXX-23	E	02.08.24
AR-12D-TXX-01	C	02.08.24	AR-12D-TXX-02	C	02.08.24
AR-12D-TXX-10	C	02.08.24	AR-12D-TXX-11	C	02.08.24
AR-12D-TXX-12	C	02.08.24	AR-12D-TXX-13	C	02.08.24
AR-13F-TXX-01	D	02.08.24	AR-15D-XXX-12	A	02.08.24
AR-31B-T08-01	F	02.08.24	AR-31B-T09-01	E	02.08.24
AR-31B-T10-01	E	02.08.24	AR-31B-T11-01	E	02.08.24
AR-31B-T12-01	E	02.08.24	AR-31B-T13-01	E	02.08.24
AR-31B-T14-01	E	02.08.24	AR-31B-T15-01	E	02.08.24
AR-31B-T16-01	E	02.08.24	AR-31B-T17-01	E	02.08.24
AR-31B-T18-01	E	02.08.24	AR-31B-T19-01	E	02.08.24
AR-31B-T20-01	E	02.08.24	AR-31B-T21-01	E	02.08.24
AR-31B-T22-01	D	02.08.24	AR-31B-T23-01	D	02.08.24
AR-31C-XXX-31	C	02.08.24	AR-31C-XXX-32	C	02.08.24
AR-31C-XXX-33	C	02.08.24	AR-31C-XXX-34	C	02.08.24
AR-31C-XXX-35	C	02.08.24	AR-31C-XXX-36	C	02.08.24
AR-31C-XXX-41	C	02.08.24	AR-31C-XXX-42	C	02.08.24
AR-31C-XXX-43	C	02.08.24	AR-31C-XXX-44	C	02.08.24
AR-34B-T07-05	A	02.08.24	AR-34B-T11-05	A	02.08.24
AR-34B-T12-05	A	02.08.24	AR-34B-T13-05	A	02.08.24
AR-34B-T14-05	A	02.08.24	AR-34B-T15-05	A	02.08.24
AR-34B-T19-05	A	02.08.24	AR-34B-T23-05	A	02.08.24
AR-50C-TXX-01	E	02.08.24	AR-50C-TXX-02	D	02.08.24
AR-50C-TXX-03	D	02.08.24	AR-50C-TXX-04	D	02.08.24
AR-50D-TXX-01	A	02.08.24	AR-50D-TXX-02	A	02.08.24
AR-50D-TXX-04	A	02.08.24	AR-50G-TXX-10	D	02.08.24
AR-50G-TXX-11	D	02.08.24	AR-50G-TXX-12	D	02.08.24
AR-50G-TXX-13	D	02.08.24	AR-50G-TXX-14	A	02.08.24
AR-50G-TXX-15	E	02.08.24	AR-50G-TXX-16	A	02.08.24
AR-50G-TXX-20	D	02.08.24	AR-50G-TXX-21	D	02.08.24
AR-50G-TXX-30	A	02.08.24	AR-50G-TXX-31	A	02.08.24
AR-50G-TXX-42	C	02.08.24	AR-50G-TXX-43	C	02.08.24

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	27 September 2024
2.	Architectural Design Statement	BVN Architecture	02 August 2024
3.	Fire & Smoke Rating Plans	BVN Architecture	02 August 2024
4.	Architectural Specifications	BVN Architecture	16 April 2024
5.	Architectural Technical Reference Schedule Revision J	BVN Architecture	18 July 2024
6.	CLT and EC5 Timber Structural Performance Based Design Brief	TTW (NSW) Pty Ltd	24 September 2024
7.	Structural Design Statement	TTW (NSW) Pty Ltd	26 September 2024
8.	Peer Review: Timber Performance Based Design Brief	Northrop Consulting Engineers Pty Ltd	25 September 2024
9.	Fire Hydrant Coverage Plans	Extinguished Fire (NSW) Pty Ltd	16 August 2024
10.	Structural Timber Specification	TTW (NSW) Pty Ltd	02 August 2024
11.	Structural Plans	TTW (NSW) Pty Ltd	02 August 2024

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
Fire Safety Requirement					
PS-1.	Fire Engineering Report	140033.01 .FER03E-1	Holmes Australia LP	Linus Lim (BDC2167)	19 April 2023
Other BCA Requirement					
PS-2.	BCA Assessment Report	022- 015258_At lassian_To wer DP5 AFC_R02_ 231107	Philip Chun	Robert Marinelli (BDC0250)	07 November 2023
PS-3.	CLT and EC5 Timber Structural Performance Solution Report	-	TTW (NSW) Pty Ltd	Tim Allen	22 August 2024

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.	Fire Hydrant Drawing Numbers F-SD-65-T07 (Rev A), F-SD-65-T08 (Rev A), F-SD-65-T09 (Rev A), F-SD-65-T10 (Rev A), F-SD-65-T11/15/19 (Rev A), F-SD-65-T11/15/19 (Rev B), F-SD-65-T12/16/20 (Rev B), F-SD-65-T13/17/21 (Rev B), F-SD-65-T14/22/30 (Rev B)	Extinguished Fire (NSW) Pty Ltd	21 May 2024 16 August 2024
FS-2.	Fire Services Design Statement	Extinguished Fire (NSW) Pty Ltd	15 August 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-24131

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
Proposed (New or Modified including section 84(6) of the Regulation)		
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"> ▪ 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 	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"> (i) THE EXISTING DEVONSHIRE TUNNEL ZONE (TOGA & TAHE ALLOTMENT). (ii) THE DISCHARGE LOCATIONS OF THE FIRE ISOLATED STAIRS FROM THE TOWER ON THE OSD LEVEL AND THE UPPER GROUND LEVEL; (iii) ENTRY DOORS AND ACCESS WAYS INTO FIRE STAIRS ON LEVEL 38; (iv) UPPER GROUND WESTERN FAÇADE EXTERNAL AWNING / CANOPY. (v) THE GOODS LIFT LOBBIES. <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"> 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. (i) FURNITURE ON THE EXTERNAL OSD TERRACE IS TO BE LIMITED TO NON-COMBUSTIBLE CONSTRUCTION. COMBUSTIBLE MATERIALS 	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.	<p>PATH OF TRAVEL</p>	<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION E-1 DATED 23 JANUARY 2024.</p>
27.	<p>PORTABLE FIRE EXTINGUISHERS</p>	<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 E-1 DATED 23 JANUARY 2024.
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 E-1 DATED 23 JANUARY 2024.
40.	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.

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>W-01 – TO PERMIT THE FOLLOWING WITH REGARDS TO THE FIRE HYDRANT / SPRINKLER BOOSTER ASSEMBLY:</p> <ul style="list-style-type: none"> + TO PERMIT THE FIRE HYDRANT AND SPRINKLER BOOSTER ASSEMBLY TO NOT BE LOCATED WITHIN SIGHT OF THE MAIN ENTRANCE TO THE BUILDING. + TO PERMIT THE BOOSTER ASSEMBLY TO NOT BE LOCATED DIRECTLY ADJACENT TO THE PRINCIPAL VEHICULAR ACCESS TO THE SITE. + WHILST THE BOOSTER ASSEMBLY IS LOCATED ON THE PROPERTY OF ATLISSIAN, IT OPENS ONTO ADJOINING NEIGHBOURING PROPERTY TITLE, WHICH BELONGS TO TRANSPORT FOR NSW.
	EP1.3 & EP1.4	W-02 – TO PERMIT ACCESS TO THE FIRE PUMP ROOM FROM THE FIRE-ISOLATED STAIR TO BE VIA AN AIR-LOCK.
	EP1.6	<p>W-03 - TO PERMIT THE FOLLOWING WITH REGARD TO THE FIRE CONTROL ROOM:</p> <ul style="list-style-type: none"> + 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. + 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.
	EP1.3	<p>W-04 –</p> <ul style="list-style-type: none"> + TO PERMIT THE HYDRANT SYSTEM TO BE DESIGNED IN ACCORDANCE WITH AS 2419.1 – 2021. + TO PERMIT ADDITIONAL ON-FLOOR FIRE HYDRANTS.
	EP1.4	W-05 – TO OMIT SPRINKLERS FROM THE UNDERSIDE OF THE YHA LEVEL 1 FLOOR SLAB WHICH OVERHANGS THE OSD AND UPPER

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		GROUND LEVELS.
	CP2	W-07 – TO PERMIT THE FIRE SHUTTERS IN THE BUILDING TO NOT ACHIEVE A 30 MINUTE INSULATION RATING.
	EP1.4	W-08 – 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>W-09 – 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"> + OSD LEVEL: LOBBY DOORS BETWEEN ONE OF THE SCISSOR STAIRS AND PLANT ROOM, AND LOBBY DOORS BETWEEN PLANT ROOM AND THE FIRE-ISOLATED CORRIDOR. + DOORS OPENING FROM RISER SPACE INTO ONE OF THE SCISSOR STAIRS ON PLANT LEVELS 01 AND 02. + EACH FIRE-ISOLATED STAIR ENTRY DOOR SERVING TOWER LEVEL 06 DEDICATED PLANT LEVEL (THIS PLANT LEVEL IS LOCATED BETWEEN YHA AND COMMERCIAL HABITAT LEVELS). + THE FIRE PUMP ROOM AND PLANT ROOM DOOR ENTRY FROM THE FIRE-ISOLATED STAIR ON LEVEL 38. + THE FIRE-ISOLATED STAIR DOOR ENTRY SERVING LEVEL 39.
	EP1.4	W-10 - ANALYSIS OF BESPOKE SPRINKLER COVERAGE TO TOILET CUBICLES.
	CP2	W-11 – TO PERMIT SEPARATE KITCHEN EXHAUST DUCTS (LEVEL 22 AND 23) TO SHARE A COMMON FIRE RATED SHAFT.
	CP1 & CP2	<p>B-01 – REDUCTION IN FRLS TO CLASS 7B AND 8 AREAS WITHIN THE BASEMENT LEVELS, SPECIFICALLY:</p> <ul style="list-style-type: none"> + 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. + TO PERMIT THE SUBSTATIONS TO HAVE REDUCED FRLS OF FRL 180/180/180 IN LIEU OF FRL 240/240/240.
	DP4 & EP2.2	<p>B-02 – TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES ON BASEMENT LEVELS:</p> <ul style="list-style-type: none"> + 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

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		<p>ALTERNATIVE EXITS.</p> <ul style="list-style-type: none"> + 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.
	DP5 & EP2.2	<p>B-03 – TO PERMIT THE FOLLOWING WITH REGARD TO THE SOUTHERN BASEMENT FIRE-ISOLATED STAIR:</p> <ul style="list-style-type: none"> + DISCHARGE INTO THE COVERED LOWER GROUND LEVEL DEVONSHIRE STREET TUNNEL OVER THE BOUNDARY OF THE ATLISSIAN BUILDING. + TO PERMIT OCCUPANTS TO TRAVEL WITHIN 6M OF OPENINGS WITHIN THE SOUTHERN BOUNDARY WALLS AT LOWER GROUND.
	DP2 & DP4	<p>B-04 – TO PERMIT THE FOLLOWING WITH REGARD TO THE DISCHARGE OF BASEMENT MEZZANINE STAIRS:</p> <ul style="list-style-type: none"> + 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. + THE DISCHARGE DOOR FROM THE CENTRAL STAIR INTO BASEMENT LEVEL SWINGS AGAINST THE DIRECTION OF EGRESS.
	DP4	<p>B-05 – 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-06 – TO OMIT STAIR PRESSURISATION FROM THE BASEMENT SOUTHERN-FIRE ISOLATED STAIR</p>
	EP1.4	<p>B-07- TO OMIT SPRINKLER COVERAGE FROM THE SPOON DRAINS SERVING THE BASEMENT LEVELS.</p>
	CP1 & CP2	<p>P-01 – 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>P-02 – 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>P-03 – 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"> + LOWER GROUND WEST FACING EXTERNAL WALLS. + UPPER GROUND NORTH & NORTH-WEST

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA Dts Provision(s) and details of non-compliance
		FACING EXTERNAL WALLS.
	CP2	P-04 – TO ALLOW EXTERNAL WALLS OF THE HERITAGE SHED TO BE CONSTRUCTED OF TIMBER ELEMENTS.
	CP2	<p>P-05 – 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"> + LOWER GROUND LEVEL NORTH, WEST AND SOUTH BOUNDARY WALLS + THE UPPER GROUND LEVEL NORTH BOUNDARY WALLS.
	CP2	P-06 – 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>P-07 – TO RATIONALISE THE FOLLOWING LEVELS HAVING A SINGLE EXIT:</p> <ul style="list-style-type: none"> + PLANT ROOM ON OSD LEVEL + LEVEL 1 PLANT CORE + LEVEL 2 PLANT CORE
	DP4 & EP2.2	<p>P-08 – TO RATIONALISE MATTERS RELATING TO EGRESS FROM THE MEZZANINE LEVEL, SPECIFICALLY:</p> <ul style="list-style-type: none"> + TO ALLOW OCCUPANTS FROM THE MEZZANINE LEVEL TO EGRESS VIA ONE EXIT. + TO PERMIT TRAVEL FOR UP TO 25M TO A SINGLE EXIT FOR THE MEZZANINE LEVEL.
	DP4 & EP2.2	<p>P-09 – TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES ON LOWER GROUND LEVEL:</p> <ul style="list-style-type: none"> + UP TO 70 M TO THE NEAREST EXIT AND 120 M BETWEEN ALTERNATIVE EXITS FROM THE ATLISSIAN LOBBY. + UP TO 50 M TO THE NEAREST EXIT AND 70 M BETWEEN ALTERNATIVE EXITS FROM THE RETAIL AREAS INCLUSIVE OF AMENITIES.
	DP4 & EP2.2	<p>P-10 – TO PERMIT THE FOLLOWING EXTENDED TRAVEL DISTANCES ON UPPER GROUND LEVEL:</p> <ul style="list-style-type: none"> + SOUTH LIFT BANK – APPROXIMATELY 54 M TO THE NEAREST EXIT IN LIEU OF 40M. + EASTERN ATLISSIAN LOBBY – APPROXIMATELY 101M BETWEEN ALTERNATIVE EXITS (IN LIEU OF 60M).

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		<p>APPROXIMATELY 13M OF THE PATH OF TRAVEL BETWEEN ALTERNATIVE EXITS OCCURS UNDER THE EXTERNAL AWNING, 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> <ul style="list-style-type: none"> + SOUTHEAST CORNER (OUTSIDE) – APPROXIMATELY 48 M TO THE NEAREST EXIT IN LIEU OF 40M.
	DP4 & DP5	P-11 – TO RATIONALISE MATTERS RELATING TO OSD FIRE-ISOLATED STAIR DISCHARGE.
	DP2	P-12 – 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	P-13 - TO RATIONALISE SPRINKLER PROTECTION ON THE BUILDING EXTENDING PAST THE SOUTHERN BOUNDARY ONTO THE TOGA & TAHE ALLOTMENT.
	EP2.2	P-14 – TO RATIONALISE SMOKE DETECTOR COVERAGE EXTENDING PAST THE SOUTHERN BOUNDARY TO PROVIDE COVERAGE OVER THE TOGA & TAHE ALLOTMENT.
	EP4.3	P-15 – TO RATIONALISE EWIS TO BE INSTALLED PAST THE SOUTHERN BOUNDARY TO PROVIDE COVERAGE OVER THE TOGA & TAHE ALLOTMENT.
	EP2.2	P-16 – 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 2000M ² TO BE PROVIDED WITH A PERFORMANCE-BASED MECHANICAL SMOKE EXHAUST SYSTEM.
	EP2.2	P-17 – TO OMIT ZONE SMOKE CONTROL FROM THE BASEMENT LEVELS, LOWER GROUND, UPPER GROUND, OSD LEVEL, MEZZANINE AND PLANT LEVELS.
	CP1	P-18 – TO RATIONALISE THE OMISSION OF FIRE-RATING FROM THE STAINLESS STEEL STUB COLUMNS IN THE LOWER LINK ZONE.
	CP1, CP2	<p>Y-01 – TO RATIONALISE THE REDUCTION OF FRL'S IN THE FOLLOWING MANNER:</p> <ul style="list-style-type: none"> + REDUCTION FROM FRL 180/180/180 TO FRL 120/90/90 IN YHA LEVEL 1. + FRL 60/60/60 FOR THE SLAB SETDOWNS WITHIN THE BATHROOM SHOWERS OF THE HOSTEL SOUS (LEVEL 2-5).

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

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

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DTS Provision(s) and details of non-compliance
		COMMERCIAL TOWER ON LEVELS 19 TO LEVEL 25 TO BE THROUGH A REDUCED CORRIDOR WIDTH OF DOWN TO 800MM.
	DP6	C13 – 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
Current (Existing)		
1.	N/A	
Proposed (New or Modified)		
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	
27/09/2024	

+ Schedule 3 – Conditions of Construction Certificate

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

27 September 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**

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.

Applicant	Dexus Property Services Pty Limited
Subject Address	8-10 Lee Street, Haymarket NSW 2000
Project No.	200068
Date Received	08 August 2024
Date Determined	27 September 2024

Please find undercover a copy of the Construction Certificate No. CC-24131 for the Tower super structure, including timber: Tower Low-rise (T07 - T23), from top of L07 slab to top of L23 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 \$45.00 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

27 September 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

Your recent application for a Construction Certificate dated 8 August 2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-24131 for the proposed Tower super structure, including timber: Tower Low-rise (T07 - T23), from top of L07 slab to top of L23 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

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