



Construction Certificate

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

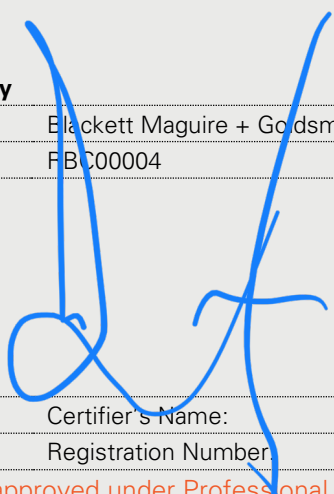
Certificate No.	CC-23043	
Type & Determination	Building Work	Approved
Date of Determination	13 June 2023	
+ Subject Land		
Lot + DP	Lot 116, 117 & 18	DP 1078271
	Lot 13	DP 10662447
Address	8-10 Lee Street, Haymarket NSW 2000	
Local Government Area	City of Sydney	
+ Applicant		
Name	Steve Colomb	
Company	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>CC2: This CC comprises the following works:</p> <ul style="list-style-type: none">+ Structure: Basement to underside of L1 and+ Services and Civil: Basement up to underside of UGF (as represented on the approved architectural plans): <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. <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></p> <p>2. <i>This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</i></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	
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 FBC00004

Signature



Date: 13 June 2023

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-09B-B00-00	B	28.03.23	AR-09B-B01-00	B	28.03.23
AR-09B-B02-00	B	28.03.23	AR-10B-B00-01	B	28.03.23
AR-10B-B01-01	B	28.03.23	AR-10B-B02-01	B	28.03.23
AR-11D-XXX-01	A	28.03.23	AR-11D-XXX-02	A	28.03.23
AR-11D-XXX-03	A	28.03.23	AR-11D-XXX-04	A	28.03.23
AR-11D-XXX-05	A	28.03.23	AR-11D-XXX-06	A	28.03.23
AR-11D-XXX-07	A	28.03.23	AR-11D-XXX-08	A	28.03.23
AR-11D-XXX-09	A	28.03.23	AR-11D-XXX-10	A	28.03.23
AR-31B-G00-01	A	28.03.23	AR-31B-G00-02	A	28.03.23
AR-31B-G01-01	B	28.03.23	AR-31B-G01-02	B	28.03.23
AR-31B-G02-01	B	28.03.23	AR-31B-G03-01	B	28.03.23
AR-31B-G04-01	B	28.03.23	AR-31B-G05-01	B	28.03.23

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 CFT-271583	Dexus Property Services PL	20 April 2023
2.	Novation – BVN	Herbert Smith Freehills	19 July 2022
3.	Design Statement – SSD Condition D17 Compliance Bicycle Parking Spaces and EOT	BVN	17 January 2023
4.	Section JV3 Verification Assessment Report P02	LCI Consultants	08 March 2023
5.	Archaeological Test Excavation Report	DOPIE	31 January 2023
6.	Archaeological Test Excavation Report	Urbis	08 November 2022
7.	Acceptance of FER No. 140033.01. FER03B-1 Rev B	Dexus	24 February 2023
8.	Fire Hose Reel Location Plans Rev. B	Built	01 December 2022
9.	Fire Hydrant Coverage Plans	Built	05 January 2023
10.	Initial Fire Safety Report – Will not be provided FRN19/3358	FRNSW	16 February 2023

11.	General Arrangement Plan – Basement 1 Part 1	Built	23 November 2022
12.	General Arrangement Plan – Ground Part 1	Built	23 November 2022
13.	Wet Areas Basement 1 EOT	Built	28 October 2022
14.	FEBO Ref No. FRN19/3358	FRNSW	05 September 2022
15.	Fire Engineering Report No. 140033.01.FER03B-1 Version B	Holmes	19 December 2022
16.	Design Integrity Panel findings: + Do not require concealed out of ground works. + Input required for revised design of soffit, core and column cladding	Design Integrity Panel c/- University of Sydney	28 February 2023
17.	Design Team Engagement Notice to DOPIE (SSD A10 close out)	Major Projects Planning Portal	15 February 2023
18.	Structural Drawings Package IFC	TTW	23 November 2023
19.	Photographic Archival Recording	Urbis	23 February 2022
20.	Revised Waste Management Plan Council Submission	Built	20 March 2023
21.	SSD Condition D14 close out – Signalised Service Vehicle Management System	JMT Consulting	06 March 2023
22.	Sustainability Certification – SSD Conditions D59 and D60 close out	LCI	10 February 2023
23.	Design Statement – Architectural	BVN	13 April 2023
24.	Design Statement – Electrical	Heyday Group	12 April 2023
25.	Design Statement – Electrical	A.G Coombs	14 April 2023
26.	Design Statement – Hydraulic	Eurofast Global PL	20 March 2023
27.	Fire Hose Reels Specification	Sparks & Partners PL	04 April 2023
28.	Services Plans – Mechanical	A.G Coombs	24 March 2023
29.	Design Report – Mechanical Services 75%	A.G Coombs	24 February 2023
30.	Wet and Dry Fire Services Drawings	Extinguished Fire PL	10 April 2023
31.	Fire Hose Reel Plans	Sparks & Partners PL	14 March 2023
32.	Design Certificate – Lift	Schindler	04 April 2023
33.	BCA Report for CC2 (22-015258)	Philp Chun	31 March 2023
34.	Section J Statement	Lehr Consultants International	31 March 2023
35.	TfNSW endorsement of SSD Conditions D38, D44, D45, D51, D52 and D55 close out	TfNSW	30 March 2023
36.	Council submission and acceptance of Waste Management Plan	City of Sydney	29 March 2023
37.	Derailment Risk Assessment for New Building on Sydney Terminal Platform No 1	Rail Planning Services	15 December 2020

	RPS-RPT-1632-001 Rev. 5		
38.	Acoustic Certification – SSD Condition D55 close out	Stantec	03 February 2023
39.	Design Certificate – Structural (CC2)	TTW	18 April 2023
40.	Performance Solutions Design Brief – Access	Morris Goding Access Consulting	18 May 2023
41.	Performance Solutions Consolidated Report – Access	Morris Goding Access Consulting	09 June 2023
42.	Building Code Assessment Report	Philip Chun BC NSW Pty Ltd	09 May 2023
43.	Design Certificate – Hydraulic Services	Sparks & Partners Consulting Engineers	28 April 2023
44.	Hydraulic Specification	Stantec Australia Pty Ltd	28 April 2023
45.	Fire Protection Specification	Stantec Australia Pty Ltd	20 April 2023
46.	Design Certificate – Wet Fire Services	Extinguished Fire (NSW) Pty Ltd	01 June 2023
47.	Design Certificate – Dry Fire Services	Extinguished Fire (NSW) Pty Ltd	26 May 2023

Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

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

Proposed Performance Solution Reports in Respect of a Fire Safety Requirement:

Title of Report	Atlassian Central, 8-10 Lee Street, Haymarket, NSW
Date of Report	19 December 2022
Reference No. + Version	Version B 140033.01
Name of Fire Safety Engineer	Glen Mitchell and Linus Lim
Accreditation No.	BDC0724 and BDC2167

Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
Hydraulic Fire Safety System			
1.	Endorsement by Accredited Practitioner (Fire Safety)	Extinguished Fire – Brandon Hoare FPAS F033780D	1 June 2023
2.	Drawing Numbers	Stantec Australia	10 April 2023
3.	Specifications (Ref 301350963 & 301345474)	Stantec Australia – Grant Backhouse	20 April 2023
		Stantec Australia - Shane Mutch	28 April 2023
Fire Alarm and Detection System			
4.	Endorsement by Accredited Practitioner (Fire Safety)	Extinguished Fire – Kris Barnes FPAS F011549D	25 May 2023
5.	Drawing Numbers (Various)	Stantec Australia	10 April 2023
6.	Specifications (Ref 301350963)	Stantec Australia - Shane Mutch	28 April 2023
Mechanically Ducted Smoke Control System			

7.	Endorsement by Accredited Practitioner (Fire Safety)	To be provided prior to commencement of works on the relevant fire safety system pursuant to Section 22 of the EP&A (DCFS) Regulation 2021.	
8.	Mechanical Drawings (Rev C)	A.G.Coombs	24.03.23
9.	Specifications (Ref M-79-X01)	A.G.Coombs	24 February 2023

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

Issued under Clause 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Owner	Dexus Property Services Pty Limited
Subject Property	8-10 Lee Street, Haymarket NSW 2000
Construction Certificate No.	CC-23043

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

Schedule

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Access Panels, Doors & Hoppers	BCA 2019 Amendment 1, Clause C3.13	✓
Alarm Signalling Equipment	AS 1670.3 – 2018	✓
Automatic Fail Safe Devices	BCA 2019 Amendment 1, Clause D2.21 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
Emergency Lifts	BCA 2019 Amendment 1, Clause E3.4 AS 1735.2 – 2001	✓
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 B dated 19 December 2022.	✓
Emergency Evacuation Plan	AS 3745 – 2010 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Emergency Warning Intercom System (EWIS)	BCA E4D9, S31C19 of BCA Spec G3.8 AS1670.4 - 2018	✓
Exit Signs	BCA Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018	✓
Exit Signs (Non-Illuminated)	BCA Clause E4D7	✓
Exit Signs (Photoluminescent)	BCA Clause E4D8 & BCA Spec 25 Manufacturer's Specification	✓
Fire Control Centres / Rooms	BCA Spec 19	✓
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001	✓
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 B dated 19 December 2022.	✓
Fire Control Room	BCA 2019 Amendment 1, Spec E1.8 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
Fire Shutters	BCA 2019 Amendment 1, Spec C3.4 AS 1905.2 – 2005	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
	Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	
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 B dated 19 December 2022.	✓
<p>Management In Use Plan - Control of Fuel Loads, specifically:</p> <p>a) All Atlassian 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> <ul style="list-style-type: none"> (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. (ii) Prohibition of parking, storage, combustible furniture and the like on both sides of the EOT Basement 1 stair and South Atlassian Lower Ground fire shutter. Refer to Figure 2-28. <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 name of the inspector. <p>+ Lower Ground Level – Southern entry lobbies (Atlassian Tower and YHA Lobby);</p> <ul style="list-style-type: none"> (i) Prohibition of storage, combustible furniture and the like. (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 	Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
<p>inspection undertaken and name of the inspector.</p> <ul style="list-style-type: none"> + 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. + Upper Ground Level – Southern YHA lobby: <ul style="list-style-type: none"> (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. (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). + Storage of goods, combustible furniture and ignition sources (heaters and the like) is not permitted within: <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>		
<p>Management In Use Plan – YHA Lift Basement 2</p>	<p>Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.</p>	<p>✓</p>
<p>Management in Use Plan – Basement Levels 1 and 2 Spoon Drains Access</p>	<p>Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.</p>	<p>✓</p>

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
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 B dated 19 December 2022.	✓
Path of Travel	Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
Portable Fire Extinguishers	BCA 2019 Amendment 1, Clause E1.6 AS 2444 – 2001 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
Required Exit Doors (Power Operated)	BCA Clause D2.19(b) Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
Smoke and Heat Vents / Automatic Operable Louvres (Tower Atriums)	Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
Smoke Dampers	BCA 2019 Amendment 1 AS/NZS 1668.1 – 2015 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
Smoke Doors	BCA 2019 Amendment 1, Spec C3.4 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
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 B dated 19 December 2022.	✓
Smoke Seals	AS 1530.7-2007 & AS 6905-2007 Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
Smoke Proof Construction	Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.	✓
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 dated 19 December 2022.	✓
Warning & Operational Signs	BCA 2019 Amendment 1, Clause D2.23, D3.6, E3.3	✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
	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 B dated 19 December 2022.	
<p>Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022 relating to:</p> <ol style="list-style-type: none"> 1. W-01 – To permit the following with regards to the fire hydrant / sprinkler booster assembly: <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 Atlassian, it opens onto adjoining neighbouring property title, which belongs to Transport for NSW. 2. W-02 – To permit access to the fire pump room from the fire-isolated stair to be via an air-lock. 3. W-03 - To permit the following with regard to the Fire Control Room: <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. 4. W-04 – To permit the hydrant system to be designed in accordance with AS 2419.1 – 2021. 5. W-05 – To omit sprinklers from the underside of the YHA Level 1 	<p>BCA 2019 Amendment 1, Performance Requirements CP1, CP2, DP2, DP4, DP5, EP1.3, EP1.4, EP1.6, EP2.2, EP4.3.</p> <p>Fire Safety Engineering Report prepared by Holmes Report No 140033.01 Revision B dated 19 December 2022.</p>	<p>✓</p>

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
<p>floor slab which overhangs the OSD and upper ground levels.</p> <p>6. W-07 – To permit the fire shutters in the building to not achieve a 30 minute insulation rating.</p> <p>7. 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.</p> <p>8. 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. <p>9. 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. 		

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
<p>10. B-02 – To permit the following extended travel distances on Basement Levels:</p> <ul style="list-style-type: none"> + <u>Basement 2</u>: To permit a distance of up to 30 m to a point of choice, 50 m to the nearest exit, and 95 m between alternative exits. + <u>Basement 1</u>: 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>11. 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 Atlassian Building. + To permit occupants to travel within 6m of openings within the southern boundary walls at lower ground. <p>12. 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. <p>13. 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> <p>14. B-06 – To omit stair pressurisation from the basement southern-fire isolated stair.</p> <p>15. B-07 – To omit sprinkler coverage from the spoon drains serving the basement levels.</p> <p>16. P-01 – To rationalise the reduction of FRLs of the upper</p>		

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
<p>ground retail areas from FRL 180/180/180 to FRL 120/120/120.</p> <p>17. 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 facing external walls. <p>18. P-04 – To allow external walls of the heritage shed to be constructed of timber elements.</p> <p>19. 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. <p>20. 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 <p>21. 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. <p>22. 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 Atlassian Lobby. + Up to 50 m to the nearest exit and 70 m between alternative exits from the retail areas inclusive of amenities. 		

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
<p>23. 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 Atlassian 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, 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. + Southeast corner (outside) – approximately 48 m to the nearest exit in lieu of 40m. <p>24. P-11 – To rationalise matters relating to OSD fire-isolated stair discharge.</p> <p>25. 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°.</p> <p>26. P-13 - To rationalise sprinkler protection on the building extending past the southern boundary onto the Toga & TAHE allotment.</p> <p>27. P-14 – To rationalise smoke detector coverage extending past the southern boundary to provide coverage over the Toga & TAHE allotment.</p> <p>28. P-15 – To rationalise EWIS to be installed past the southern boundary to provide coverage over the Toga & TAHE allotment.</p> <p>29. P-16 – To permit the Lower Ground retail areas to connect with the Lower Link Zone, the Toga/TAHE allotment and the</p>		

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
<p>Devonshire Street Tunnel where the fire compartment exceeds the maximum 2000m² to be provided with a performance-based mechanical smoke exhaust system.</p> <p>30. P-17 – To omit zone smoke control from the basement levels, lower ground, upper ground, OSD level, mezzanine and plant levels.</p> <p>31. P-18 – To rationalise the omission of fire-rating from the stainless steel stub columns in the Lower Link Zone.</p>		

+ 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

For the avoidance of doubt, works may commence on the remaining relevant fire safety systems (i.e. hydraulic fire safety systems and fire detection and alarm systems) as documentation to satisfy Section 22 of the EP&A (DC&FS) Regulation 2021 has been provided to BM+G as the Principal Certifier.

13 June 2023

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	20 April 2023
Date Determined	13 June 2023

Please find undercover a copy of the Construction Certificate No. CC-23043 for the basement to underside of L1 structure and Services and Civil up to underside of UGF only 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 pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links; and subdivision and stratum subdivision of the site..

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
Senior Building Surveyor

BM+G

Building Surveyor-Unrestricted (NSW)

BDC No.: 04786

13 June 2023

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 20 April 2023 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23043 and associated documentation for the proposed for basement to underside of L1 structure, Services and Civil up to and including UGF only 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 pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links; and subdivision and stratum subdivision of the site.

We have forwarded a copy of the Complying Development 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

Senior Building Surveyor

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