



Construction Certificate (Amendment)

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

Certificate No.	CC-23043/A	
Type & Determination	Building Work	Approved
Date of Determination	13 June 2023	
Date of Determination A	09 April 2024	
+ Subject Land		
Lot + DP	Lot 117, 116, 118	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	Quay Quarter Tower, level 30, 50 Bridge St, Sydney NSW 2000	
Contact Details	Phone: 0420 944 614	Email: steve.colomb@dexus.com
+ 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
+ Description of Development		
Description	This CC comprises the following works: <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):	
Description of Amendment (CC2A):	Amendment to CC2, comprising modifications to CC2 approved design to accommodate: <ul style="list-style-type: none">+ Deletion of the Adina goods lift and addition of a new retail goods lift,+ Minor changes to the basement,+ Combination of retail tenancies at the lower ground floor level,+ Minor changes to the GFA and changes to the staging of the public art plan. as approved under MOD 6. <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

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
CC-23043					
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
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AR-09B-B00-00	F	10.11.23	AR-09B-B01-00	G	07.12.23
AR-10B-B00-01	Q	04.03.24	AR-09B-B02-00	E	10.11.23
AR-10B-B01-01	R	04.03.24	AR-10B-B00-02	G	16.02.24
AR-10B-B02-01	L	16.02.24	AR-10B-B01-02	G	04.03.24
AR-11D-XXX-03	E	18.12.23	AR-11D-XXX-02	E	18.12.23
AR-11D-XXX-06	E	18.12.23	AR-11D-XXX-04	E	18.12.23
AR-31B-B00-01	J	01.12.23	AR-11D-XXX-10	E	18.12.23
AR-31B-B01-01	J	07.12.23	AR-31B-B00-02	E	29.09.23
AR-31B-B02-01	F	07.12.23	AR-31B-B01-02	E	10.11.23
AR-31B-G00-02	E	07.12.23	AR-31B-G00-01	G	07.12.23

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
CC-23043			
1.	Application Form CFT-271583	Dexus Property Services PL	20 April 2023
2.	Novation – BVN	Herbert Smith Freehills	19 July 2022

+ Item	+ Documentation	+ Prepared by	+ Date
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

+ Item	+ Documentation	+ Prepared by	+ Date
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 RPS-RPT-1632-001 Rev. 5	Rail Planning Services	15 December 2020
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
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48.	Application Form	Dexus Property Services PL	29 January 2024
49.	Atlassian Central – MOD 6 Review	Holmes	07 December 2023
50.	Atlassian Central Station – Response to Condition D16	JMT Consulting	14 December 2023
51.	Consultants Design Statement	BVN Architecture	02 November 2023
52.	Structural Drawings – For Construction	TTW	12 September 2023
53.	Atlassian Central Durability Report	BCRC Durability Consultants	01 March 2023
54.	Structural Design Certificate – CC2A	TTW	05 December 2023
55.	Consulting Design Statement	BVN Architecture Pty Ltd	02 November 2023

+ Item	+ Documentation	+ Prepared by	+ Date
56.	Certificate of Design – Electrical Services	Heyday Group Pty Ltd	19 December 2023
57.	Certificate of Design - Mechanical Services	A. G. Coombs Pty Ltd	15 December 2023
58.	Design Certificate – Hydraulic Services	Sparks & Partners Consulting Engineers Pty Ltd	4 March 2024
59.	Certificate of Design – Fire Services	Extinguished Fire (NSW) Pty Ltd	15 December 2023
60.	Certificate of Design – Wet Fire Services	Extinguished Fire (NSW) Pty Ltd	01 December 2023
61.	Hydrant Plans	Extinguished Fire (NSW) Pty Ltd	14 December 2023
62.	Hose Reel Plans	Sparks & Partners Consulting Engineers Pty Ltd	08 December 2023
63.	Design Statement – Fire Engineering Report	Schindler Lifts Australia Pty Ltd	14 December 2023
64.	Design Statement – Architectural Plans	Holmes Australia Pty Ltd	18 December 2023
65.	Consultant Advice Notice	Lehr Consultants International (Australia) Pty Ltd	14 December 2023
66.	General Requirements Specification	Shop BVN	05 April 2023
67.	Sustainability Certification	Lehr Consultants International (Australia) Pty Ltd	18 December 2023
68.	Mechanical Service Design Certificate	A.G.Coombs Pty Ltd	15 December 2023
69.	Accessibility Design Statement	Morris Goding Access Consulting	5 April 2024
70.	Consultant’s Design Statement	BVN Architecture Pty Ltd	04 March 2024
71.	Mechanical Service Design Certificate	A.G.Coombs Pty Ltd	19 February 2024
72.	Fire Services Design Certificate	Extinguished Fire (NSW) Pty Ltd	15 December 2023
73.	Wet Fire Services Design Certificate	Extinguished Fire (NSW) Pty Ltd	01 December 2023
74.	Email Correspondence: IFSR Will Not be Provided	Fire and Rescue Pty Ltd	20 March 2024
75.	Architectural Drawing Statement	Philip Chun BC NSW Pty Ltd	21 February 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					
CC-23043					
PS-1.	Fire Engineering Report	140033.01 Version B	Holmes Australia Pty Ltd	Linus Lim Glen Mitchell	19.12.2022
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PS-2.	Fire Engineering Report	140033.01 .FER03B-2	Holmes Australia Pty Ltd	Linus Lim Glen Mitchell	15.12.2023

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
CC-23043			
Hydraulic Fire Safety System			
FS-1.	Endorsement by Accredited Practitioner (Fire Safety)	Extinguished Fire – Brandon Hoare FPAS F033780D	1 June 2023
FS-2.	Drawing Numbers	Stantec Australia	10 April 2023
FS-3.	Specifications (Ref 301350963 & 301345474)	Stantec Australia – Grant Backhouse	20 April 2023
Fire Alarm and Detection System			
FS-4.	Endorsement by Accredited Practitioner (Fire Safety)	Extinguished Fire – Kris Barnes FPAS F011549D	25 May 2023
FS-5.	Drawing Numbers (Various)	Stantec Australia	10 April 2023
FS-6.	Specifications (Ref 301350963)	Stantec Australia - Shane Mutch	28 April 2023
Mechanically Ducted Smoke Control System			
FS-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.	
FS-8.	Mechanical Drawings (Rev C)	A.G.Coombs	Mechanical Drawings (Rev C)
FS-9.	Specifications (Ref M-79-X01)	A.G.Coombs	Specifications (Ref M-79-X01)
CC-23043/A			
FS-10.	Endorsement by Accredited Practitioner (Fire Safety)	Extinguished Fire – Brandon Hoare FPAS F033780D	1 December 2023

FS-11.	Wet and Dry Fire Services Drawings	Extinguished Fire	18 October 2023
FS-12.	Hydraulic Plans	Sparks & Partners Consulting Engineers	08 December 2023
FS-13.	Mechanical Plans	A.G.COOMBS Group Pty Ltd	28 April 2023
FS-14.	Mechanical Service Design Certificate	A.G.Coombs Pty Ltd	02 December 2023
FS-15.	Endorsement by Accredited Practitioner (Fire Safety)	Extinguished Fire – Kris Barnes FPAS F011549D	15 December 2023

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, BM+G (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

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

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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
Current (Existing)		
1.	N/A	N/A

Proposed (New or Modified including section 84(6) of the Regulation)		
1.	ACCESS PANELS, DOORS & HOPPERS	BCA 2019 AMENDMENT 1, CLAUSE C3.13
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 B-2 DATED 15 DECEMBER 2023.
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 B-2 DATED 15 DECEMBER 2023.
5.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2019 AMENDMENT 1, SPEC. E1.5 AS 2118.1 – 2017 AND AS 2118.6 – 2012

Proposed (New or Modified including section 84(6) of the Regulation)		
		FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
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 B-2 DATED 15 DECEMBER 2023.
8.	EMERGENCY EVACUATION PLAN	AS 3745 – 2010 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
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 B-2 DATED 15 DECEMBER 2023.
10.	EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA E4D9, S31C19 OF BCA SPEC G3.8 AS1670.4 - 2018
11.	EXIT SIGNS	BCA CLAUSES E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018
12.	EXIT SIGNS (NON-ILLUMINATED)	BCA CLAUSE E4D7
13.	EXIT SIGNS (PHOTOLUMINESCENT)	BCA CLAUSE E4D8 & BCA SPEC 25 MANUFACTURER'S SPECIFICATION
14.	FIRE CONTROL CENTRES / ROOMS	BCA SPEC 19
15.	FIRE BLANKETS	AS 3504 – 1995 & AS2444 – 2001
16.	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-2 DATED 15 DECEMBER 2023.
17.	FIRE CONTROL ROOM	BCA 2019 AMENDMENT 1, SPEC E1.8 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
18.	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-2 DATED 15 DECEMBER 2023.
19.	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

Proposed (New or Modified including section 84(6) of the Regulation)		
		FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
20.	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-2 DATED 15 DECEMBER 2023.
21.	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-2 DATED 15 DECEMBER 2023.
22.	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-2 DATED 15 DECEMBER 2023.
23.	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 B-2 DATED 15 DECEMBER 2023.
24.	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-2 DATED 15 DECEMBER 2023.
25.	MANAGEMENT IN USE PLAN - CONTROL OF FUEL LOADS, SPECIFICALLY: 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: (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 SID ES OF THE EOT BASEMENT 1 STAIR AND SOUTH ATLISSIAN LOWER	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.

Proposed (New or Modified including section 84(6) of the Regulation)

GROUND FIRE SHUTTER.
REFER TO FIGURE 2-28 .

- 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.
- + LOWER GROUND LEVEL – SOUTHERN ENTRY LOBBIES (ATLASSIAN TOWER AND YHA LOBBY);
 - (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 INSPECTION UNDERTAKEN AND NAME OF THE INSPECTOR.
- + 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:
 - (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

Proposed (New or Modified including section 84(6) of the Regulation)		
	<p>INVOLVING STORAGE OF SIGNIFICANT QUANTITIES OF COMBUSTIBLE PRODUCTS (HIGH RACK STORAGE).</p> <p>+ STORAGE OF GOODS, COMBUSTIBLE FURNITURE AND IGNITION SOURCES (HEATERS 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>	
26.	MANAGEMENT IN USE PLAN – YHA LIFT BASEMENT 2	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
27.	MANAGEMENT IN USE PLAN – BASEMENT LEVELS 1 AND 2 SPOON DRAINS ACCESS	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
28.	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-2 DATED 15 DECEMBER 2023.
29.	PATH OF TRAVEL	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
30.	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-2 DATED 15 DECEMBER 2023.
31.	REQUIRED EXIT DOORS (POWER OPERATED)	BCA CLAUSE D2.19(B) FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
32.	+ SMOKE AND HEAT VENTS / AUTOMATIC OPERABLE LOUVRES (TOWER ATRIUMS)	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
33.	SMOKE HAZARD MANAGEMENT SYSTEMS	BCA 2019 AMENDMENT 1, PART E2 AS/NZS 1668.1 –2015

Proposed (New or Modified including section 84(6) of the Regulation)		
	<ul style="list-style-type: none"> + STAIR PRESSURISATION (TOWER STAIRS – STAIRS 10 AND 11). + SMOKE EXHAUST ZONE SMOKE CONTROL 	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
34.	SMOKE DAMPERS	BCA 2019 AMENDMENT 1 AS/NZS 1668.1 – 2015 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
35.	SMOKE DOORS	BCA 2019 AMENDMENT 1, SPEC C3.4 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
36.	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-2 DATED 15 DECEMBER 2023.
37.	SMOKE SEALS	AS 1530.7-2007 & AS 6905-2007 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION B-2 DATED 15 DECEMBER 2023.
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	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 B-2 DATED 15 DECEMBER 2023.

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 B-2 DATED 15 DECEMBER 2023 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.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP1.3 & EP1.4	<p>W-02 – TO PERMIT ACCESS TO THE FIRE PUMP ROOM FROM THE FIRE-ISOLATED STAIR TO BE VIA AN AIR-LOCK.</p>
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	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.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	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.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP1.4	<p>W-05 – TO OMIT SPRINKLERS FROM THE UNDERSIDE OF THE YHA LEVEL 1 FLOOR SLAB WHICH OVERHANGS THE OSD AND UPPER GROUND LEVELS.</p>
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	CP2	<p>W-07 – TO PERMIT THE FIRE SHUTTERS IN THE BUILDING TO NOT ACHIEVE A 30 MINUTE INSULATION RATING.</p>
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP1.4	<p>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>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>EP2.2</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>		<p>W-10- ANALYSIS OF BESPOKE SPRINKLER COVERAGE TO TOILET CUBICLES.</p>
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>CP1 & CP2</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4 & EP2.2</p>	<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 ALTERNATIVE EXITS. + 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>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP5 & EP2.2</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP2 & DP4</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4</p>	<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>
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>EP2.2</p>	<p>B-06 – TO OMIT STAIR PRESSURISATION FROM THE BASEMENT SOUTHERN-FIRE ISOLATED STAIR</p>
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>EP1.4</p>	<p>B-07- TO OMIT SPRINKLER COVERAGE FROM THE SPOON DRAINS SERVING THE BASEMENT LEVELS.</p>
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>CP1 & CP2</p>	<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>
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>CP1 & CP2</p>	<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 FACING EXTERNAL WALLS.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>CP2</p>	<p>P-04 – TO ALLOW EXTERNAL WALLS OF THE HERITAGE SHED TO BE CONSTRUCTED OF TIMBER ELEMENTS.</p>

<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>CP2</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4</p>	<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
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4 & EP2.2</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4 & EP2.2</p>	<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.
<p>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4 & EP2.2</p>	<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). 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>FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.</p>	<p>DP4 & DP5</p>	<p>P-11 – TO RATIONALISE MATTERS RELATING TO OSD FIRE-ISOLATED STAIR DISCHARGE.</p>

FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	DP2	P12 – 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°.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP1.4	P-13 - TO RATIONALISE SPRINKLER PROTECTION ON THE BUILDING EXTENDING PAST THE SOUTHERN BOUNDARY ONTO THE TOGA & TAHE ALLOTMENT.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP2.2	P-14 – TO RATIONALISE SMOKE DETECTOR COVERAGE EXTENDING PAST THE SOUTHERN BOUNDARY TO PROVIDE COVERAGE OVER THE TOGA & TAHE ALLOTMENT.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP4.3	P-15 – TO RATIONALISE EWIS TO BE INSTALLED PAST THE SOUTHERN BOUNDARY TO PROVIDE COVERAGE OVER THE TOGA & TAHE ALLOTMENT.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	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 2000M2 TO BE PROVIDED WITH A PERFORMANCE-BASED MECHANICAL SMOKE EXHAUST SYSTEM.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	EP2.2	P-17 – TO OMIT ZONE SMOKE CONTROL FROM THE BASEMENT LEVELS, LOWER GROUND, UPPER GROUND, OSD LEVEL, MEZZANINE AND PLANT LEVELS.
FIRE ENGINEERING REPORT 140033.01 VERSION B-2 DATED 15 DECEMBER 2023 PREPARED BY HOLMES.	CP1	P-18 – TO RATIONALISE THE OMISSION OF FIRE-RATING FROM THE STAINLESS STEEL STUB COLUMNS IN THE LOWER LINK ZONE.

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	N/A
Proposed (New or Modified)		
1.	N/A	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	N/A

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

Name

Organisation (Business name)

DAVID BLACKETT

BLACKETT MAGUIRE + GOLDSMITH 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

9/04/2024

+ Schedule 3 – Conditions of Construction Certificate

There are no conditions pursuant to section/s 22, 27, 22, 116 or 117 (formerly cl. 144, 146B, 187 & 188, respectively) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

9 April 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	29.01.2024
Date Determined	09.04.2024

Please find undercover a copy of the Construction Certificate No. CC-233043/A for the proposed Amendment to CC2, comprising modifications to CC2 approved design to accommodate:

- + Deletion of the Adina goods lift and addition of a new retail goods lift,
- + Minor changes to the basement,
- + Combination of retail tenancies at the lower ground floor level,
- + Minor changes to the GFA and changes to the staging of the public art plan. as approved under MOD 6.

Any associated documentation can be accessed via the NSW ePlanning Portal.

The approved documentation and other documentation relied upon as indicated on the Construction Certificate has been uploaded to the NSW Planning Portal for Councils record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$44.00 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

9 April 2024

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

Dear Sir/Madam

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

Your recent application for a Construction Certificate dated 29 January 2024 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-23043/S for the proposed Amendment to CC2, comprising modifications to CC2 approved design to accommodate:

- + Deletion of the Adina goods lift and addition of a new retail goods lift,
- + Minor changes to the basement,
- + Combination of retail tenancies at the lower ground floor level,
- + Minor changes to the GFA and changes to the staging of the public art plan. as approved under MOD 6.

Any associated documentation can be accessed via the NSW ePlanning Portal.

Council has also received a copy of the Construction Certificate together with the approved documentation via the NSW ePlanning Portal.

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.

Attached we have provided an inspection schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken by our office, together with other inspections required, of the progress building works.

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.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact the undersigned 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 2, 3, 4, 5, 6, 7, 8 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 2, 3 & 4 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.

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