



## CONSTRUCTION CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CC-22235
<b>TYPE:</b>	<input checked="" type="checkbox"/> Building Work
<b>DETERMINATION:</b>	Approved
<b>DATE OF DETERMINATION:</b>	22 November 2022
<b>SUBJECT LAND:</b>	
Lot & DP	Lots 116, 117, 18 DP 1078271 Lot 13 DP 10662447
Address	8-10 Lee Street, Haymarket NSW 2000
<b>LOCAL GOVERNMENT AREA:</b>	City of Sydney
<b>APPLICANT:</b>	
Name	Peter Morley
Company	Dexus Property Services Pty Limited
Address	Level 25, 264/278 George Street, Sydney NSW 2000
Phone	Mobile: 0415 298 278
Email	peter.morley@dexus.com.au; steve.colomb@dexus.com.au
<b>OWNER:</b>	
Name	Dexus Property Services Pty Limited/Transport for NSW
Address	Level 25, 264/278 George Street, Sydney NSW 2000
Phone	Mobile: 0415 298 278
Email	peter.morley@dexus.com.au; steve.colomb@dexus.com.au
<b>DESCRIPTION OF DEVELOPMENT:</b>	<p><b>CC1:</b> Bulk excavation and retention works <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 pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links.</p> <p><i>Note:</i></p> <ol style="list-style-type: none"> <li>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.</li> <li>This Construction Certificate excludes any external ancillary services, structures or civil works outside of the property boundaries that are required by this development or relevant authorities.</li> </ol>
<b>BCA CLASSIFICATION:</b>	Class 3, 5, 6, 7a, 7b, 9b
<b>DEVELOPMENT CONSENT:</b>	
Development Application No. & Date of Determination	SSD 10405 dated 15 October 2021 as modified by SSD 10405 MOD 1 dated 17 August 2022.
<b>STATUTORY CERTIFICATION:</b>	
	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.
<b>APPROVED PLANS:</b>	Refer to Schedule 1
<b>FIRE SAFETY SCHEDULE:</b>	Refer to Schedule 2
<b>CONDITIONS:</b>	Refer to Schedule 3
<b>CERTIFYING AUTHORITY DETAILS:</b>	
Certifying Authority	Blackett Maguire + Goldsmith Pty Ltd
Accreditation No.	RBC00004
<b>SIGNATURE:</b>	
<b>SIGNED ON BEHALF OF BM+G:</b>	David Blackett
	Date: 22/11/2022
	Accreditation No. BDC 0032



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION

#### APPROVED PLANS

+ Architectural Plans prepared by BVN Architecture Pty Ltd:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
AR-09A-XXX-00(07)	7	26 August 2022	AR-09A-XXX02-02	13	15 February 2022
AR-29B-B00-01	A	15 February 2022	AR-29B-B00-02	A	15 February 2022
AR-29B-G00-01	A	15 February 2022	AR-29B-G00-02	A	15 February 2022
AR-29B-G01-01	A	15 February 2022	AR-29C-BXX-01	A	15 February 2022
AR-29C-BXX-02	A	15 February 2022	AR-29C-BXX-03	A	15 February 2022
AR-29C-BXX-04	A	15 February 2022			

#### DOCUMENTATION 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.	CC Application Form	Dexus Property Services Pty Limited	16 November 2022
2.	Receipt of Payment - Long Service Levy – Receipt No. L0000087759	Long Service Corporation	13 October 2022
3.	Heritage Site Diary	Urbis	25 October 2022
4.	Final Design Report	BVN	Undated
5.	Email Correspondence regarding SSD Condition A9	Department of Planning and Environment	22 September 2022
6.	Structural Design Certificate	TTW (NSW) Pty Ltd	11 October 2022
7.	Zone of Influence – Dilapidation Survey	Built Pty Ltd	30 September 2022
8.	Dilapidation Survey – Report Schedule	Built Pty Ltd	30 September 2022
9.	Builders Company and Insurance Details	Built Pty Ltd	17 October 2022
10.	Approved Survey Plans	Department of Planning and Environment	15 October 2021
11.	Notice of Concession – Temporary Ground Anchors	Transport for NSW	19 May 2021
12.	Sydney Water Building Plan Approval Letter – BPA 1A	Warren Smith Consulting Engineers	28 April 2022
13.	Letter of Conditions for Adjustment/Relining of a Sydney Water Asset	Sydney Water Corporation	12 January 2022
14.	Letter of Conditions for Building Over/Adjacent to a Sydney Water Asset	Sydney Water Corporation	25 January 2022
15.	Fire Engineering Statement	Holmes Australia	21 September 2022
16.	Detailed Design Road Safety Audit	DC Traffic Engineering Pty Ltd	5 August 2022
17.	Letter regarding SSDA Condition D13	Built Pty Ltd	9 October 2022
18.	Council Approval of SSD Condition D19	City of Sydney	13 October 2022
19.	Email confirming application for approval of stormwater drainage connections is not required	City of Sydney	20 October 2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
20.	Civil Design Certificate	TTW (NSW) Pty Ltd	29 September 2022
21.	Council Confirmation – SSD Condition D29 & D30	City of Sydney	20 October 2022
22.	Flood Planning Levels	TTW (NSW) Pty Ltd	29 September 2022
23.	Site Works Plan	BVN	17 February 2022
24.	Design Package 2 – No Objection Statement	Transport for NSW	23 June 2022
25.	Structural Design Certificate – Package 2 – Excavation and Retention	TTW (NSW) Pty Ltd	15 June 2022
26.	Authorised Engineering Organisation Statement – AFC Design Development of Shoring Walls and Ground Anchors	Douglas Partners Pty Ltd	9 May 2022
27.	Structural Monitoring Alert and Response Plan	TTW (NSW) Pty Ltd	16 June 2022
28.	Letter regarding Construction Licences 118.3B, 118.5 and 118.6	Transport for NSW	19 July 2022
29.	Notice of No Objection – Design Documentation	Transport for NSW	7 July 2022
30.	Letter regarding SSDA Condition D37	Built Pty Ltd	9 October 2022
31.	TfNSW Confirmation of Survey Drawings	Transport for NSW	28 October 2022
32.	Sydney Trains Dial Before You Dig Flow Chart	Sydney Trains	Undated
33.	Sydney Trains Dial Before You Dig Location Information	Sydney Trains	24 May 2021
34.	Utility Locate Report	GeoSurv	6 June 2022
35.	Sydney Trains Endorsement	Transport for NSW	16 May 2022
36.	Level 2 Approval – SSD Condition D41	Built Pty Ltd	23 May 2022
37.	Email Correspondence regarding DDS Request – Central Station Platform 1	Transport for NSW	8 July 2022
38.	Email Correspondence regarding DBYD Central Sydney Train Tunnel – Ambulance Avenue Central Station	Transport for NSW	17 March 2022
39.	Loading Assessment on Ambulance Avenue Sydney Trains HV	TTW (NSW) Pty Ltd	7 September 2022
40.	Email Correspondence regarding Ambulance Ave & RCD Construction Licences Presentation & Assurances	Transport for NSW	28 June 2022
41.	Letter regarding SSDA Condition D41	Built Pty Ltd	12 October 2022
42.	Letter regarding SSDA Condition D43	Built Pty Ltd	11 November 2022
43.	Confirmation from TfNSW regarding Conditions D43, D44 and D45	Transport for NSW	10 November 2022
44.	Letter of Satisfaction – SSDA Condition D46	Built Pty Ltd	9 October 2022
45.	Letter of Satisfaction – SSDA Conditions D46(c) & D46(d)	Transport for NSW	11 August 2022
46.	TfNSW Letter providing no objection to the Management Plan	Transport for NSW	19 July 2022
47.	Structural Monitoring Alert and Response Plan	TTW (NSW) Pty Ltd	16 June 2022
48.	Letter regarding SSDA Condition D47	Built Pty Ltd	9 October 2022



ITEM	DOCUMENTATION	PREPARED BY	DATE
49.	Structural Design Certificate	TTW (NSW) Pty Ltd	11 October 2022
50.	Electrolysis Assessment Report	Safearth Consulting	1 June 2022
51.	TfNSW Letter of No Objection – Design Package 2	Transport for NSW	23 June 2022
52.	Structural Design Compliance Statement	TTW (NSW) Pty Ltd	15 June 2022
53.	Letter regarding SSDA Condition 50	Built Pty Ltd	11 October 2022
54.	Technically Assured Organisation (TAO) Statement	Douglas Partners Pty Ltd	17 October 2022
55.	Letter regarding SSDA Condition 51	Built Pty Ltd	17 October 2022
56.	Report on Geotechnical Analyses of Shoring Walls	Douglas Partners Pty Ltd	10 February 2022
57.	Report on Impact Assessment – TfNSW Assets	Douglas Partners Pty Ltd	3 May 2022
58.	TfNSW Letter of No Objection – Design Package 2	Transport for NSW	23 June 2022
59.	Stage 2 Earthworks and Retention AFC Structural Report	TTW (NSW) Pty Ltd	3 May 2022
60.	Notice of No Objection – Design Documentation	Transport for NSW	7 July 2022
61.	Structural Design Certificate – Excavation	TTW (NSW) Pty Ltd	11 October 2022
62.	Structural Monitoring Alert and Response Plan	TTW (NSW) Pty Ltd	16 June 2022
63.	Civil SSDA Report – 100% Design Development	TTW (NSW) Pty Ltd	16 February 2022
64.	Footing and Shoring Context Plan	TTW (NSW) Pty Ltd	2 May 2022
65.	No Objection Statement – Design Package 1	Transport for NSW	23 June 2022
66.	Acoustic Design Report	Stantec	16 April 2021
67.	Notice of No Objection – Design Documentation	Transport for NSW	7 July 2022
68.	Letter regarding SSDA Condition D52	Built Pty Ltd	24 October 2022
69.	Stage 2 Earthworks and Retention AFC Structural Report	TTW (NSW) Pty Ltd	3 May 2022
70.	Structural Design Certificate	TTW (NSW) Pty Ltd	11 October 2022
71.	Letter regarding SSDA Condition 55	Built Pty Ltd	11 October 2022
72.	Evidence of Payment to Council – Section 61 Contributions	Dexus	7 October 2022
73.	Sustainability Certification	LCI	17 October 2022
74.	Deed of Novation	Harwood Environmental Pty Ltd	3 August 2022
75.	Satisfaction of SSDA Condition D69	Department of Planning and Environment	25 October 2022
76.	Landowner's Consent Letter	Transport for NSW	14 November 2022



## SCHEDULE 2

### FIRE SAFETY SCHEDULE

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

<b>ADDRESS:</b>	8-10 Lee Street, Haymarket
<b>OWNER:</b>	Dexus Property Services Pty Limited
<b>DEVELOPMENT APPLICATION No.:</b>	SSD 10405 (as amended)
<b>CONSTRUCTION CERTIFICATE No.:</b>	CC-22235

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

<b>Statutory Fire Safety Measure</b>	<b>Design / Installation Standard</b>
Access Panels, Doors & Hoppers	BCA Clause C3.13 AS 1530.4 – 2014 Manufacturer's specifications
Alarm Signalling Equipment	AS 1670.3 – 2018
Automatic Fail Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a AS 1670.1 – 2018
Automatic Fire Suppression Systems	BCA Spec. E1.5 AS 2118.1 – 2017, AS 2118. 6 –2012
Emergency Lifts	BCA Clause E3.4
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 AS 2293.1 – 2018
Fire Control Centres and Rooms	BCA Spec E1.8
Fire Blankets	BCA Clause E1.6 AS 3504 – 2006 & AS 2444 – 2001
Fire Dampers	BCA Clause C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's specifications
Fire Doors	BCA Clauses C2.12, C2.13, C3.2, C3.4, C3.8 & C3.11 AS 1905.1 – 2015 Manufacturer's specifications
Fire Hose Reels	BCA Clause E1.4 AS 2441 – 2005
Fire Hydrant Systems	Clause E1.3 AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15 AS 1530.4 – 2014 & AS 4072.1 – 2005 Manufacturers' specifications
Lightweight Construction	BCA Clause C1.8 AS 1530.4 – 2014 Manufacturer's specifications



Statutory Fire Safety Measure	Design / Installation Standard
Mechanical Air Handling Systems	BCA Clause E2.2 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	EP&A (DC&FS) Reg. 2021 Clause 109
Portable Fire Extinguishers	BCA Clause E1.6 AS 2444 – 2001
Pressurising Systems	BCA Clause E2.2 AS/NZS 1668.1 – 2015
Smoke Hazard Management Systems	BCA Part E2 AS/NZS 1668.1 – 2015
Smoke and/or Heat Detectors (auto shutdown or smoke exhaust)	BCA Spec E2.2a Clause 5(b) AS 1668.1 – 2015
Smoke Dampers	AS/NZS 1668.1 – 2015
Smoke Doors	BCA Spec C3.4 & C2.5
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA Clause E4.9, Spec. G3.8 Clause 5 AS 1670.4 – 2018
Stand-by Power Systems	BCA Clauses E1.3, E3.4, E4.2 & E4.5 AS 3000 – 2018
Wall-Wetting Sprinklers	BCA Clause C3.4 AS 2118.2 – 2010
Warning & Operational Signs	EP&A (DC&FS) Reg. 2021 Clause 108 BCA Clause D2.23, E3.3 AS 1905.1 – 2015

**Note: The above Fire Safety Schedule is preliminary only and will be revised upon the issue of further staged Construction Certificates.**



### **SCHEDULE 3**

#### CONDITIONS OF CONSTRUCTION CERTIFICATE

There are no conditions pursuant to clauses 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.







22 November 2022

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

Attention: Peter Morley

Dear Peter,

**REFERENCE: SSD NO. 10405 (AS AMENDED)  
ATLASSIAN CENTRAL – 8-10 LEE STREET, HAYMARKET  
CONSTRUCTION CERTIFICATE 1**

Your recent application for a Construction Certificate dated 16/11/22 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-22235 and associated documentation for the proposed bulk excavation and retention works 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 Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection 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, 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,

Aaron Redfern  
Senior Building Surveyor  
**Blackett Maguire + Goldsmith Pty Ltd**

Address

Suite 2.01,  
22-36 Mountain St  
Ultimo NSW 2007

Postal

PO Box 167  
Broadway NSW 2007  
ABN 18 408 985 851

Contact

Ph: 02 9211 7777  
Fax: 02 9211 7774  
Email: admin@bmplusg.com.au



## INSPECTION 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.

### 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