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Department of Planning, House and Infrastructure  
4 Parramatta Square  
12 Darcy Street  
Parramatta  
NSW 2124

22 September 2025

Dear Planning Secretary,

**SSD-10405-PA-33 Conditions A36-A41 Independent Environmental Audit.**

The DPHI endorsed Independent Environmental Auditor, Mr Richard Peterson of Trigalana Environmental has undertaken the second Independent Environmental Audits of the Atlassian Central project, required under Condition A36-A41 of the SSD-10405.

The second Independent Environmental Audit commenced on the 23<sup>rd</sup> July 2025.

The Independent Auditor has not identified any new non-compliance.

The DPHI Audit guideline requires the Audit Report to document any non-compliances identified during the Audit period. There was one isolated out of hours non-compliance during the audit period, this has been included in the Audit report to comply with the DPHI guideline.

On the 8th and 9th May 2025 works were observed to be occurring outside the approved working hours of the project. The project was notified, and an investigation was undertaken by BOJV. A letter of warning was issued by DPHI.

Please find attached BOJV Letter – F5 Sep\_20250707\_Warning Letter outlining the actions taken at the time of the incident.

Sincerely,

A handwritten signature in black ink that reads "Emily LaVigne". The signature is written in a cursive, flowing style.

Emily LaVigne  
Senior Development Manager

*Appendix:*

1. *Independent Environmental Audit SSD10405-19\_09\_25*
2. *BOJV Letter – F5 Sep\_20250707 – SSD10405\_Warning Letter – Out of hours*



Appendix 1: Independent Environmental Audit SSD10405-19\_09\_25.



## Independent Audit 2

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# SSD 10405 – Atlassian Central Development

Trigalana Environmental Pty Ltd

Audit Date: 23 July 2025

Independent Environmental Audit 2

SSD 10405 – Atlassian Central Development

Prepared By:

Richard Peterson  
Trigalana Environmental Pty Ltd  
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Version Control

Revision	Date	Comment
A	3 September 2025	Draft
0	19 September 2025	Final



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## Executive Summary

Trigalana Environmental Pty Ltd has been engaged by Built Australia Pty, Ltd (Built) to undertake an Independent Environmental Audit (IEA) of the Atlassian Central Development located in Sydney's Central Business District (CBD). This is the second IEA (IEA #2) undertaken for the project and follows the initial IEA undertaken on the 5<sup>th</sup> of February 2025.

The development site is situated on the southern edge of Sydney's Central Business District (CBD) and is part of the Central Station State Significant Precinct (Central SSP). The Atlassian Central Development will provide a new mixed-use development comprising tourist and visitor accommodation, commercial office space and retail and food and drink premises and is being constructed over the State Heritage listed Former Inwards Parcels Shed (Parcels Shed), located along the western edge of Central Station, adjacent to the Adina Hotel. The Project Proponent is Vertical First Pty Ltd, the Construction Contractor is Built Obayashi Joint Venture (BOJV), and the Project Certifier is Blackett Maguire Goldsmith (BMG).

This report presents the findings of the second IEA and covers the period from the site inspection for the first IEA on 5 February 2025 to the date of the site inspection of the second IEA on the 23 July 2025. The Audit included a site inspection, interview with representatives of the Construction Contractor and the Proponent. In preparing for the Audit, consultation was undertaken with the Department of Planning, Housing and Infrastructure (DPHI), Transport for NSW (TfNSW), Heritage NSW (OEH) and City of Sydney (Cos) Council.

The purpose of this Audit was to undertake an assessment and review of compliance with SSD 10405 Conditions of Approval as modified, a high-level assessment of the implementation environmental management plans and a high-level assessment of compliance with the Environmental Assessment documents and project boundary limits.

Specifically, this Audit was required to satisfy Condition A39 of SSD 10405 which requires Independent Audits to be carried out in accordance with the DPHI Independent Audit Planning Approval Requirements (IAPARs), 2020.

The key findings of the audit are:

- The Atlassian project is complex and is being delivered on a small site adjacent to a busy and live operating railway and interfacing with busy pedestrian areas including the Lee Street tunnel and TOGA pedestrian routes
- Construction processes are well managed in consideration of the site constraints and sensitive environment
- The management of heritage aspects appears to be effective and included the appointment of heritage specialists to prepare detailed management plans oversee the works undertake targeted inspections and prepare specialist reports
- Environmental monitoring for dust, noise and vibration has been undertaken, with trigger response plans implemented. No exceedances of monitoring criteria were identified by the Audit
- There were no fugitive emissions of dust, water or mud tracking observed. Housekeeping was a high standard
- No environmental incidents were reported during the Audit period
- No complaints have been received during the Audit period
- Two regulatory notices (warning letters) were received from DPHI during the audit period:
  - **Condition F5** – Working hours
  - **Condition A36** – Independent environmental audits
- No non compliances were identified by the Auditor
- One noncompliance was identified by DPHI during the Audit period and is recorded in this Audit report in accordance with the IAPARs. The noncompliance related to an out of hours event on the 8<sup>th</sup> of May 2025, was identified by DPHI during a surveillance inspection and is the subject of the warning letter issued by DPHI in relation to Condition F5 as noted above. Actions taken to prevent any further unapproved out of hours works are appropriate and have been implemented with no further actions recommended by the Auditor.

# IAPAR Compliance Table

Table 1 demonstrates how the requirements of the IAPARs have been met in this audit report.

Table 1: IAPAR Compliance Table

Section	IAPAR Requirement	Addressed
<b>Introduction</b>		
4.2.1	• Background of the project	Sections 1.1 and 1.2
	• Audit team (including qualifications and experience)	Section 1.5
	• Audit objectives	Section 1.6
	• Audit period and scope	Section 1.7
<b>Audit Methodology</b>		
4.2.2	• Documentation from the Planning Secretary agreeing to the auditor and any technical specialist(s)	Appendix A
	• How the audit scope was developed	Section 2.1
	• A summary of the audit process adopted to determine the compliance status and assess if documents are adequate	Section 2.3
	• Details of site inspections undertaken	Section 2.5 Appendix D
	• Site personnel interviewed including their name and position title	Section 2.6
	• Meanings of compliance status descriptors used, as set out in this document.	Section 2.9
	• A summary of the consultation undertaken	Section 3.7
4.2.3	• A list of the approvals and documents audited	Appendix B
	• A summary of the assessment of compliance i.e. comparison between the total number of compliance requirements and any non-compliances	Section 3.1
	• exception reporting of all non-compliances identified during the audit period. Details must include the relevant consent condition, the condition reference number, a unique noncompliance identification number, details of the non-compliance and the auditor's recommended actions that are proposed to be taken or have been taken to address the non-compliance	Section 3.1
	• Brief discussion or table of the status of actions arising from previous audits and the progress or outcomes of each action	Section 3.5
	• A brief discussion of whether the Environmental Management Plans, Sub-plans and compliance documents are adequate, implemented and whether there are any opportunities for improvement	Section 3.6
	• Other matters considered relevant by the auditor	None Identified
	• Documentation of any feedback received because of consultation undertaken with the Department, and other agencies or stakeholders including the community and Community Consultative Committee for the audit and the outcomes of this consultation	Section 3.7
	• A summary of complaints and the adequacy of responses to and management of complaints	Section 3.4
	• Details of any incidents (including any enforcement action by any agency) and the adequacy of the response to, and management of such incidents	Section 3.3
	• An assessment of the compliance between actual and predicted impacts documented in environmental impact assessment, including an assessment of the physical extent of the development in comparison with the approved boundary and any potential off-site impacts of the development	Section 3.8

Section	IAPAR Requirement	Addressed
	<ul style="list-style-type: none"> <li>Evidence collected through site inspections undertaken during the audit</li> </ul>	Appendix B & D
	<ul style="list-style-type: none"> <li>Evidence to support compliance assessments by personnel during the audit</li> </ul>	Appendix B
	<ul style="list-style-type: none"> <li>A brief discussion of any continual environmental management improvement opportunities identified as part of the audit</li> </ul>	Section 3.1
	<ul style="list-style-type: none"> <li>Key strengths of the developments environmental management system and performance identified by the auditor.</li> </ul>	Section 3.10
4.2.4	<ul style="list-style-type: none"> <li>Recommendations and opportunities for improvement</li> </ul>	Section 3.1
<b>Appendices</b>		
4.2.5	<ul style="list-style-type: none"> <li>A copy of documentation from the Planning Secretary agreeing to the auditor and any technical specialist(s);</li> </ul>	Appendix A
	<ul style="list-style-type: none"> <li>A completed Independent Audit Table with all relevant conditions of consent, identifying each requirement with compliance status assessed</li> </ul>	Appendix B
	<ul style="list-style-type: none"> <li>Documentation detailing consultation with the Department, and other agencies or stakeholders including the community and Community Consultative Committee</li> </ul>	Appendix C
	<ul style="list-style-type: none"> <li>Completed and signed Independent Audit Declaration Form(s);</li> </ul>	Appendix E
	<ul style="list-style-type: none"> <li>Any reports prepared by the agreed technical specialist(s), as required</li> </ul>	Not Applicable

## Definitions

Commonly used acronyms in this audit report are as described in Table 2.

Table 2: Common acronyms

Acronym	Description
Built	Built Australia Pty Ltd
BMG	Blackett Maguire Goldsmith, Project Certifier
BOJV	Built, Obayashi Joint Venture
CBD	Sydney's Central Business District
CoS	City of Sydney Council
SSP	Central Station State Significant Precinct.
CEMP	Construction Environmental Management Plan
CMP	Construction Management Plan
CPESC	Certified Professional in Erosion and Sediment Control
DPHI	Department of Planning Housing and Infrastructure (formerly the Department of Planning and Environment)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	NSW Environment Protection Authority
EPBC	<i>Environmental Protection and Biodiversity Conservation Act 1999</i>
EPL	Environmental Protection Licence
ESD	Ecological Sustainable Development
IEA	Independent Environmental Audit
ICNG	EPA Interim Construction Noise Guideline
IPAR	DPHI Independent Audit Post Approval Requirements, May 2020
MCoA	Ministers Conditions of Approval
OLS	Obstacle limitation surface, a defined surface that establishes the limits to which objects may project into the airspace associated with an airport
PEO Act	<i>Protection of the Environment Operations Act (1997)</i>
SSD	State Significant Development
TfNSW	Transport for New South Wales
TOGA	Developer which is part of the Tech Central Precinct
TTW	Taylor Thompson Whitting, project structural engineer
UDLP	Urban Design and Landscape Plan
UFP	Unexpected Finds Protocol

# 1. Project Overview

## 1.1 Atlassian Central Development

The Atlassian Central Development will provide a new mixed-use development comprising tourist and visitor accommodation, commercial office space and retail and food and drink premises.

The development site is situated on the southern edge of Sydney's Central Business District (CBD) and is part of the Central Station State Significant Precinct (Central SSP).

The new development is being constructed over the State Heritage listed Former Inwards Parcels Shed (Parcels Shed), located along the western edge of Central Station, adjacent to the Adina Hotel. The building will be purpose built to accommodate the Atlassian Headquarters, a new TfNSW Pedestrian Link Zone, and the new Railway Square Youth Hostel Association (YHA) backpacker's accommodation and may include commercial floorspace to support Tech Startups.

The project's main goal is to establish a world-class tech precinct with strong pedestrian links through the Atlassian site, connecting Central Station's western forecourt to Central Walk and neighbouring stakeholder sites.

The project also aims to facilitate future developments to the south and east, creating a well-connected public space that aligns with the NSW government's strategic planning objectives. As a demonstration project for Atlassian, the tower reflects the company's commitment to sustainability and modern workplace environments, incorporating innovative construction methods and a series of distinctive outdoor workspaces integrated into the tower's design.

The Atlassian Central Development has been designed with both the Day 1 scenario—where only the Atlassian Central project is completed while other developments in the Western Gateway Sub-precinct remain unfinished—and the final state, where all projects within the sub-precinct and the future 'Central Square' are fully developed. The design is flexible to adapt to future changes in the precinct while ensuring that necessary works are carried out for the Day 1 scenario.

The key elements of the project are detailed below:

- 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 level parking spaces 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
- subdivision and stratum subdivision of the site.

Additionally, a two-level pedestrian Link Zone will be handed over to Transport for NSW (TFNSW) upon completion of construction.

Figure 1-1 shows the site location and surrounding context and Figure 1-2 shows the project area and surrounding properties within the Western Gateway Sub-precinct area.

## 1.2 Project Approval

The Atlassian Central Development project is designated State Significant Development (SSD) and was approved under Development Consent No. SSD 10405 and nine subsequent Modification Approvals, as detailed below:

- Atlassian MOD 1 – Minor design change and changes to condition staging
- Atlassian MOD 2 – Minor design changes
- Atlassian MOD 3 – Tower design changes

- Atlassian MOD 4 – Design Amendments
- Atlassian MOD 5 – Design Amendments
- Atlassian MOD 6 – Retail and public art changes
- Atlassian MOD 7 – Amendments to shed roof and staircase
- Atlassian MOD 8 – Tower Core and Soffit Finishes
- Atlassian MOD 9 – Atlassian Office and Hotel Development

### 1.3 Construction Certificates

Details of Certificates and their status is provided in Table 3.

Table 3: Construction Certificates Status

Construction Certificate (CC)	Description	Date of Issue
CC1	Excavation and retention, detailed excavation and associated inground services	22/11/22
CC2	Basement to underside of L1 Structure, services and civil up to and including UGF	13/6/23
CC2A	Amendment to CC2	13/6/23
CC2B	Amendment to CC2	03/12/24
CC3A	Tower super structure, including timber (L1 to L7)	30/5/24
CC3B	Tower super structure, including timber (L7 to L23)	27/9/24
CC3C	Tower super structure, including timber (L23 to L31)	03/02/25
CC3D	Tower super structure, including timber (L31 to Crown)	Not issued
CC4A	Tower façade, tower services and base build finishes	17/03/2025
CC4B	Tower façade, tower services and base build finishes	04/08/25
CC4C	Tower façade, tower services and base build finishes	Not issued (in progress)
CC4D	Tower façade, tower services and base build finishes	Not issued (in progress)
CC5	Heritage reconstruction, podium facades, podium and OSD services and public domain	19/6/25

Work commenced in August 2022. Construction is expected to take approximately four years to complete, with project completion in late 2026.

### 1.4 Supplementary Approvals and Licences

In addition to the Planning Approval, other approvals have been obtained as follows:

- Sydney Water Licence to discharge into Sydney Water Stormwater Assets
- Various Road Occupancy Licences
- TfNSW Approvals to operate in and adjacent to the railway corridor.



- Commonwealth approvals to construct the development and operate tower cranes within the Obstacle Limitation Surface (OLS).

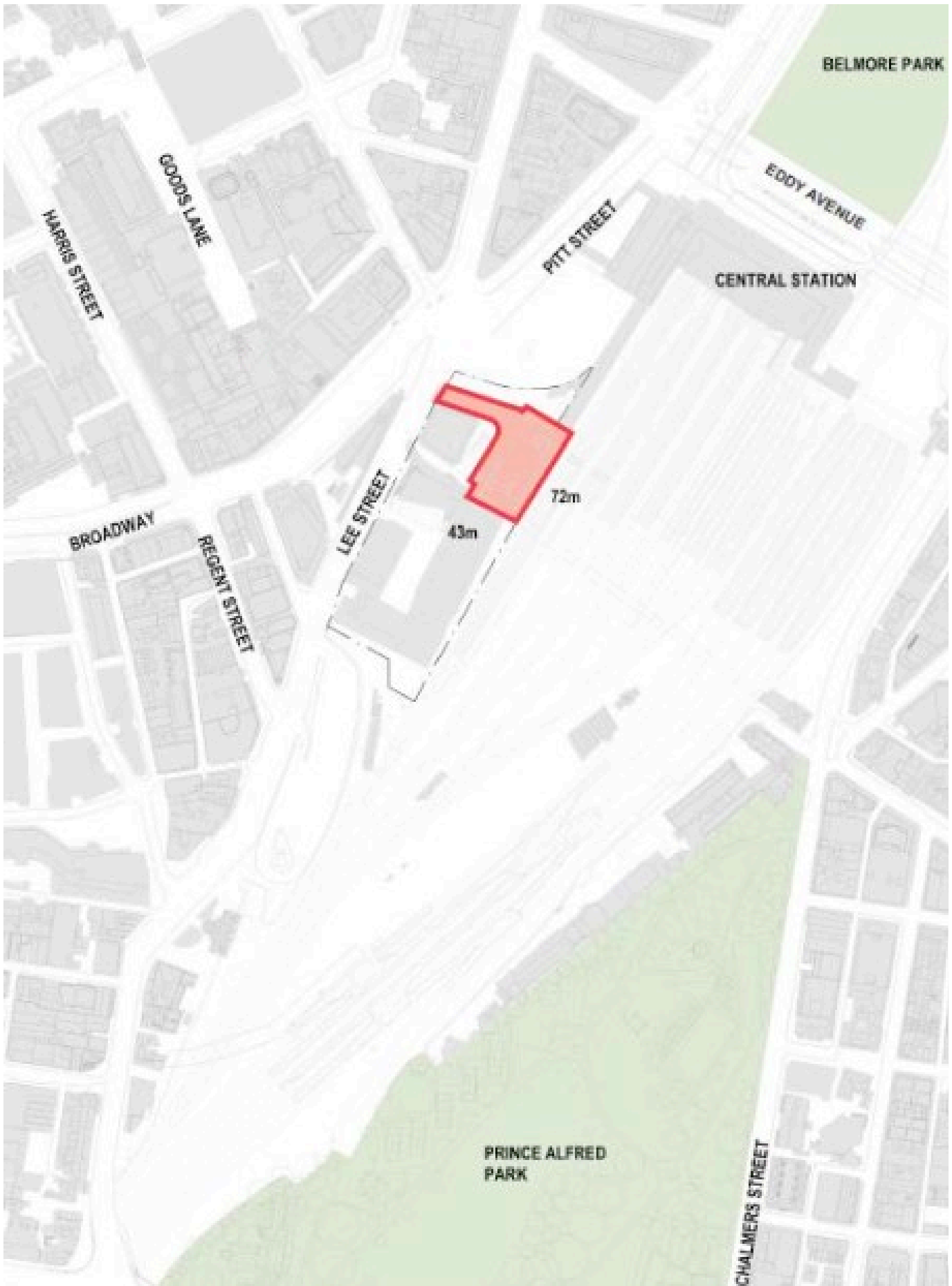


Figure 1-1: Site Location and Context: (Source: EIS: December 2020).

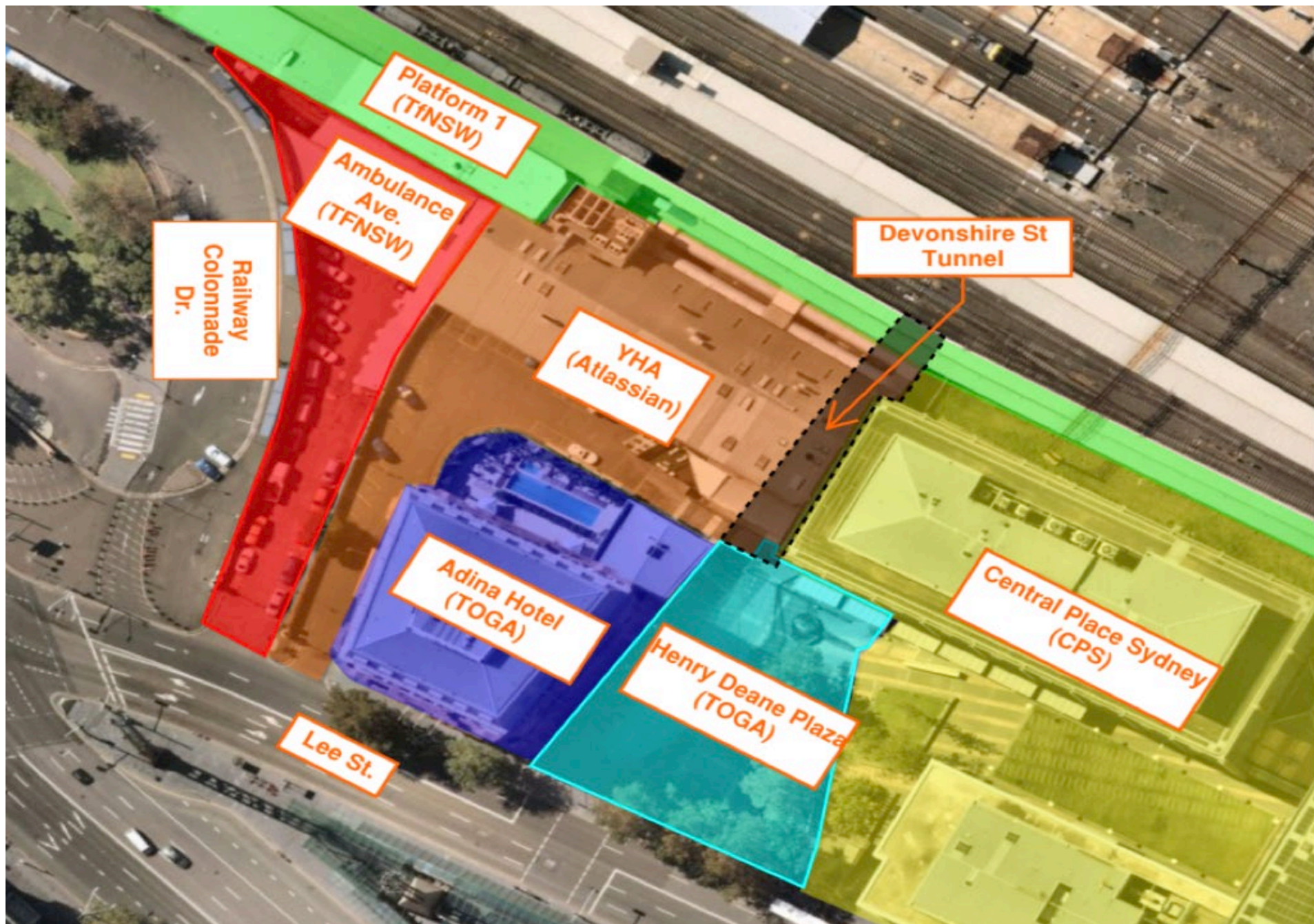


Figure 1-2: Atlassian Building Central Project Area and Surrounding Properties within Western Gateway Sub-precinct (Source: Construction Management Plan: August 2022).

## 1.5 Audit Team

Trigalana Environmental Pty Ltd has been appointed to undertake this IEA. The Audit Team was approved by DPHI in accordance with Condition A37 of SSD 10405. Auditor details are provided in Table 4.

Table 4: Audit Team

Name	Qualifications	Key Experience
Richard Peterson	B. E Civil M. Environmental Management Management Systems Auditing Leading Management Systems Audit teams Exemplar Global Lead Auditor	<ul style="list-style-type: none"><li>• More than 28 years of environmental management experience in the infrastructure sector. Have undertaken over 150 audits including independent DPHI audits for major infrastructure Projects (SSI and SSD) including:</li><li>• M7/M12 Integration Project</li><li>• Upper South Creek Advanced Water Recycling Centre</li><li>• EnergyConnect – Western.</li><li>• Energy Connect – Eastern</li><li>• Windsor Bridge</li><li>• The Northern Road</li><li>• Albion Park Bypass.</li><li>• Crudine Ridge Windfarm.</li><li>• Sapphire Windfarm.</li><li>• Rye Park Windfarm.</li><li>• Walla Walla Solar Farm.</li><li>• Warrell Creek to Nambucca Heads.</li><li>• Tweed Valley Hospital.</li></ul>

The DPHI Letter of approval for the Audit Team is provided in Appendix A.

## **1.6 Audit Objectives**

The key objective of the IEA was to assess compliance of the Project with the Ministers Conditions of Approval (MCoA) (SSD 10405) and the implementation of management plans as outlined in the MCoA. The audit is to recognise good practices while providing practical and reasonable recommendations for improvement that can be implemented throughout the Project as construction progresses.

## **1.7 Audit Period and Scope**

This report presents the findings of the 2<sup>nd</sup> IEA and covers the period from the period from the site inspection for the first IEA on 5 February 2025 to the date of the site inspection of the second IEA on the 23 July 2025. This audit was required to satisfy Condition A39 of SSD 10405 which requires Independent Audits to be carried out in accordance with the Department of Planning, Housing and Infrastructure (DPHI) Independent Audit Post Approval Requirements (IAPARs), 2020. The key requirements of the DPHI IPARs are outlined in Table 1 IAPAR Compliance Summary.



## 2 Audit Methodology

### 2.1 Scope Development

The audit scope was developed in consideration of:

- NSW DPHI Independent Audit Post Approval Requirements (May 2020)
- Project Conditions of Approval under Consolidated Consent (SSD 10405, dated 25 January 2025) incorporating approved changes under MOD 1 – MOD 9
- Stakeholder feedback from relevant regulatory agencies including:
  - NSW Department Planning, Housing and Infrastructure (DPHI)
  - Heritage NSW (HNSW)
  - Transport for NSW (TfNSW)
  - City of Sydney (Cos) Council

The scope of the audit did not include an assessment of compliance with any supplementary approvals or licences, or verification of design and technical aspects or construction methodologies associated with the project.

### 2.2 Stakeholder Consultation – Key Issues

In undertaking the audit, key issues raised by the government agencies groups that are relevant to the audit are summarised in Section 3.7.

### 2.3 Summary of Audit Processes

To complete the audit, the following was undertaken:

- Opening Meeting
- Site inspection, noting environmental practices and controls
- Audit Interviews
- Review of documents and records
- Closing Meeting.

### 2.4 Opening Meeting

An opening meeting was held on 23<sup>rd</sup> July 2025 where the Auditor provided an overview of the audit process and audit program and confirmed the agenda for the audit. The opening meeting was attended by representatives of Built, Arch, Dexu and Generate Property Group. Representatives from BM&G (Project Certifier) were absent from the meeting. Attendees are listed below:

- Miles Nagle – Design Manager, Built
- Emma Pyett – Design Director Delivery, Built
- Mark Turner – Associate Director, Environment (Environmental Advisor), Arch
- Emily LaVigne – Senior Development Manager, Dexu
- Jackson He – Project Manager, Generate Property Group
- Alex Palmer – Senior Design Engineer, Built
- Vanessa Desouza – Design Engineer, Built
- Richard Peterson – Trigalana (Auditor).

## 2.5 Site Inspection

A site inspection was undertaken on 23<sup>rd</sup> July 2025 following the opening meeting. The site inspection was attended by the Auditor and representatives of BOJV and Arch.

Observations made during the site inspection are presented below. A photographic record of observations made during the site inspection is provided in Appendix E.

Observations made during the site inspection are as follows:

- The site is highly constrained by adjacent infrastructure, including an operating railway line, busy arterial road, commercial premises, businesses and pedestrian routes. Available land for undertaking construction activities is limited
- Construction works are progressing with site establishment and bulk earthworks complete. Basement, carpark ramps, structural columns and lower floor structures well advanced. Two tower cranes were operational for lifting materials to the upper floors
- Measures to minimise traffic impacts included
  - Provision of two mechanical vehicle turning wheels within the site to enable construction vehicles to enter and leave the site in a forward direction
  - Supervised gate access to control the interface between construction vehicles and pedestrians on Lee Street and to manage deliveries to ensure no queuing on local roads
- Measures to minimise risk to the adjacent railway included:
  - A solid hoarding constructed between the site and Central Station platform 1
  - Catch hoardings and construction safety screens constructed on various levels to ensure materials do not drop onto the railway
  - An extensive system of track monitors with an alert system implemented
  - Reconfigured Lee Street tunnel with appropriate advisory signage installed
- Measures to protect heritage items included:
  - An extensive vibration monitoring network
  - Timber cleats (in lieu of destructive fixings)
  - Hoardings to protect heritage kerbstones
- At the time of the inspection, all earthworks were complete with concrete ground slab effectively eliminating potential for erosion and dust generation. There was no observed mud tracking on Lee Street and no fugitive dust emissions
- Construction activities appeared to be confined within the project boundary; there was no storage of materials outside the boundary or obstructions to the public way
- Background noise levels were high, with the dominant noise source being traffic on Lee Street. The mechanical turning circles are contained within the structure and allow for noisy plant (e.g. concrete trucks and pumps) to utilise existing structures for attenuation. In addition, the turning circles eliminate the requirement for construction vehicle reversing and reversing alarms and minimises the need for traffic disruption on the surrounding road network
- Compliant project signage was provided in several locations with relevant project information including details of personnel with authority over site operations
- No damage to trees on Lee st was observed. There were no materials stored within the tree dripline or activities undertaken in the public domain that would impact the trees.



## 2.6 Audit Interviews

The following audit interviews were held throughout the audit with attendance noted in Table 5.

Table 5 – Audit interview attendance

Focus Area	Names	Date
General compliance and environment	Mark Turner (Arch)	23/7/25
	Myles Nagle (Built)	
	Emma Pyett (Built)	
	Alex Pamer (Built)	
Conditions relating to survey, easements and subdivision	Emily Lavigne (Dexus)	27/8/25

## 2.7 Document Review

In undertaking the audit, a broad range of documents were reviewed or referred to including:

- Project Conditions of Approval (SSD 10405)
- Project EIS and subsequent Modification Assessment Reports
- Environmental Management Plans, developed in accordance with the Project Conditions
- Correspondence with relevant authorities
- Consultation records
- Specialist reports
- Environmental Monitoring Reports
- Records of implementation of the environmental management plans including checklists, inspection reports, photographs, waste records etc.

A detailed list of the documents reviewed in undertaking the audit is provided in Appendix B - Audit Table.

## 2.8 Closing Meeting

A closing meeting was held on 10th September 2025 where the Auditor provided a summary of audit findings, recommendations and outlines the next steps for completion of the audit report. The closing meeting was attended by the following personnel:

- Miles Nagle – Design Manager, Built
- Mark Turner – Associate Director, Environment (Environmental Advisor), Arch
- Vanessa Desouza – Design Engineer, Built
- Jackson He – Project Manager, Generate Property Group
- Richard Peterson – Trigalana (Auditor).

## 2.9 Compliance Descriptors

The compliance status of each condition was determined using the relevant descriptors in and as described in the DPHI IAPARs 2020 and summarised in Table 6.

Table 6 - Compliance Descriptors

Status	Description
<b>Compliant (C)</b>	Sufficient verifiable evidence to demonstrate that all elements of the requirement have been completed
<b>Non- Compliant (NC)</b>	One or more specific elements of the conditions or requirements have not been complied with within the scope of the audit
<b>Not Triggered (NT)</b>	A requirement has an activation or timing trigger that has not been met at the time when the audit was undertaken

## 3 Audit Findings

### 3.1 Compliance Performance

A summary of compliance performance is provided in Table 7. Further details of non-compliances, observations recommendations are provided in Table 8.

Table 7: Compliance summary

Section	Number of Conditions	Compliant	Non-Compliant	Not Triggered
A	41	27	-	14
B	16	6	-	10
C	35	33	-	2
D	73	66	-	7
E	25	21	-	4
F	72	64	1	7
G	52	-	-	52
H	24	-	-	24
Total	338	217	1 <sup>1</sup>	120

#### Notes to table

1. The noncompliance reported in Table 7 relates was identified by DPHI with no additional non compliances identified by the Auditor.

Table 8: Non compliances, observations, and recommendations

Ref	Details of Condition	Finding	Discussion and recommendation
<b>Non-Compliances Identified by the Auditor during the Audit Period</b>			
NIL	N/A	N/A	N/A
<b>Non-Compliances Identified by the Proponent during the Audit Period</b>			
NIL	N/A	N/A	N/A
<b>Non-Compliances Identified by DPHI during the Audit Period</b>			
F5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 7am and 3pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>One noncompliance with condition F5 occurred during the Audit period and is for welding works undertaken outside the approved hour on the 8<sup>th</sup> of May 2025. The non - compliance was identified by DPHI during a routine surveillance inspection. A warning letter was subsequently issued by DPHI on 7 July 2025.</p>	<p>The Auditor reviewed relevant documents and site protocols relating to the process for managing out of hours works and notes the following:</p> <ul style="list-style-type: none"> <li>The Construction Noise and Vibration Management Plan (Section 4) document the approved working hours in accordance with conditions F5-F8</li> <li>Subcontractors are contractually required to comply with the requirements of the CNVMP</li> <li>Prior to commencing on site, all workers are required to attend a site induction, the induction documents the approved hours for construction as 7am – 7pm (Monday to Friday) and 7am – 7pm (Saturday) as well as restrictions for rock breaking. These hours are consistent with the CEMP and the relevant conditions of consent</li> <li>Other mechanisms to communicate approved working hours are toolbox talks and project briefs</li> <li>Traffic controllers supervise the site entrance to ensure the arrival and departure of construction vehicles within the approved hours.</li> </ul> <p>In response to the non-compliance, BOJV ceased works then undertook an investigation and identified several additional measures to be implemented to prevent a further noncompliance. This included the following:</p> <ul style="list-style-type: none"> <li>Briefing the workforce on the approved out of hours works</li> <li>Updating the daily prestart form and the builders brief to include any out of hours works permitted under condition F6. This ensures the effective communication of the approved working hours for specific activities daily to the workforce</li> </ul>

Ref	Details of Condition	Finding	Discussion and recommendation
			<ul style="list-style-type: none"> <li>Additional instruction/training and daily briefing to the elevator/hoist controllers to ensure that access is only provided to the floors within the building where works are permitted in accordance with Condition F6. The Auditor notes that the elevator and hoist controllers are deemed high risk positions which require job specific certification. This provides an additional level of governance over site activities and prevents untrained operators from allowing unauthorised access to the building site</li> <li>Ongoing supervision of the work, noise monitoring and surveillance by the BOJV site and management team.</li> </ul> <p>In addition to this the Auditor notes that a Modification to the Conditions of Consent is currently proposed (MOD 10); to extend the working hours (where compliant noise levels can be achieved), work being undertaken during extended working hours has the potential to reduce the overall duration of the project and the duration of impacts and has been effectively implemented on other projects.</p> <p>The Auditor considers the existing systems and processes for managing out of hours works as well as additional measures implemented in response to the non-compliance are appropriate. However, should there be additional non compliances, it is recommended the effectiveness of existing systems are reviewed with additional mitigation measures implemented as appropriate.</p>

### 3.2 Summary of Agency Notices, Orders and Penalty Notices

Agency notices received during the Audit period are summarised in Table 9.

Table 9: Agency notices received during the Audit period

Organisation	Date Received	Notice Type	Details
DPHI	7/7/25	Warning Letter	The warning letter relates to an observation made by a DPHI officer on the 8 <sup>th</sup> of May 2005. The observation was of welding works being undertaken outside of the projects approved construction hours under schedule F5 (a) and the works did not fall within the exemptions under Schedule 2., F6 of the consent.
DPHI	7/7/25	Warning Letter	The warning letter relates to the undertaking of Independent Environmental Audits in accordance with Condition A36

### 3.3 Incidents

There were no incidents recorded during the Audit period that would trigger a requirement to notify DPHI in accordance with the Conditions of Consent.

### 3.4 Community Complaints and Enquiries

During the Audit period there were no complaints recorded. A copy of the complaints register is provided on the Project website.

### 3.5 Actions from previous audits

Details of the actions and status from the Initial Environmental Audit are provided in Table 10.

Table 10: Previous Audit Actions and Status

Ref	Details of Condition	Finding	Previous Audit Recommendation	Auditor Comment and Status
<b>A30</b>	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under Condition A32;</li> <li>b) the submission of an incident report under Condition A26;</li> <li>c) the submission of an Independent Audit under Condition A36;</li> <li>d) the approval of any modification of the conditions of this consent; or</li> <li>e) the issue of a direction of the Planning Secretary under Condition A2 which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p><b>Non-Compliant</b></p> <p>During the Audit period, the consent has been modified nine times. The Auditor reviewed the modifications and planning advice prepared by Urbis. While the modifications relate to design with no additional material environmental impacts occurring (i.e. no change to the management plans were required), the Planning Secretary was not notified that a review of the Management Plans has been undertaken following the approval of the modification.</p>	<p>Within 3 months of the submission of this audit report, review the management plans and programs and formally notify the Planning Secretary and the Certifier that the review is being undertaken.</p> <p>A recommendation is made to review and update the CEMP in accordance with condition C15 as noted below</p>	<p>Following the initial audit, the CEMP was reviewed and modified. The Planning Secretary and the Certifier were notified of the review in accordance with this condition.</p> <p><b>Status - Closed</b></p>
<b>A36</b>	<p>Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).</p>	<p><b>Non-Compliant</b></p> <p>Section 2 sets the frequency of independent audits to be undertaken:</p> <ul style="list-style-type: none"> <li>• Within 12 weeks of the commencement of construction</li> <li>• At intervals, no greater than 26 weeks from the date of the initial independent audit or as otherwise agreed by the Planning Secretary</li> </ul>	<p>Ensure future Audits are undertaken at intervals no greater than 26 weeks in accordance with the requirements of this condition.</p> <p>It was noted during Audit interviews that this Audit was commissioned as a corrective action when a non-compliance with this condition was identified.</p>	<p>This (2<sup>nd</sup>) Audit has been undertaken within 26 weeks of the initial audit and in accordance with DPHI Independent Audit Post Approval Requirements (2020).</p> <p><b>Status - Closed</b></p>



Ref	Details of Condition	Finding	Previous Audit Recommendation	Auditor Comment and Status
		Construction commenced on 31/8/22, with this initial audit commencing in February 2025 outside the requirements of the PAR.		
<b>C9</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant must....</p> <p>c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p>	<p><b>Observation</b></p> <p>As observed during the site inspection the street trees adjacent to the site on Lee St were unprotected, although no damage to the trees or storage of items within the dripline was observed.</p> <p>Prior to commencing works, and assessment was undertaken by BOJV that demonstrated the trees were outside the zone of influence of construction activities. This is consistent with observations made by the Auditor during the site inspection. A solid hoarding was installed between the site works and the trees with no construction activities occurring within proximity to the trees other than the arrival and departure of construction vehicles to the driveway entry (approximately 10-15 m away from the nearest tree)</p>	<p>It is recommended that a further assessment of tree impacts and the need for tree protection is undertaken prior to the commencement of any public domain works on Lee St with consultation undertaken with CoS Council regarding any proposed tree protection measures .</p>	<p>At the time of the Audit site inspection, there had been no public domain works with the potential to impact the trees.</p> <p>There was no change to the observations noted in IA1, and no damage observed to the trees, The recommendation will remain open until the commencement of the public domain works.</p> <p><b>Status - Open</b></p>
<b>F28</b>	<p>For the duration of the construction works:</p> <p>h) all street trees immediately adjacent to the site on Lee Street must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and</p>			
<b>C15</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier. The CEMP must include but not be limited to the following.</p>	<p><b>Observation</b></p> <p>Throughout the Audit period the projects risk profile has changed substantially with high-risk activities such as earthworks and heritage salvage complete.</p>	<p>Review, refresh and updated the plans so they are fit for purpose and are focussed on the key, risks, issues and conditions of consent for the remainder of the project.</p> <p>Environmental site checklists should also be reviewed and updated as part of this process.</p> <p>The revised CEMP should be provided to the Certifier for their approval.</p>	<p>The CEMP and management plans/procedures have been reviewed and updated as recommended. The certifier was provided with a copy of the revised CEMP. Both the certifier and the Planning Secretary were formally notified that a review is being undertaken.</p> <p><b>Status - Closed</b></p>

Ref	Details of Condition	Finding	Previous Audit Recommendation	Auditor Comment and Status
		The CEMP and subplans, while comprehensive, contain information and commitments that are no longer relevant to the stage of the project. A critical review is required to ensure the CEMP and subplans are focussed on the key risks and compliance that are relevant for the remainder of the project.	As above, notify the Planning Secretary and the Certifier that the review is being undertaken.	
E1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of works and operation at least 48 hours before those dates.	<b>Non-Compliant</b> Work commenced on 31 August 2022; however, the planning secretary was notified of the commencement of work on the 4 <sup>th</sup> of December 2024.	No recommendation is made specific to this condition as the commencement date of work has now been advised to the Planning Secretary. A general recommendation is made to ensure further notifications are made to the Planning Secretary in accordance with the Conditions of Consent.	As noted, there were no recommended actions in relation to this noncompliance.  <b>Status - Closed</b>

### **3.6 Adequacy of Environmental Management Plans**

The Auditor undertook a high-level review of the following Environmental Management Plans:

- Construction Environmental Management Plan
- Construction Traffic and Pedestrian Management Plan
- Construction Noise and Vibration and Dust Management Plan
- Construction waste management Plan
- Construction Soil and Water Management Plan
- Erosion and Sediment Control Plan (site)
- Erosion and Sediment Control Plan (public domain)
- Construction Flood Emergency Response sub plan
- Dewatering Management Plan

As recommended by the initial Audit, a critical review of the CEMP and subplans was undertaken during the audit period with management plans revised and updated to align with the current and future program of works and to account for the changing risk profile as construction progresses. The revised management plans are adequate and are available on the project website.

### **3.7 Stakeholder Consultation Outcomes**

Issues raised by project stakeholders that were consulted with prior to undertaking the audit are summarised in Table 11 with the Auditor's response to each issue.

Table 11: Key stakeholder issues and Auditor response

Organisation	Key Issues/Comments	Auditor Response
Department of Planning and Environment (DPHI)	Noise, out of hours works and construction impacts.	<p><b>Noise</b></p> <p>During the site inspection the Auditor noted the proximity of the site to Central Station and busy roads including George St and Lee St. Dominant noise sources include traffic, trains and aircraft. There were no observations of intrusive or tonal noise. Measures on site to reduce noise impacts included the provision of automated truck turning wheels (to avoid the need for reversing alarms), as well as solid boundary hoardings to minimise noise impacts to adjacent receivers. Additional attenuation is provided by retained heritage structures and external building facades which are being progressively installed. There were no observations of trucks queuing or idling in nearby streets.</p> <p>Records were provided to the Auditor to demonstrate the maintenance of plant and equipment, with no excessive noise emissions observed from any equipment item.</p> <p>Construction noise monitoring is undertaken by a specialist consultant with no exceedances reported during the Audit period.</p> <p>There have been no noise related complaints during the Audit period.</p> <p><b>Out of Hours Works</b></p> <p>As noted in Section 3.1, one noncompliance has been reported during the Audit period, with a written warning issued by DPHI for the noncompliance. There was no other noncompliance with the approved working hours reported during the Audit period or complaints received due to out of hours works.</p> <p>The Auditor reviewed relevant documents and site protocols relating to the process for managing out of hours works and notes the following:</p> <ul style="list-style-type: none"> <li>• The Construction Noise and Vibration Management Plan (Section 4) document the approved working hours in accordance with conditions F5-F8</li> <li>• Subcontractors are contractually required to comply with the requirements of the CNVMP</li> <li>• Prior to commencing on site, all workers are required to attend a site induction, the induction documents the approved hours for construction as 7am – 7pm (Monday to Friday) and 7am – 7pm (Saturday) as well as restrictions for rock breaking. These hours are consistent with the CEMP and the relevant conditions of consent</li> <li>• Other mechanisms to communicate approved working hours are toolbox talks and project briefs</li> <li>• Traffic controllers supervise the site entrance to ensure the arrival and departure of construction vehicles within the approved hours</li> </ul> <p>In response to the non-compliance, BOJV ceased works then undertook an investigation and identified several additional measures to be implemented to prevent a further noncompliance. This included the following:</p> <ul style="list-style-type: none"> <li>• Briefing the workforce on the approved out of hours works</li> </ul>

Organisation	Key Issues/Comments	Auditor Response
		<ul style="list-style-type: none"> <li>Updating the daily prestart form and the builders brief to include any out of hours works permitted under condition F6. This ensures the effective communication of the approved working hours for specific activities daily to the workforce</li> <li>Additional instruction/training and daily briefing to the elevator/hoist controllers to ensure that access is only provided to the floors within the building where works are permitted in accordance with Condition F6. The Auditor notes that the elevator and hoist controllers are deemed high risk positions which require job specific certification. This provides an additional level of governance over site activities and prevents untrained operators from allowing unauthorised access to the building site.</li> <li>Ongoing supervision of the work, noise monitoring and surveillance by the BOJV site and management team</li> </ul> <p>In addition to this the Auditor notes that a Modification to the Conditions of Consent is currently proposed (MOD 10); to extend the working hours (where compliant noise levels can be achieved), work being undertaken during extended working hours has the potential to reduce the overall duration of the project and the duration of impacts and has been effectively implemented on other projects.</p> <p>The Auditor considers the existing systems and processes for managing out of hours works as well as additional measures implemented in response to the non- compliance are appropriate. However, should there be additional non compliances, it is recommended the effectiveness of existing systems are reviewed with additional mitigation measures implemented as appropriate.</p> <p><b>Construction Impacts</b></p> <p>Key construction impacts include traffic, pedestrian noise and vibration, waste, air quality, heritage and public realm. Construction environmental management plans and specialist subplans have been prepared and implemented as observed during the audit site inspection. Environmental management and technical specialists have been appointed to oversee the implementation of the management plans and provide advice to the Project team as required. As noted in Section 3.9 no works were observed to be undertaken outside the project boundary or impacting adjacent properties. Environmental monitoring for noise, vibration and dust is undertaken with results reported on the project website. No monitoring non compliances were identified by the audit.</p> <p>There have been no complaints during the Audit period relating to construction impacts.</p> <p>Please refer to the Audit Table in Appendix B, in particular Conditions F1- F61 which relate to construction impacts.</p>
	Please consult with Transport for NSW, City of Sydney Council and Heritage NSW.	Consultation with TfNSW, City of Sydney Council and Heritage NSW have been undertaken as noted below. Stakeholder consultation records are provided in Appendix C.
	Please include this email and any responses received from as evidence of consultation in the final Audit report.	Please refer to Appendix C.

Organisation	Key Issues/Comments	Auditor Response
Office of Environment and Heritage NSW (OEH)	Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. It is recommended that the Department of Climate Change, Energy, the Environment and Water Compliance Team be contacted via <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> to determine if there is any non-compliance with Conditions of Consent for the project.	Noted. A response to the conditions relative to heritage are provided in the Audit Schedule in Appendix B. The DPHI compliance team were contacted prior to the commencement of the Audit with the Auditors response to issues raised as noted above.
Transport for NSW (TfNSW)	No response received	N/A
City of Sydney Council (CoS)	Environmental Health unit has reached out to you directly with comments. No other comments / issues have been identified by other units within council.	N/A

### **3.8 Assessment of Compliance with Predictions in the Modification Report and the EIS**

The Auditor conducted a high-level review of the SSD 10405 (Atlassian Central Development) Environmental Impact Statement (EIS), Submission Reports and subsequent Modification Applications to determine consistency with the actual and predicted impacts with the current performance of the Project.

The SSD 10405 EIS identified several key environmental risks with the potential to cause environmental impact as follows:

- Built Form and Urban Design
- Heritage Impacts
- Public Domain
- Transport, Traffic, Parking and Access
- Noise and Vibration, Dust
- Civil Engineering
- Airspace
- Impacts to adjacent operating railway
- Social and Economic.

In accordance with the conditions of approval, management plans have been prepared with appropriate resources applied to implement the plans, technical specialists (such as the Heritage Director) have been engaged to check and monitor their implementation.

Given the degree of compliance with the conditions of approval, and the environmental performance outcomes demonstrated through environmental monitoring, zero complaints and no environmental incidents reported during the audit period, it may be reasonably concluded that the Atlassian Central Development Project is being constructed consistently with the relevant environmental documents.

### **3.9 Assessment of Compliance with Predictions in the EIS/ Modification Report (Project Boundary)**

The SSD 10405 (Atlassian Central Development) Project EIS and subsequent Modification Reports and environmental assessments define the Project boundaries as the land bound by Lee Street, Ambulance Avenue and Central Railway Station.

A high-level review of site maps presented in the EIS and subsequent Modification Reports and the Auditor's observations during the site inspection found that the construction works are confined within the approved site boundaries.

### **3.10 Key Strengths**

BOJV have maintained a consistent approach to site environmental management noting the project is complex and is being delivered in a highly constrained environment with proximity to a busy and live operating railway, heritage buildings and busy pedestrian zones. A high standard of site environmental performance is noted with zero complaints received or incidents occurring during the Audit period.

Design statements and external stakeholder approval consultation and endorsement documents provide concise and legible information demonstrating the required consultations and endorsements have been obtained to confirm compliance findings.



## **Appendix A DPHI Auditor Approval**

NSW Planning ref: SSD-10405-PA-33

Emily LaVigne  
Development Manager  
VERTICAL FIRST PTY LTD  
Quay Quarter Tower, Level 30  
50 Bridge Street  
Sydney New South Wales 2000  
18/12/2024

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Sent via the Major Projects Portal only

Subject: Atlassian Central Development- Condition A37 - Auditor Appointment

Dear Ms LaVigne

I refer to your post approval matter, SSD-10405-PA-33, requesting the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Independent Audit of the Atlassian Central Development, submitted as required by Schedule 2, Condition A37 of SSD-10405 as modified (Consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 10 December 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition A37 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements (2020)*, as nominee of the Planning Secretary, I endorse the following independent Auditor:

- Mr Richard Peterson, Lead Auditor – Trigalana Environmental

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements (2020)*. Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Please note that as no Independent Audits have been conducted or submitted to date, the audit period for this Independent Audit to be undertaken will be 31 August 2022 (the date of commencement) to the date that the audit site inspection is conducted. Subsequent Independent Audits will then need to be no greater than 26 weeks from the date of this audit, in accordance with the *Independent Audit Post Approval Requirements (2020)*.

Should you wish to discuss the matter further, please contact Gabriel Abi-Saab, (Senior Compliance Officer) on 02 9274 6527 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

## **Appendix B Independent Audit Table SSD 10405 – Atlassian Central Development**

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## SCHEDULE 2

### Part A - ADMINISTRATIVE CONDITIONS

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Obligation to Minimise Harm to the Environment</b>				
<b>A1</b>	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> <li>ATL Conditions of Consent Tracker</li> <li>Documents reviewed in undertaking this audit</li> </ul>	<p>During the audit site inspection all reasonable and feasible measures were observed to be implemented relating to the key project risks. Examples included supervised traffic control, dust suppression, concrete and waste management and noise and vibration monitoring stations. The project team have applied a reasonable level of resourcing including environmental controls, heritage advisors, traffic supervisors,</p> <p>environment and planning professionals.</p> <p>There was no evidence of any incidents that may have caused environmental harm observed during the Audit Site inspection and no reported incidents during the Audit period</p>	Compliant
<b>Terms of Consent</b>				
<b>A2</b>	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally in accordance with the EIS, RtS and SRtS;</li> <li>(d) as amended by, and generally in accordance with, the following modification applications: <ul style="list-style-type: none"> <li>(i) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 1 by Urbis dated 2 June 2022 and Response to Request for</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> <li>ATL Conditions of Consent Tracker</li> <li>Blackett Maguire Goldsmith "Construction Certificate Requirements" dated 13/2/25</li> <li>Documents reviewed in undertaking this audit</li> <li>Altassian Central – Approved Architectural Plans</li> <li>Altassian Central – Approved Civil Plans</li> </ul>	<p>The audit found that the project is being delivered generally in accordance with the terms and conditions of this approval and the Modification Application Reports. The Project team have prepared and implemented a Conditions of Consent tracker which provides a tool to actively manage the conditions of consent linking the specific requirements of each construction certificate.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>Additional Information for SSD 10405 Mod 1 by Urbis dated August 2022;</p> <p>(ii) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 2 by Urbis dated 13 May 2022 and Response to Submissions for SSD 10405 Mod 2 by Urbis dated 28 September 2022, Response to Request for Additional Information dated 31 October 2022 and Response to Request for Additional Information dated 2 November 2022;</p> <p>(iii) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 3 by Urbis dated 25 July 2022 and Response to Request for Additional Information for SSD 10405 Mod 3 by Urbis dated 28 September 2022;</p> <p>(iv) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 4 by Urbis dated 14 December 2022 and response to Request for Additional Information for SSD 10405 Mod 4 by Urbis dated 22 February and 6 March 2023;</p> <p>(v) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 5 by Urbis dated 13 February 2023 and Response to Request for Additional Information for SSD 10405 Mod 5 by Urbis dated 18 April 2023;</p> <p>(vi) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 6 by Urbis dated 26 July 2023 and Response to Request for Additional Information for SSD 10405 Mod 6 by Urbis dated 21 September 2023.</p> <p>(vii) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 7 by Urbis dated 7 June 2024 and Response to Request for Additional Information for SSD 10405 Mod 7 by Urbis dated 17 September 2024.</p>	<ul style="list-style-type: none"> <li>• Atlassian Central – Approved Survey Plans</li> <li>• SSD-10405 – Mod 1 Stamped Plans</li> <li>• Construction Certificate #1 – Amendment A (CC-22235/A), BMG, dated 01/02/2023</li> <li>• Construction Certificate Approval (CC-22235), BMG, dated 22/11/2022</li> <li>• Construction Certificate 2 (CC-23043), BMG, dated 13/06/23</li> <li>• Construction Certificate 2A Amendment (CC-23043/A), BMG, dated 09/04/2024</li> <li>• Construction Certificate 2B Amendment (CC-23043/B), BMG, dated 03/12/24)</li> <li>• Construction Certificate Approval 3A (CC-24039), BMG, dated 20/05/24</li> <li>• Construction Certificate 3B (CC-24131), BMG, dated 27/09/24</li> <li>• Construction Certificate 3C (CC-25007), by BMG, dated 03/02/25</li> <li>• Construction Certificate 4 (CC-24132), BMG, dated 17/03/25</li> <li>• Construction Certificate 5 (CC-25060), BMG, dated 19/06/25</li> <li>• Site Location Plans, Shop BVN, date 15/10/21</li> <li>• Atlassian 8-10 Lee Street Haymarket, Drawing Notes, TTW/ Shop BVN, dated 15/10/21</li> <li>• Atlassian Development Application, ASPECT Studios, dated 15/10/21</li> <li>• Plan of Subdivision of Lot 13 in DP 1D62447. LTS Lockley, dated 15/10/21</li> <li>• Letter from Urbis to DPHI, titled "Atlassian Office and Hotel Development (SSD-10405) Section 4.55(1A) Application to Amend SSD-10405, 8-10 Lee Street Haymarket, Urbis, dated 13/05/22</li> <li>• SSD-10405 – Mod-1 Stamped Plans, Shop BVN, dated 17/08/22</li> </ul>	<p>Compliance with the conditions of consent is actively managed by the Certifier through the Construction Certificate process and the BOJV management team for day to day operations. One modification was determined during the Audit period (MOD 9 for minor internal and external alterations to tower crown levels, including introduction of event use). One modification (MOD 10) is currently being assessed for construction hours and design amendments.</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>(viii) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 8 by Urbis dated 30 July 2024 and Response to Request for Additional Information for SSD 10405 Mod 8 by Urbis dated 1 October 2024.</p> <p>(ix) Section 4.55(1A) Modification Application report prepared for SSD 10405 Mod 9 by Urbis dated 18 December 2024.</p> <p>(e) in accordance with the approved plans in the table below (except where amended by the conditions of consent): Refer to consolidated consent form for table</p>	<ul style="list-style-type: none"> <li>Conditions of Consent Tracker, BOJV</li> <li>Letter from, Built Obayashi, titled "SSDA Condition E1 Notification of Commencement Letter" dated 31/08/22</li> <li>Construction Certificate Requirements, BMG, 29/07/25</li> <li>Modification of Development Consent, SSD10405 dated 29/1/25</li> </ul>		
<b>A3</b>	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under otherwise made in relation to this consent, including those that are required to be and have been, approved by the Planning Secretary; and</p> <p>b) The implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	<p>No written directions were issued by the Planning Secretary during the Audit period. (MOD 9 was approved for minor internal and external alterations to tower crown levels, including introduction of event use) with MOD 10 in progress for construction hours and further design refinements.</p>	Compliant
<b>A4</b>	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in <b>Condition A2(c)</b> or <b>A2(d)</b>. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in <b>Condition A2(c)</b> and <b>A2(d)</b>, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<ul style="list-style-type: none"> <li>Audit Interviews</li> <li>Modification of Development Consent, SSD10405 dated 29/1/25</li> </ul>	<p>No inconsistencies were identified during the audit period. Modifications have been initiated for design changes with one modification (MOD 9) was approved during the Audit period as noted in Condition A3 above.</p>	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Limits of Consent</b>				
<b>A5</b>	This consent will lapse five years from the date the consent is registered on the NSW planning portal unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> <li>SSD 10405 Development Consent dated 15/10/21</li> <li>Letter from Built Obayshi to DPHI titled "SSDA Condition E1 Notification of Commencement"</li> </ul>	The project was approved on 15/10/21 with works commencing on 31/8/22 within the five-year period as required by this condition.	Compliant
<b>A6</b>	<p>This consent does not approve the following. Separate approvals must be obtained for the following works and uses, or any other works or uses, which do not meet exempt development provisions:</p> <p>(a) any buildings, structures, landscaping, works or alterations forming part of potential future 'Day 2' or 'Day 3' development(s);</p> <p>(b) fit-out and operation of retail premises</p> <p>(c) signage zones; and</p> <p>(d) the provision of any car parking spaces for use by private vehicles.</p> <p>Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).</p>	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> <li>SSD 10405 Development Consent dated 15/10/21</li> </ul>	<p>As defined in the Conditions of Consent Day 2 and 3 works are:</p> <p><i>All potential / indicative future building alterations, works, public domain and landscape improvements associated with the integration of the development with Block B, Block C, Central Walk West, over station Development and the Third Square detailed in the EIS, RtS and SRtS.</i></p> <p>None of these works form part of the scope of work subject to this Audit.</p> <p>At the time of the Audit, fitout and operation of retail spaces, signage zones etc had not commenced.</p>	Not triggered



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
Staging of Construction Certificates				
A7	The development must be carried out in accordance with the stages within the following table, with the relevant condition(s) being satisfied prior to the issue of the relevant Construction Certificate for each stage of work:		<div>At the time of IA# 1Audit, the following Construction Certificates have been issued:</div> <div><div><div>• CC1</div><div>• CC2, CC2A</div><div>• CC3A, CC3B</div></div></div> <div>During this Audit period, the following CCs were issued by the certifier.</div> <div><div>• CC4A</div><div>• CC 4B</div><div>• CC5</div></div>	Compliant
	Construction Certificate (CC)	Description		
	CC1	Excavation and retention, detailed excavation and associated inground services		
	CC2	Basement to underside of L1 Structure, services and civil up to and including UGF		
	CC3	Tower super structure, including timber		
	CC4	Tower façade, tower services and base build finishes		
	CC5	Heritage reconstruction, podium facades, podium and OSD services and public domain		
		<div><div><div>• Site inspection 23/7/25</div><div>• Audit Interviews</div><div>• Design Package Split (Schedule)</div><div>• Blackett Maguire Goldsmith “Construction Certificate Requirements” dated 13/2/25</div></div><div><div>• Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</div><div>• Construction # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</div><div>• Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</div><div>• Construction # 3A (CC-4039), Blackett Maguire Goldsmith dated 30/5/24</div><div>• Construction # 3B (CC-24131), Blackett Maguire Goldsmith dated 27/9/24</div><div>• Construction Certificate 4 (CC-24132), BMG, dated 17/03/25</div><div>• Construction Certificate 5 (CC-25060), BMG, dated 19/06/25</div></div></div>		

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Design Excellence and Integrity</b>				
<b>A8</b>	The detailed design of the development and assessment of design integrity shall be carried out in accordance with the document titled 'Architectural Design Competition Report' dated 4 March 2020 (DER) submitted at Appendix G of the EIS.	<ul style="list-style-type: none"> <li>Architectural Design Competition Report' dated 4 March 2020 (DER)</li> <li>Atlassian Central – Approved Architectural Plans</li> <li>Letter from Urbis to DPHI titled "Design Integrity Panel Endorsement – Atlassian Central SSD 10405 CC3 – 8-10 Lee Street Haymarket" dated 16/8/24</li> </ul>	DIP letter of endorsement of the CC3 design notes the DIP is "generally satisfied with the level of resolution and design development of the scheme and believe the design as presented, with the matters noted above, maintains the design integrity of the competition winning scheme".	Compliant
<b>A9</b>	<p>The established Design Integrity Panel (DIP) outlined in the DER shall be retained throughout the detailed design and construction phases of the development. In addition:</p> <p>a) the DIP shall review the design at the following stages (as a minimum);</p> <p>(i) prior to satisfaction of <b>Conditions D1, D4, D5(c) and D34</b>;</p> <p>(ii) prior to construction;</p> <p>(iii) prior to occupation;</p> <p>(iv) prior to the lodgement of any planning modification, which modifies the design, unless the Planning Secretary has confirmed in writing that DIP review is not required;</p> <p>b) the DIP shall provide independent, expert and impartial advice in relation to the achievement of design excellence and ensure the design integrity of the competition winning scheme is maintained or enhanced throughout the detailed design and construction phases of the development</p>	<ul style="list-style-type: none"> <li>Email from DPHI to Urbis titled "Atlassian Central – SSD 10405 Condition A9" dated 22/9/222</li> <li>Letter from Urbis to DPHI titled "Design Integrity Panel Endorsement – Atlassian Central SSD 10405 MOD 4 – 8-10 Lee Street, Haymarket" dated 17/11/22</li> <li>Email from GANSW titled Atlassian Central DIP – Mod 8 Additional Information" dated 7/6/24</li> <li>Letter from Urbis to DPHI titled "Design Integrity Panel Endorsement – Atlassian Central SSD 10405 MOD 5 – 8-10 Lee Street, Haymarket" dated 25/11/22</li> <li>Letter from Urbis to DPHI titled "Design Integrity Panel Endorsement – Atlassian Central SSD 10405 MOD 9 – 8-10 Lee Street, Haymarket" dated 31/10/24</li> <li>DIP Mod 8 Core Cladding Comments – Design Team Responses</li> <li>Letter from Urbis to DPHI titled "Design Integrity Panel Endorsement – Atlassian Central SSD 10405 CC3 – 8-10 Lee Street Haymarket" dated 16/8/24</li> </ul>	<p>As noted by IA#1:</p> <ul style="list-style-type: none"> <li>Condition D1 was deleted as part of modification 7. D4 relates to CC3, D5 relates to CC5 and D34 relates to CCs 4 and 5. CCs 3,4 and 5 had not been issued at the time of the Audit.</li> <li>The email from DPHI dated 22/9/22 noted that DIP do not need to see the project for CC1 and CC2 given the scope of the works. The DPI letter of endorsement for CC3 was provided as evidence of compliance with this requirement</li> <li>DIP letter of endorsement of the CC3 design notes the DIP is "generally satisfied with the level of resolution and design development of the scheme and believe the design as presented, with the matters noted above, maintains the design integrity of the competition winning scheme".</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>c) the Applicant shall consider the advice of the DIP and incorporate its recommendations into the development. Any departures from the DIP recommendations must be justified</p> <p>d) to ensure high quality design resolution of the development, all matters identified as requiring further consideration in the DIP letter dated 4 May 2021 (including façade composition, appearance of YHA levels from the public domain, tower soffit design, Inwards Parcels Shed roof, wind impacts, façade cleaning, Third Square interface and Platform 1 wall design) shall be prepared for the review and endorsement of the DIP.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Letter from Urbis to Dexus, titled "Design Integrity Panel Endorsement – Atlassian Central SSD 10405 CC4 – 8-10 Lee Street Haymarket", dated 29/05/24BMG mail correspondence, titled "CC4 – BOJV Progressive Submission – A9" dated 31/07/24</li> <li>BMG mail correspondence, titled "CC5 – BOJV Progressive Submission – A9" dated 16/01/25</li> <li>Letter from Urbis to Dexus, titled "Design Integrity Panel Endorsement – Atlassian Central SSD-10405 CC5 8-10 Lee Street, Haymarket" dated 01/11/24</li> </ul>	<ul style="list-style-type: none"> <li>CC1 notes receipt of email correspondence regarding SSD Condition A9</li> </ul> <p>During the IA#2 Audit period, the Design Integrity Panel endorsed the CC4 design relating to glazing, habitats lighting strategy, atriums acoustic soffit treatment, and tower soffit band.</p> <p>The Design Integrity Panel also endorsed the CC5 design relating to various public domain elements, designing with country, podium areas, heritage reconstruction and podium facades.</p> <p>Confirmation was received by the Certifier that condition A9 was closed out as it relates to both CC4 and CC5.</p>	
<b>A10</b>	<p>The architectural design team comprising SHoP and BVN (the design team) must have direct ongoing involvement in the design documentation, contract documentation and construction stages of the project. In addition;</p> <p>a) evidence of the Design Team's engagement is to be provided to the Planning Secretary prior to construction of the built form of the development; and</p> <p>b) the Design Team is not to be changed without prior written notice and approval of the Planning Secretary.</p>	<ul style="list-style-type: none"> <li>Deed of Novation dated 19/7/22</li> <li>DPHI post approval form 20230111225818</li> </ul>	<p>Atlassian have entered a contract with BVN who have a direct subcontract with SHOP to provide architectural services to the project. DPHI were notified of the arrangement on the 1/11/23. The design team has not changed during the Audit period.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>YHA Visitor Accommodation</b>				
<b>A11</b>	The maximum number of permissible guest beds within the visitor and tourist accommodation is 492.	<ul style="list-style-type: none"> <li>YHA Project Brief 19/5/22</li> <li>General Arrangement Plans levels (T02, T03, T04 and T05)</li> <li>Loose Furniture Plan Levels (T02, T03, T04 and T05)</li> </ul>	The YHA design brief notes the new hostel will have a maximum of 480 beds.	Compliant
<b>A12</b>	The maximum length of stay for any guest is 28 consecutive days.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	Operational requirement, not triggered	Not triggered
<b>A13</b>	Shared accommodation in a single room must not accommodate more than 8 guests.	<ul style="list-style-type: none"> <li>Audit Interviews</li> <li>General Arrangement Plans levels (T02, T03, T04 and T05)</li> <li>Loose Furniture Plan Levels (T02, T03, T04 and T05)</li> </ul>	Current designs are within this requirement with no changes currently proposed	Compliant
<b>Prescribed Conditions</b>				
<b>A14</b>	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	Compliance with this requirement is demonstrated through substantial compliance with the conditions of consent as modified.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Planning Secretary as Moderator</b>				
<b>A15</b>	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding to the parties.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	No disputes have arisen through the Audit period that have required referral to the Planning Secretary.	Not triggered
<b>Legal Notices</b>				
<b>A16</b>	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> <li>Audit Interviews</li> <li>Documents reviewed in undertaking this Audit</li> </ul>	Notices issued to DPHI have been addressed to the Planning Secretary	Compliant
<b>Evidence of Consultation</b>				
<b>A17</b>	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<ul style="list-style-type: none"> <li>Letter from DPHI to Urbis titled "Condition D4, Updated Wind Impact Assessment" dated 16/5/24</li> <li>Letter from Central Place Sydney to Dexu titled "Atlassian HQ SSD 10405 – Temporary Wind Mitigation in Henry Deane Plaza" dated 13/2/24</li> <li>Letter from TOGA titled "TOGA Central – Western Gateway Sub-Precinct Wind Mitigation under Day 1" dated 26/2/24</li> <li>Letter from TfNSW to Dexu titled "Design Package 6 – No Objection Statement" dated 24/6/25</li> </ul>	<p>The DPHI letter of approval for the updated wind impact assessment confirms the document was prepared in consultation with Council and the DIP prior to submission to DPHI for approval.</p> <p>Evidence was provided to the Auditor demonstrating a range of stakeholder consultation has been undertaken including TOGA and Central Place Sydney.</p> <p>Further evidence provided to the Auditor demonstrating compliance with this condition included a "No objection statement" issued by TfNSW relating to design package 6.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>BCA</b>				
<b>A18</b>	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><b>Note:</b> Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 2B (CC-2304/B), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Built Right on-site Inspection Checklist – Concrete Structure Foundations (Pad/Footings) Core Raft dated 4/9/23</li> <li>TTW Site Inspection report dated 5/9/23</li> <li>Drawing Register from BOJV, titled “604 – Core Walls – T16 – T17 Pour 25 up to 99.946” dated 31/07/25TTW Report titled, titled “Site Inspection Report”, dated 17/03/25</li> <li>TTW Report titled, titled “Site Inspection Report”, dated 18/03/25</li> <li>TTW Report, titled “Site Inspection Report”, dated 19/03/25</li> <li>TTW Report titled “Site Inspection Report”, dated 8/7/25</li> <li>TTW document transmittal record titled “SIR933 OSD pour 1 shear studs, top and bottom reo” dated 11/7/25</li> </ul>	<p>As noted in IA #1, Construction certificate 2B comprises Structural, services and civil elements and notes compliance with the requirements of the National Code 2019 Amendment 1. A program of hold point release and inspections is being implemented to ensure compliance during the structure construction. TTW are the appointed structural engineer who undertake regular structural inspections</p> <p>Further evidence provided to the Auditor during the IA# 2 Audit period to demonstrate compliance with the requirements of the BCA include concrete pre-pour checklists, and structural engineering site inspection report.</p>	Compliant
<b>A19</b>	<p>The identified performance solutions within the BCA Report, prepared by Blackett Maguire+Goldsmith and dated 22 September 2020 are required to be addressed and approved through consultation with Fire and Rescue NSW and the submission of a fire engineering brief questionnaire.</p>	<ul style="list-style-type: none"> <li>BCA Assessment Report, Blackett Maguire and Goldsmith, Rev 2 dated 23/4/21</li> <li>Building Code of Australia 2019 – Amendment 1 Assessment Report, DP5 AFC Review Tower Package, Philip Chun, dated 7/11/23Email from FRNSW to Dexu titled “Acknowledgement of Payment -PBDBV11 – 8-10 Lee Street Sydney – Atlassian Central – Dexu Property Services Limited Holmes Group – SROD 800000037399” dated 21/8/24</li> </ul>	<p>As noted in IA #1, the Fire Engineering Report had been prepared and the Fire Engineering Brief Questionnaire completed and submitted to FRNSW. In their response FRNSW noted that formal applications for Initial Fire Safety Report were submitted on 31/1/24 and 8/3/24.</p> <p>During the Audit period the fire engineering report was updated with the latest revision (G/3). FRNSW acknowledged receipt of the application for an initial fire safety report however advised the following:</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Altassian Central, 8-10 Lee Street, Haymarket, NSW, BOJV Fire Engineering Report, Version F1 dated 12/8/24</li> <li>Fire Engineering Brief</li> <li>Altassian Central, 8-10 Lee Street, Haymarket, NSW, BOJV Fire Engineering Report, Version G3 dated 12/8/24</li> <li>Email from FRNSW reference FR19/3358 , Job Number BFS25/4599</li> </ul>	<p><i>"An initial Fire Safety Report WILL NOT be provided in this instance. The decision not to assess the version submitted is not to be interpreted as FRNSW support for the proposal or an objection to the proposal, only that FRNSW does not have the resources to review and provide stakeholder comment on this proposal"</i></p>	
A20	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> <li>Report from Core Façade delivery Management PTY LTD titled "External Wall System Disclosure Statement (Design) External Wall Components (Type A &amp; B Construction) dated, 05/09/24</li> <li>From Warrington Fire, titled "Reaction to fire test report" dated, 11/07/22</li> <li>Altassian Central 8-10 Lee Street Haymarket, NSW, titled "BOJV Fire Engineering Report, Holmes Australia LP" Rev G3 dated 02/07/25</li> <li>Email from Fire and Rescue, titled "Initial Fire Safety Report", dated</li> <li>Report from Warrington Fire, titled "Fire Assessment Report, Trafalgar Fyre FLEX Sealant in Control Joints" dated 13/06/23</li> <li>Report from Techno form, titled "Material Properties, High Strength Structural Parts"</li> <li>Report from Exova, titled "Fire Resistance Test" dated 19/07/18</li> </ul>	Substantial evidence was provided to the Auditor to demonstrate compliance with the BCA requirements including product disclosure statements for external wall systems (for CC4 and CC5), fire reports, materials testing reports and materials data sheets.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>• Document from Core Façade, titled “External Wall System Disclosure Statement (Design) External Wall Components (Type A &amp; B Construction)” dated 12/06/25</li> <li>• Report from Warrington Fire, titled “Reaction To Fire Test Report” dated, 11/07/22</li> <li>• Data sheet from DOW, titled “DOWSIL 993N Structural Glazing Sealant”, dated</li> <li>• Data Sheet from DOW, titled “DOWSIL 791 Silicone Weatherproofing Sealant”,</li> <li>• Report from HDTC, titled “Test Report”, dated</li> <li>• Report from SGS, titled “Test Report” dated 01/04/24</li> <li>• Report from AWTa Product Testing, titled “Test Report” dated 05/01/16</li> <li>• External Wall System Disclosure Statement (Design), External Wall Components (Type A &amp; B Construction) – CC5, 12/6/25</li> <li>• External Wall System Disclosure Statement (Design), External Wall Components (Type A &amp; B Construction)-CC4 5/9/24</li> <li>• Construction Certificate 4 (CC-24132), BMG, dated 17/03/25</li> <li>• Construction Certificate 5 (CC-25060), BMG, dated 19/06/25</li> </ul>		



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Applicability of Guidelines</b>				
<b>A21</b>	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent	<ul style="list-style-type: none"> <li>Documents reviewed as part of the audit</li> </ul>	Relevant Australian Standards and codes of practice are documented throughout the documents reviewed by the Auditor	Compliant
<b>A22</b>	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> <li>Audit Interviews</li> </ul>	The Planning Secretary has not issued any directions in relation to ongoing management and monitoring obligations.	Not triggered
<b>Monitoring and Environmental Audits</b>				
<b>A23</b>	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Noted.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>			
<b>Compliance</b>				
<b>A24</b>	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<ul style="list-style-type: none"> <li>• Site inspection 23/7/25</li> <li>• Audit Interviews</li> <li>• Induction – Atlassian Building Central</li> <li>• Driver’s code of conduct</li> <li>• Document transmittal reference BOJV-TRANSMIT-005199, dated 6/12/24</li> <li>• Document transmittal reference BUILT-GCOR-00058-dated 14/1/25</li> <li>• ATL Builders Brief, BOJV, dated 25/07/25</li> <li>• Site Wide Address Form, BOJV, dated 24/07/25</li> <li>• Site induction register</li> </ul>	<p>All workers are required to attend a project induction prior to commencing on site. The induction covers key aspects of the consent including:</p> <ul style="list-style-type: none"> <li>• Construction hours</li> <li>• Traffic, access and transport</li> <li>• Requirements for working in the rail corridor</li> <li>• Hazard exclusion zones</li> <li>• Air quality and dust</li> <li>• Environmental Procedures for spills, washout, dust, water, waste and odour</li> <li>• Noise management</li> </ul> <p>Further communication of the requirements of these conditions as relevant to the work being undertaken is via site toolbox talks, builders brief and specific instructions such as the driver’s code of conduct and site wide address.</p> <p>The conditions of consent and the driver code of conduct have also been formally provided to all subcontractors and relevant suppliers working on the project.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			<p>Weekly subcontractor meetings are held and provide a forum to communicate and re-enforce site requirements.</p> <p>A copy of the induction register was provided to the Auditor</p>	
<b>Incident Notification, Reporting and Response</b>				
<b>A25</b>	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<ul style="list-style-type: none"> <li>• Site inspection 23/7/25</li> <li>• Audit Interviews</li> <li>•</li> </ul>	There have been no incidents reported to the Planning Secretary in accordance with the requirements of this condition during the Audit period.	Not triggered
<b>A26</b>	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> .	<ul style="list-style-type: none"> <li>• Site inspection 23/7/25</li> <li>• Audit Interviews</li> </ul>	There have been no incidents reported to the Planning Secretary in accordance with the requirements of this condition,	Not triggered
<b>Non-Compliance Notification</b>				
<b>A27</b>	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> <li>• Audit Interviews</li> </ul>	As noted in condition F5, one noncompliance was recorded by DPHI in relation to works performed outside the approved working hours. The noncompliance was identified by DPHI during a routine surveillance inspection, therefore there was no need to formally notify DPHI as they were aware of the non-compliance.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> <li>DPHI Post Approval form 20241204232630</li> </ul>	Refer to response to A27 above	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	As noted in the Auditors response to A25, there have been no incidents reported to the Planning Secretary during the Audit period.	Not triggered
<b>Revision of Strategies, Plans and Programs</b>				
A30	<p>Within three months of:</p> <p>a) the submission of a compliance report under Condition A32;</p> <p>b) the submission of an incident report under Condition A26;</p> <p>c) the submission of an Independent Audit under Condition A36;</p> <p>d) the approval of any modification of the conditions of this consent; or</p> <p>e) the issue of a direction of the Planning Secretary under Condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<ul style="list-style-type: none"> <li>Audit Interviews</li> <li>Report from TTW for BOJV, titled "Construction Flood Emergency Response Sub-Plan", dated 15/04/25</li> <li>Report from Built Obayashi, titled "Atlassian Building Central, Railway Colonnade Drive Management Plan", dated May 2025</li> <li>ALC Document from Acoustic Logo, titled "Atlassian Building Central, 8-10 Lee Street, Haymarket, Construction Noise, Vibration and Dust Management Plan", dated 15/04/25</li> <li>Plan from Built, titled "Dewatering Management Plan" dated 06/06/25</li> <li>Revision 4 Construction Methodology Plan from Built, Obayashi, titled "Atlassian Building Central, Devonshire Street Tunnel Demolition Management Plan", dated 21/05/21</li> </ul>	<p>As recommended by IA #1, the CEMP and specialist management subplans have been reviewed and updated where required and to reflect the changed site conditions and risk profile.</p> <p>DPHI and the Certifier were notified of the review.</p> <p>The updated management plans are available on the Project Website.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Revision 3 Construction Methodology Plan from Built Obayashi, titled "Atlassian Building Central, Tower Eastern Elevation Management Plan", dated, 21/05/25</li> <li>Revision 20 Construction Methodology for Built Obayashi, titled "Atlassian Building Central Construction Management Plan" dated 13/05/25</li> <li>Report from JMT Consulting, titled "Atlassian Central Station, Construction Pedestrian Traffic Management Plan", dated 25/06/25</li> <li>Report from JMT Consulting, titled "Atlassian Central Station, Construction Worker Transport Strategy", dated 17/02/25</li> <li>Geomotion Cloud Report, Built, titled "Atlassian Building Central, Construction Air Quality Monitoring – Report 04" dated 31/03/25</li> <li>Geomotion Cloud Report, Built, titled "Atlassian Building Central, Noise and Vibration Monitoring – Report 4" dated 31/03/25</li> <li>Atlassian Waste Management Plan, Built, titled "Construction Waste Management Sub-Plan for Atlassian Building Central", dated 07/02/25</li> <li>Conservation Management Plan SSD – 10405, from Urbis, titled "Conservation Management Plan, Former Inwards Parcel Shed", dated 06/05/25</li> </ul>		

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>• Soil and Water Management Plan from Environmental Consulting Services, titled "Construction Soil and Water Management Sub-Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket NSW 2000", dated 30/04/25</li> <li>• Management Plan from Built, titled "Appendix 11 To HSE Plan, Environmental Management Plan", dated 29/05/25</li> <li>• Letter from Built, titled "SSDA Conditions A30 Revisions of Strategies, Plans and Programs", dated 03/04/25</li> <li>• Mail correspondence from Built to BOJV, titled "Updated Management Plans – TfNSW Issue", dated 17/05/25</li> </ul> <p>Mail Correspondence from Built to BOJV, titled "Condition E3 – CMP &amp; EMP" 07/06/25</p> <ul style="list-style-type: none"> <li>•</li> </ul>		
<b>A31</b>	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><b>Note:</b> <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<ul style="list-style-type: none"> <li>• Site inspection 23/7/25</li> <li>• Audit Interviews</li> <li>• Letter from Urbis to DPHI titled "Altassian Hotel and Office Development (SSD – 10405) Section 4.55 (1A) Application to Modify SSD-10405, 8-10 Lee Street, Haymarket" dated 14/12/24</li> <li>• Letter from Urbis to DPHI titled "Altassian Hotel and Office Development (SSD – 10405) Section 4.55 (1A) Application to Modify SSD-10405, 8-10 Lee Street, Haymarket" dated 13/2/25</li> </ul>	<p>When formally applying to the Planning Secretary for modifications to the planning consent updated documents are submitted with the applications. Examples sighted by the Auditor include the following:</p> <ul style="list-style-type: none"> <li>• Design report and architectural plans</li> <li>• Heritage statement</li> <li>• Landscape plans</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Letter from Urbis to DPHI titled "Altassian Hotel and Office Development (SSD – 10405) Section 4.55 (1A) Application to Modify SSD-10405, 8-10 Lee Street, Haymarket" dated 26/7/23</li> </ul>		
<b>Compliance Reporting</b>				
<b>A32</b>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>Compliance Reporting, Post Approval Requirements, May 2020</li> </ul>	Table 1 of the PAR notes the minimum frequency of compliance reporting is operation and post decommissioning. Construction phase reports are not required.	Not triggered
<b>A33</b>	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Refer to A32 above.	Refer to A32 above.	Not triggered
<b>A34</b>	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the planning secretary.	Refer to A32 above	Refer to A32 above	Not triggered
<b>A35</b>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Refer to A32 above	Refer to A32 above	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Independent Environmental Audit</b>				
<b>A36</b>	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> <li>Independent Audit, Post Approval Requirements, DPE, May 2022</li> <li>This Audit Report</li> <li>Letter from DPHI to BOJV titled "Warning letter, Breach of Section 4.2 (l) B of the Environmental Planning and Assessment Act 1979, Atlassian Central Development- SSD Dated 7/7/25</li> </ul>	<p>This (second independent environmental audit - IA #2) was undertaken on the 23rd of July 2025 and within 26 weeks of the initial audit undertaken on the 5<sup>th</sup> of February 2025. Table 2 is the IAPAR compliance table and documents the requirements of the PAR and cross references where they have been addressed in the conditions of consent.</p> <p>As noted in Section 3.2, a written warning was received from DPHI relating to the timing of the initial Independent Environmental Audit.</p>	Compliant
<b>A37</b>	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<ul style="list-style-type: none"> <li>Letter from DPHI to Vertical First Pty Ltd titled "Atlassian Central Development – Condition A37 – Auditor Appointment" dated 18/12/24</li> <li>BOJV Conditions A37 from BOJV, titled "SSDA Condition A37 Independent Environmental Audit – Approval of Auditor/s", dated 06/12/24</li> <li>Certificate from Exemplar Global Certification, dated 19/02/25</li> <li>Declaration of Independence – Auditor, dated 15/10/21</li> <li>Richard Peterson CV</li> <li>Mail correspondence from Built Obayashi, titled "Department – Compliance Matters – Please action urgently", dated 06/12/24</li> <li>Email from Urbis to Dexus, titled "SSD 10405 – Atlassian Office and Hotel Development – Compliance Matters", dated 26/11/24</li> </ul>	Richard Peterson of Trigalana Environmental Pty Ltd was approved as the Auditor on the 18/12/24. A copy of the letter of Approval is provided in Appendix A.	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Email from DPHI to Urbis, titled "Atlassian – Office and Hotel Development – Post Approval Document Received – (SSD – 10405-PA-33)"</li> </ul>		
<b>A38</b>	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	The Planning Secretary has not requested a variation to the timing of any audit.	Not triggered
<b>A39</b>	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <p>a) review and respond to each Independent Audit Report prepared under this consent;</p> <p>b) submit the response to the Planning Secretary; and</p> <p>c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> <li>N/A</li> <li>Mail correspondence from Dexus Funds Management Limited to Atlassian Central, titled "Initial Independent Environmental Audit – Feb 2025", dated 04/04/25</li> <li>Email from BOJV to Dexus, titled Final Audit Report – Dexus to Submit", dated 04/04/25</li> <li>Post Approval Form from Dexus, titled "Post Approval"</li> <li>Email from BOJV to Dexus, titled "Draft Audit Report" dated 03/04/2025</li> <li>Letter from Dexus to DPHI titled "SSD - 10405-PA-33 Conditions A36- A41 Independent Environmental Audit" dated 4/4/25</li> </ul>	<p>A copy of the IA #1 Audit report and response to the Audit findings and recommendations was submitted to DPHI on the 4<sup>th</sup> of April 2025 within the time frames required by this condition.</p> <p>The audit report and response to the audit findings is available on the project website.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>A40</b>	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>• Mail correspondence from Dexus Funds Management Limited to Atlassian Central, titled "Initial Independent Environmental Audit – Feb 2025", dated 04/04/25</li> <li>• Email from BOJV to Dexus, titled Final Audit Report – Dexus to Submit", dated 04/04/25</li> <li>• Post Approval Form from Dexus, titled "Post Approval"</li> <li>• Email from BOJV to Dexus, titled "Draft Audit Report" dated 03/04/2025</li> <li>• Letter from Dexus to DPHI titled "SSD - 10405-PA-33 Conditions A36- A41 Independent Environmental Audit" dated 4/4/25</li> </ul>	A copy of the IA #1 Audit report and response to the Audit findings and recommendations was submitted to DPHI on the 4 <sup>th</sup> of April 2025. This is within 2 months of the date of the Audit (5 <sup>th</sup> of February 2025).	Compliant
<b>A41</b>	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	This condition relates to operations	Not triggered

**Part B – Prior to the Issue of a Subdivision Certificate**

**Subdivision of Lot 13 In DP 1062447 Creating Two Lots – 198 And 199**

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Land Subdivision</b>				
<b>B1</b>	A separate application must be made to Council to obtain the approval of the plan of subdivision and issue of a Subdivision Certificate under Section 6.15 of the <i>Environmental Planning And Assessment Act 1979</i> .	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Deposited Plan Registration Sheets (DP 1266948) (Sheets 1-8) dated 19/10/22</li> <li>Audit Interviews</li> </ul>	<p>The Plan of Subdivision for initial works was registered on 19/2/22</p> <p>Deposited Plan registration Sheet # 1 includes certification by CoS Council noting “<i>the provisions of S 6.15 of the Environmental Planning and Assessment Act, 1979, have been satisfied in relation to the proposed subdivision</i>”</p> <p>The Auditor notes that the subdivision is being undertaken in two separate stages with a final subdivision plan to be issued upon the completion of the project.</p> <p>The compliant finding, therefore, relates to the first stage with further assessment to be undertaken during later audits.</p>	Compliant
<b>88B Instrument</b>				
<b>B2</b>	An 88B Instrument under Section 88B of the Conveyancing Act 1919, be submitted to Council prior to release of the Subdivision Certificate. The 88B instrument shall properly reflect the requirements of the conditions of the development consent, plans forming part of the consent, Council's policies and allowing for the release of redundant easements for adjoining parcels adjacent to or vertically above or below Lot 13.	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Deposited Plan Registration Sheets (DP 1266948) (Sheets 1-8) dated 19/10/22</li> <li>Audit Interviews</li> </ul>	<p>Deposited Plan registration Sheets for initial works provide details in relation to these requirements.</p> <p>The Auditor notes that the subdivision is being undertaken in two separate stages with a final subdivision plan to be issued upon the completion of the project.</p> <p>The compliant finding, therefore, relates to the first stage with further assessment to be undertaken during later audits.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Sydney Water Certificate</b>				
<b>B3</b>	<p>Prior to the issue of a Subdivision Certificate, a Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation.</p> <p><b>Note:</b> Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section on the web site <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> then refer to "Water Servicing Coordinator" under "Developing Your Land" or telephone 13 20 92 for assistance.</p> <p><b>Note:</b> Following application a "Notice of Requirements" will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.</p>	<ul style="list-style-type: none"> <li>Letter from Sydney Water to Dexus Property Services Pty Ltd titled "Notice of Requirements, Section 73 Subdivider/Compliance Certificate" dated 21/9/22</li> <li>Developer Works Deed, Case Number 196103, 8-12 Lee Street Sydney, Sydney Water, 18/10/23</li> <li>Letter from Sydney Water to Warren Smith and Partners Pty Ltd</li> <li>Sydney Water Work Request WR98925 dated 9/2/24</li> <li>Design Drawings – Sydney Water Case No 196103SW dated 9/2/24</li> <li>Inspection and test plan – stormwater main laying dated 9/2/24</li> <li><a href="#">Constructors (major works)</a></li> </ul>	<p>Sydney Water Notice of Requirements was issued on 5/3/22.</p> <p>Built have appointed Ackerley Plumbing Services to undertake the works. Ackerley plumbing is listed as an approved Constructor (major works) on the Sydney Water Website in accordance with this condition.</p> <p>Sydney Water have entered into a Deed of Agreement with Dexus Ackerley and Warren Smith Design Partners to complete the works.</p> <p>The Notice of Requirements note that a Section 73 Certificate cannot be issued until requirements under case 201859 are satisfied and the project completion package is accepted.</p> <p>At the time of the Audit, the Sydney Water works were in progress and a Section 73 certificate had not been provided</p> <p>The Auditor notes that the subdivision is being undertaken in two separate stages with a final subdivision plan to be issued upon the completion of the project.</p> <p>The compliant finding, therefore, relates to the first stage with further assessment to be undertaken during later audits.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
B4	The Section 73 Certificate must be submitted to Council or the Accredited Certifier prior to a Subdivision Certificate being issued.	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above, the Section 73 certificate cannot be obtained until the works are completed. Works were progressing at the time of the Audit.	Not triggered
<b>Additional Elements</b>				
B5	Any other documentary easements or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision must be created over appropriate lots in the subdivision, pursuant to Section 88B of the <i>Conveyancing Act 1919</i> and to Council's satisfaction.	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Audit interviews</li> </ul>	The requirements of this condition are to be addressed in the final subdivision plan to be issued upon completion of construction. Further assessment will be required during later audits.	Not triggered
<b>Street Addresses of Lots</b>				
B6	In accordance with Clause 60I of the Surveying and Spatial Information Regulation 2012 the street addresses for each lot must be shown on the final plan of subdivision. Any changes to the above address allocation will require a separate application to be made to Council.	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Audit interviews</li> </ul>	The requirements of this condition are to be addressed in the final subdivision plan to be issued upon completion of construction. Further assessment will be required during later audits.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Consolidation of Lot 116 and 117 In DP1078271, Proposed Lot 199, Proposed Lot 202 (limited in depth to RL38) And Stratum Subdivision into 4 Lots</b>				
<b>Land Subdivision</b>				
<b>B7</b>	A separate application must be made to Council to obtain the approval of the plan of subdivision and issue of a Subdivision Certificate under Section 6.15 of the <i>Environmental Planning and Assessment Act 1979</i> .	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Deposited Plan Registration Sheets (DP 1266948) (Sheets 1-8) dated 19/10/22</li> <li>Audit interviews</li> </ul>	<p>The initial Plan of Subdivision was registered on 19/2/22</p> <p>Deposited Plan registration Sheet # 1 includes certification by CoS Council noting <i>"the provisions of S 6.15 of the Environmental Planning and Assessment Act, 1979, have been satisfied in relation to the proposed subdivision"</i></p> <p>The Auditor notes that the subdivision is being undertaken in two separate stages with a final subdivision plan to be issued upon the completion of the project.</p> <p>The compliant finding, therefore, relates to the first stage with further assessment to be undertaken during later audits.</p>	Compliant
<b>88B Instrument</b>				
<b>B8</b>	An 88B Instrument under Section 88B of the Conveyancing Act 1919, be submitted to Council prior to release of the Subdivision Certificate. The 88B shall properly reflect the requirements of the conditions of the development consent, plans forming part of the consent, Council's policies and allowing for the creation of new easements and rights of way and the release of redundant easements for adjoining parcels adjacent to or vertically above or below Lots 1-4.	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Deposited Plan Registration Sheets (DP 1266948) (Sheets 1-8) dated 19/10/22</li> <li>Audit interviews</li> </ul>	<p>Deposited Plan registration Sheets for initial works provide details in relation to these requirements.</p> <p>The Auditor notes that the subdivision is being undertaken in two separate stages with a final subdivision plan to be issued upon the completion of the project.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			The compliant finding, therefore, relates to the first stage with further assessment to be undertaken during later audits.	
<b>Compliance With Developmental Consent</b>				
<b>B9</b>	<p>The final Stratum Subdivision shall not be released until such time as;</p> <p>a) the relevant conditions relating to subdivision have been met;</p> <p>b) the structure of the building has “topped out” and all structures relating to future horizontal or vertical boundaries have been constructed which adequately define a proposed boundary;</p> <p>c) external facades of the building have been completed and a certificate provided by a Registered Surveyor stating that all structures remain inside the boundary extents of the development.</p>	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Audit interviews</li> </ul>	The requirements of this condition are to be addressed in the final subdivision plan to be issued upon completion of construction. Further assessment will be required during later audits.	Not triggered
<b>Sydney Water Certificate</b>				
<b>B10</b>	<p>Prior to the issue of a Subdivision Certificate, a Section 73 Compliance Certificate under the <i>Sydney Water Act 1994</i> must be obtained from Sydney Water Corporation.</p> <p><b>Note:</b> Application must be made through an authorised Water Servicing Coordinator. Please refer to the Building Developing and Plumbing section on the web site <a href="http://www.sydneywater.com.au">www.sydneywater.com.au</a> then refer to “Water Servicing Coordinator” under “Developing Your Land” or telephone 13 20 92 for assistance.</p>	<ul style="list-style-type: none"> <li>Letter from Sydney Water to Dexus Property Services Pty Ltd titled “Notice of Requirements, Section 73 Subdivider/Compliance Certificate” dated 21/9/22</li> <li>Developer Works Deed, Case Number 196103, 8-12 Lee Street Sydney, Sydney Water, 18/10/23</li> <li>Letter from Sydney Water to Warren Smith and Partners Pty Ltd</li> </ul>	<p>Sydney Water Notice of Requirements was issued on 5/3/22.</p> <p>Built have appointed Ackerley Plumbing Services to undertake the works. Ackerley plumbing is listed as an approved Constructor (major works) and Warren Smith Design are an approved water servicing coordinator.</p> <p>Sydney Water have entered into a Deed of Agreement with Dexus Ackerley and Warren Smith Design Partners to complete the works.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p><b>Note:</b> Following application a “Notice of Requirements” will advise of water and sewer infrastructure to be built and charges to be paid. Please make early contact with the Coordinator, since building of water/sewer infrastructure can be time consuming and may impact on other services and building, driveway or landscape design.</p>	<ul style="list-style-type: none"> <li>Sydney Water Work Request WR98925 dated 9/2/24</li> <li>Design Drawings – Sydney Water Case No 196103SW dated 9/2/24</li> <li>Inspection and test plan – stormwater main laying dated 9/2/24</li> <li><a href="#">Constructors (major works)</a></li> </ul>	<p>The Notice of Requirements note that a Section 73 Certificate cannot be issued until requirements under case 201859 are satisfied and the project completion package is accepted.</p> <p>At the time of the Audit, the Sydney Water works were in progress, and a Section 73 certificate had not been provided</p> <p>The Auditor notes that the subdivision is being undertaken in two separate stages with a final subdivision plan to be issued upon the completion of the project.</p> <p>The compliant finding, therefore, relates to the first stage with further assessment to be undertaken during later audits.</p>	
B11	The Section 73 Certificate must be submitted to Council or the Accredited Certifier prior to a Subdivision Certificate being issued.	<ul style="list-style-type: none"> <li>As above</li> </ul>	As above, the Section 73 certificate cannot be obtained until the works are completed. Works were progressing at the time of the Audit.	Not triggered
<b>Energy Authority Certificate</b>				
B12	A certificate from relevant energy authority stating that suitable arrangements have been made for the provision of power to the development.	<ul style="list-style-type: none"> <li>Audit Interviews</li> </ul>	This requirement will be fulfilled prior to the operation of the Development. It was noted that this being progressed and approval from Ausgrid is pending.	Not triggered
<b>Parking on Common Property Areas</b>				



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
B13	No part of the common areas and traffic aisles in the basement levels, apart from drop-off or visitor vehicle spaces which are to be used only by visitors to the building, and service vehicle spaces which are to be used only by service vehicles, is to be used for the parking or storage of vehicles, trailers or boats. Any strata subdivision of all or part of the building is to include an appropriate documentary restriction pursuant to Section 88B of the <i>Conveyancing Act 1919</i> , so burdening common property, with the Council being the authority to release, vary or modify the restriction.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Floor Space Ratio Restriction</b>				
B14	A documentary Restriction on Use of Land must be placed on the Titles of all of the lots in the subdivision limiting the total Gross Floor Area of the components of the building occupying all lots, taken together, to be no more than that permissible for the entire site by the approval to development application SSD 10405 (including any amendments) or by the relevant Environmental Planning Instrument in existence at the time (whichever is the greater).	<ul style="list-style-type: none"> <li>Audit Interviews</li> </ul>	To be addressed in the final building survey	Not triggered
<b>Additional Elements</b>				
B15	Any other documentary easements or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision must be created over appropriate lots in the subdivision, pursuant to Section 88B of the <i>Conveyancing Act 1919</i> and to Council's satisfaction.	<ul style="list-style-type: none"> <li>Audit interviews</li> </ul>	The requirements of this condition are to be addressed in the final subdivision plan to be issued upon completion of construction. Further assessment will be required during later audits.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
Street Addresses of Lots				
B16	In accordance with Clause 60I of the Surveying and Spatial Information Regulation 2012 the street addresses for each lot must be shown on the final plan of subdivision. Any changes to the above address allocation will require a separate application to be made to Council.	<ul style="list-style-type: none"> <li>Audit interviews</li> </ul>	The requirements of this condition are to be addressed in the final subdivision plan to be issued upon completion of construction. Further assessment will be required during later audits	Not triggered

**Part C – Prior to the demolition and dismantling of the heritage item**

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Heritage Consultant</b>				
<b>C1</b>	A suitably qualified and experienced heritage consultant is to be commissioned in consultation with Heritage NSW to work with the consultant team throughout the design development, contract documentation and construction stages of the project. The heritage consultant is to be involved in the resolution of all matters where existing significant fabric and spaces are to be subject to preservation, restoration, reconstruction, adaptive reuse, recording and demolition (in accordance with the Burra Charter). The heritage consultant is to be provided with full access to the site and authorised by the applicant to respond directly to relevant authorities where information or clarification is required regarding the resolution of heritage issues throughout the project.	<ul style="list-style-type: none"> <li>Email from Heritage NSW to Urbis titled "Atlassian- Salvage and Reuse of Distinctive Elements Plan" dated 11/4/22</li> <li>CV- Alexandra Cornish, Associate Director Urbis</li> <li>Atlassian, 2 Lee Street Sydney, Heritage Site Diary, dated 25/10/22</li> <li>Letter from Urbis titled "Heritage Consultant Engagement-SSD_10405" dated 5/5/22</li> <li>Email from Sydney City Council titled "Request for Additional Information – Condition C7 – Photographic Archival Recording (SSD 10405)" dated 19/5/22</li> <li>Email from Heritage NSW to Urbis titled "Atlassian – Salvage and Reuse of Distinctive Elements Plan" dated 11/4/22</li> </ul>	<p>Urbis have been appointed as the Heritage Consultant for the project in consultation with Heritage NSW. Evidence of the Heritages Consultants involvement in the project was provided to the Auditor in the form of:</p> <ul style="list-style-type: none"> <li>Heritage site diaries providing details of 8 site inspections undertaken by the Heritage Consultant between 18/8/22 and 18/10/22</li> <li>Emails between Urbis, Heritage NSW and CoS Council regarding heritage matters and archival recordings</li> <li>Confirmation to Heritage NSW of the nominated Heritage Consultant with a statement confirming their availability for the project (dated 5/5/22)</li> </ul>	Compliant
<b>C2</b>	No work shall commence on the demolition and dismantling of the heritage item until evidence and details of the above commission on the above terms are to be provided to Heritage NSW and Council.	<ul style="list-style-type: none"> <li>Audit Interviews</li> <li>Letter from Urbis titled "Heritage Consultant Engagement-SSD_10405" dated 5/5/22</li> </ul>	<p>Details of the Heritage consultant was provided to Heritage NSW on 5/5/22. Work did not commence until 31/8/2022.</p> <p>Email correspondence between Urbis, Heritage and CoS confirm compliance with the requirements of C1 as noted above.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C3	<p>Following engagement of the heritage consultant in accordance with Condition C1, throughout the documentation, demolition and dismantling and construction stages of the approved works the experienced heritage consultant is to:</p> <ol style="list-style-type: none"> <li>prepare reports as required by this consent, including (but not limited to) reports required pursuant to <b>Conditions C4 to C7, D32 and D34</b>;</li> <li>undertake regular site inspections <b>during demolition and dismantling</b></li> <li>maintain a diary of site inspections <b>during demolition and dismantling</b> that includes photographs of the works, details of heritage advice and decisions arising out of each inspection and any further physical evidence uncovered during the works;</li> <li>compile a final report, including the diary, verifying how the heritage conditions have been satisfied, and the works completed in accordance with the Conservation Management Plan; and</li> <li>upon completion of the <b>demolition and dismantling</b> works submit a copy of the final report to Heritage NSW and Council.</li> </ol>	<ul style="list-style-type: none"> <li>Atlassian, 2 Lee Street Sydney, Heritage Site Diary, dated 25/10/22</li> <li>Demolition and Dismantling of Heritage Fabric Methodology, Atlassian Central, Urbis, 6/6/24</li> <li>Salvage and Reuse of Distinctive Elements Plan, Atlassian Central, Urbis, dated 22/8/22</li> <li>Temporary Heritage Protection Plan, Atlassian Central, Urbis, dated 6/6/25</li> <li>Photographic Archival Recording, Inwards Parcels Building 8-10 Lee Street Haymarket, Urbis dated 22/2/22</li> <li>Photographic Archival Recording, Inwards Parcel Building, 8-10 Lee Street, Haymarket, Urbis dated 22/4/22</li> <li>Archaeological Technical Report, Atlassian Central, SSD -10405, Urbis, dated, 30/4/25</li> <li>Email from Urbis to CoS Council titled "P/2025/3147 – Submission to Satisfy C3" dated 18/9/25</li> <li>DPHI post approval form reference 20250919024950</li> </ul>	<p>Evidence of compliance with the requirements of this condition were provided to the Auditor as follows:</p> <ul style="list-style-type: none"> <li>Demolition and dismantling of Heritage Fabric Methodology</li> <li>Heritage site diaries providing details of 8 site inspections undertaken by the Heritage Consultant between 18/8/22 and 18/10/22</li> <li>Final archaeological technical report</li> <li>Submission details to CoS Council and Heritage NSW</li> </ul>	Compliant
Demolition and Dismantling of Heritage Fabric Methodology				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C4	<p>No work shall commence on the demolition and dismantling of the heritage item, until a final detailed Demolition and Dismantling of Heritage Fabric Methodology (DDHFM) for the demolition and dismantling of the heritage item is prepared by a suitably qualified and experienced heritage practitioner and submitted to and approved by the Planning Secretary. The DDHFM must be prepared in consultation with by Heritage NSW and must include (but shall not be limited to):</p> <p>(a) detailed engineering and heritage assessment(s) to determine the methodology for the demolition and dismantling process, with input from a suitably qualified and experienced heritage specialist and/or a heritage engineer for sensitive demolition and dismantling works and with reference to the:</p> <p>(i) <i>'Heritage Impact Statement 02'</i> prepared by Vertical First Pty Ltd and dated 30 September 2020 as amended by the <i>'Atlassian Central Response to Submissions Heritage &amp; Archaeology 03'</i> prepared by Urbis and dated 7 June 2021;</p> <p>(ii) <i>'Conservation Management Plan 03'</i> prepared by Urbis Pty Ltd and dated 30 September 2020;</p> <p>(b) consideration of the heritage fabric to be retained in-situ including method of retention, protection and structural support throughout the construction process;</p> <p>(c) detailed consideration of the impact and mitigation measures required to avoid and minimise impacts of the demolition and dismantling process of heritage fabric;</p> <p>(d) details regarding the safe storage of the retained fabric identified for salvage (<b>Condition C5</b>)</p> <p>(e) confirmation that proposed works are to be</p>	<ul style="list-style-type: none"> <li>Atlassian, 2 Lee Street Sydney, Heritage Site Diary, dated 25/10/22</li> <li>Demolition and Dismantling of Heritage Fabric Methodology, Atlassian Central, Urbis, 6/6/22</li> <li>Letter from DPHI to Urbis titled "Demolition and Dismantling of Heritage Fabric Methodology for Atlassian Office and Hotel Development (Condition C4 of SSD 10405) dated 8/7/22</li> </ul>	<p>The Detailed Demolition and Dismantling of Heritage Fabric Methodology was prepared by Urbis and approved by DPHI on 8/7/24. In their letter of Approval DPHI noted that the DDHFM has been endorsed by Heritage NSW and includes:</p> <ul style="list-style-type: none"> <li>Details of the significant fabric to be dismantled and salvaged as well as the significant fabric to be retained insitu</li> <li>The methodology for the demolition and dismantling process through detailed engineering and heritage assessments</li> <li>Impact and mitigation measures required to avoid and minimise impacts of the demolition and dismantling process for heritage fabric</li> </ul> <p>Work did not commence until 31/8/2022 following DPHI approval of the DDHFM</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building; and</p> <p>(f) confirmation that all conservation and adaptation works are to be in accordance with the Articles of the Australian ICOMOS Burra Charter 2013. Appropriately qualified contractors and tradespersons are to be commissioned who are skilled in traditional building and engineering trades to carry out the proposed scope of works within the heritage building.</p>			
<b>Salvage and Reuse of Distinctive Elements</b>				
<b>C5</b>	<p>No work shall commence on the demolition and dismantling of the heritage item, until a Salvage and Reuse of Distinctive Elements Plan (SRDEP) for the identification and selection of heritage fabric to be salvaged and reused within the development is prepared by a suitably qualified and experienced heritage practitioner and submitted to and approved by the Planning Secretary. The SRDEP must be prepared in consultation with and endorsed by Heritage NSW and must include (but shall not be limited to):</p> <p>(a) an assessment of the significance of heritage fabric, identification of each item of heritage fabric to be salvaged and justification for the selection of heritage fabric to be salvaged.</p> <p>(b) an assessment of the significance of heritage fabric, identification of each item of heritage fabric to be salvaged and justification for the selection of heritage fabric to be salvaged;</p> <p>(c) confirmation of what salvaged heritage fabric would be:</p>	<ul style="list-style-type: none"> <li>Salvage and Reuse of Distinctive Elements Plan, Atlassian Central, Urbis, dated 22/8/22</li> <li>Letter from DPHI to Vertical First Pty Ltd titled "Salvage and Reuse of Distinctive Elements Plan for Atlassian Office and Hotel Development (Condition C5 of SSD 10405), dated 24/8/22</li> </ul>	<p>The Salvage and Reuse of Distinctive Elements Plan was prepared by Urbis and approved by DPHI on 24/8/22. In their letter of Approval DPHI noted that the SRDEP) has been endorsed by Heritage NSW and contains the information required by Condition C5 of the approval including</p> <ul style="list-style-type: none"> <li>Identification of the heritage items to be salvaged</li> <li>assessment of their significance</li> <li>justification for the selection of heritage fabric to be salvaged.</li> </ul> <p>Work did not commence until 31/8/2022 following DPHI approval of the SRDEP</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>incorporated and reused appropriately within the reconstructed / adapted heritage item or within the development more broadly; and</li> <li>surplus to the project and either stored for reuse within the Western Gateway Sub-Precinct, Central Station Precinct or transferred to a heritage building materials dealer for recycling;</li> </ul>			
<b>Temporary Protection Plan</b>				
<b>C6</b>	<p>No work shall commence on the demolition and dismantling of the heritage item until a Temporary Heritage Protection Plan (THPP) is prepared by a suitably qualified and experienced heritage practitioner and submitted to an approved by the Planning Secretary. The THPP must:</p> <p>(a) be prepared in consultation with, and endorsed by Heritage NSW;</p> <p>(b) include protection systems to ensure significant historic fabric is not damaged or removed, potential impacts due to the vibration are minimised, and traffic is appropriately managed during the works;</p> <p>(c) ensure the monitoring and repair of any damage of significant items (including the former Parcels Post Office building) as a result of construction and include inspection before, during and after completion of the works;</p> <p>(d) provide a protection strategy for the duration of the construction works detailing how the proposed works will ensure that heritage buildings are to be suitably protected and stabilised during the construction</p>	<ul style="list-style-type: none"> <li>Temporary Heritage Protection Plan, Atlassian Central, Urbis, dated 6/6/25</li> <li>Letter from DPHI to Vertical First Pty Ltd titled "Temporary Heritage Protection Plan for Atlassian Office and Hotel Development (Condition C6 of SSD 10405)</li> </ul>	<p>The Temporary Heritage Protection Plan (THPP) was prepared by Urbas and approved by DPHI on 8/7/22. In their letter of Approval DPHI noted that the THPP has been endorsed by Heritage NSW and contains the information required by Condition C6 of including:</p> <ul style="list-style-type: none"> <li>Suitable protection measures and strategies to protect historic fabric and adjacent heritage items against vibration, water ingress, construction traffic and debris</li> <li>Confirmation of the proposed monitoring and repair protocols for affected heritage fabric</li> <li>A geotechnical report and structural engineering plans confirming the suitability of the proposed underpinning and lateral support of the adjacent building footings</li> <li>Work did not commence until 31/8/202 following DPHI approval of the THPP</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>process including from any construction waste, dust, damp, water runoff, vibration or structural disturbance or damage, including;</p> <ul style="list-style-type: none"> <li>(i) details of temporary hydraulic drainage works to ensure that all water both in ground and above ground is channelled to the street and that no such water is channelled onto the adjacent property fabric or interiors.</li> <li>(ii) Construction debris on neighbouring properties, in drainage lines or in cavities between the boundary walls of the adjacent buildings, is to be removed progressively at the works progress.</li> <li>(iii) A geotechnical report detailing the investigation of the location and depth of footings of the adjacent buildings. This report should address details of lateral ground movement, advice of any additional boundary offsets that may be required as a result of the location of footings and on the suitability of structural engineer's proposals for underpinning or other support to adjacent footings; and</li> <li>(iv) Details of the proposed protection of party walls from damp and water ingress during the works.</li> </ul>			



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Photographic Archival Recording</b>				
<b>C7</b>	<p>Prior to any works commencing in relation to the demolition, dismantling and or alteration of the existing buildings and structures on the site, <b>a pre-work</b> archival photographic recording of the former Inwards Parcels Shed, Small Parcels Bagging Room and all associated heritage fabric is to be prepared by a suitably qualified and experienced heritage practitioner. The recording is to be in digital form, prepared in accordance with the Heritage NSW's guidelines titled '<i>Photographic Recording of Heritage Items using Film or Digital Capture</i>'. Copies of the record are to be submitted to Heritage NSW and Council and prepared subject to the following procedure:</p> <p>(a) the archival documentation, and the number and type of selected enlarged photographs required will be determined by the significance and quality of the building or structure;</p> <p>(b) the form of recording is to be a photographic documentation of the site and its context, and the exteriors and interiors of the existing building(s) photographed, where appropriate, using a camera/lens capable of 'perspective correction'.</p> <p>(c) the digital form of the recording is to be as follows:</p> <p>(i) the Development Application number and the Condition of Consent number must be noted;</p> <p>(ii) include a summary report detailing the project description, date and authorship of the photographic record, method of documentation and limitations of the photographic record;</p> <p>(iii) the electronic images are to be taken with a minimum 8 megapixel camera, saved as JPEG</p>	<ul style="list-style-type: none"> <li>Email from Heritage NSW to Urbis titled "Atlassian – Salvage and Reuse of Distinctive Elements Plan" dated 11/4/22</li> <li>Photographic Archival Recording, Inwards Parcels Building 8-10 Lee Street Haymarket, Urbis dated 22/2/22</li> <li>Photographic Archival Recording, Inwards Parcel Building, 8-10 Lee Street, Haymarket, Urbis dated 22/4/22</li> <li>Email from CoS to Built titled "Request for Additional Information – Condition C7 Photographic Archival Recording (SSD 10405)" dated 19/5/24</li> </ul>	<p>The Pre-work archival recording was provided to Heritage NSW on 11/4/22. Heritage NSW responded on 11/4/22 noting that the reports submitted sufficiently address the conditions for the purposes of commencing works for Design Package 1 Dismantling, Salvage and Demolition Works) of SSD 10405 noting that:</p> <ul style="list-style-type: none"> <li>Final reports relating to condition C3 will be provided later (note: these have now been provided)</li> <li>DDHFM will be updated for design package 2</li> <li>Architectural plans for condition C5(a) will be provided later</li> <li>Details addressing Condition C5 I (i) will be provided at a later stage</li> </ul> <p>It was noted that an update was considered in June 2022, however it was established that the comment was not relevant or necessary as Design Package 2 (Earthworks and Retention) was to have no impact on the Parcel Shed deconstruction methodology. The comment in the TTW Deconstruction Methodology which is referenced in the DDFHM was not relevant to Heritage.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>TIFF or PDF files with a size of approximately 4-6MB, and cross referenced to the digital catalogue sheets and base plans. Choose only images that are necessary to document the process, and avoid duplicate images;</p> <p>(iv) include written confirmation, issued with the authority of both the applicant and the photographer that Heritage NSW and Council is granted a perpetual non-exclusive licence to make use of the copyright in all images supplied, including the right to make copies available to third parties as though they were Council images. The signatures of both the applicant and the photographer must be included;</p> <p>(v) the report can be submitted on a USB, or web transfer, in PDF/A format (created directly from the digital original), with a digital catalogue of images with the following data for each: location, image subject/description and data photograph taken.</p>			

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C8	<p>As significant fabric may remain concealed and only be exposed during demolition and dismantling work, further archival recording is to be undertaken in stages, as considered appropriate by the conservation architect commissioned for the project, but must include:</p> <p>(a) Prior to the removal of any significant building fabric or furnishings from the site</p> <p>(b) During the removal of fabric on site that exposes significant building fabric or furnishings</p> <p>(c) After demolition and dismantling work has been completed on site</p> <p>The staged and final archival recordings are to be prepared according to the procedure outlined in Condition C7 (a-c) and copies are to be submitted to Heritage NSW and Council.</p>	<ul style="list-style-type: none"> <li>Photographic Archival Recording, Inwards Parcels Building 8-10 Lee Street Haymarket, Urbis dated 22/2/22</li> <li>Atlassian, 2 Lee Street Sydney, Heritage Site Diary, dated 25/10/22</li> <li>Ongoing archival recordings, photographic records</li> <li>Archaeological Technical Report, Atlassian Central, SSD -10405, 8-10 Lee St Haymarket, NSW 2000</li> <li>DPHI Post Approval form 20250227064830</li> <li>Email from CoS to BOJV titled "City of Sydney File Sharing Link" dated 25/2/25</li> </ul>	<p>As noted above, Archival recordings were undertaken by Urbis with copies provided to both CoS Council and Heritage NSW with endorsements received from both organisations prior to the commencement of construction.</p> <p>Evidence was provided to the Auditor of additional archival recordings undertaken during the works in the form of site photographs. The staged archival recordings have been submitted to Heritage NSW and Council</p>	Compliant
<b>Protection of Public Infrastructure</b>				
C9	<p>Prior to the commencement of any demolition or dismantling, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths) and submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council</p> <p>(c) ensure all street trees directly outside the site not</p>	<ul style="list-style-type: none"> <li>Various emails between Built and the following organisations: <ul style="list-style-type: none"> <li>Jemena</li> <li>NBN</li> <li>Nextgen</li> <li>TPG</li> </ul> </li> <li>Email from Built to CoS Council titled "SSD-10405 – Condition E10-Preconstruction Survey Dilapidation Survey Condition" dated 20/2/22</li> <li>Letter from Urbis to DPHI titled "Atlassian SSD-10405, Post Approval Submission Condition E 9 (B) and E 10" dated 9/6/22</li> <li>DPHI Post Approval Form 20220609044901</li> </ul>	<p>As noted in correspondence to DPHI, dilapidation reports were prepared covering the following items:</p> <ul style="list-style-type: none"> <li>Adina Hotel</li> <li>TfNSW Assets</li> <li>Tahe Assets</li> <li>CPS Building</li> </ul> <p>The reports were submitted to CoS Council on the 20/2/22, DPHI on 9/6/22 and the certifier with the CC1 package as noted on the CC1</p> <p>Appropriate evidence was provided to the Auditor to demonstrate consultation had been undertaken with relevant owners and service providers.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>approved for removal are retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Audit site inspection 23/7/25</li> </ul>	<p>As observed during the site inspections for both IA#1 and IA #2 the street trees immediately adjacent to the site on Lee St were unprotected, although no damage to the trees or storage of items within the dripline was observed.</p> <p>Prior to commencing works, an assessment was undertaken by BOJV that demonstrated the trees were outside the zone of influence of construction activities. This is consistent with observations made by the Auditor during the site inspection. A solid hoarding was installed between the site works and the trees with no construction activities occurring within proximity to the trees other than the arrival and departure of construction vehicles to the driveway entry (approximately 10-15 m away from the nearest tree)</p> <p>A recommendation was made in IA#1 to undertake a further assessment of tree impacts and the need for tree protection is undertaken prior to the commencement of any public domain works on Lee St with consultation undertaken with CoS Council.</p> <p>At the time of IA#2, the public domain works on Lee Street had not commenced, therefore the recommendation remains open.</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Pre-Construction Dilapidation Report</b>				
<b>C10</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant shall submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of the report is to be provided to the Certifier, Planning Secretary, Council, Heritage NSW, TfNSW and each of the affected property owners for information.</p>	<ul style="list-style-type: none"> <li>Letter from Dexus to Central Place Sydney titled "Atlassian Central CPS Pre-construction dilapidation survey" dated 20/5/22</li> <li>Letter from Dexus to TfNSW titled "Atlassian Dilapidation Report and Survey - TAHE" dated 19/5/22</li> <li>Letter from Dexus to TfNSW titled "Atlassian Dilapidation Report and Survey - TAHE" dated 19/5/22</li> <li>Letter from Dexus to Toga Pty Ltd titled "Atlassian Central Toga Preconstruction Dilapidation Survey" dated 20/5/24</li> <li>Ausdilaps Surveys (various)</li> <li>AT_Dilapidation Survey – Report Schedule</li> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	<p>The Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22 includes the details of the dilapidation report issued as part of the CC1 package, prior to the commencement of construction</p>	Compliant
<b>C11</b>	<p>In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.</p>	<ul style="list-style-type: none"> <li>Audit Interview 23/7/25</li> </ul>	<p>As noted in the Audit Interview, access was provided to enable the completion of the pre-construction dilapidation surveys.</p>	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C12	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain.	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> </ul>	<p>The requirements of this condition are to be fulfilled following completion of the works.</p> <p>There was no visible damage to the public way observed during the Audit site inspection.</p>	Not triggered
<b>Demolition</b>				
C13	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	<ul style="list-style-type: none"> <li>Metropolitan Demolitions, Demolition Work Plan, Atlassian, Project No: MD2375, dated 28/5/22</li> <li>Letter from Metropolitans Group titled "Altassian Central Project – Statement of Compliance" dated 30/5/22</li> </ul>	<p>Experienced demolition contractor, Metropolitan Demolitions was engaged to undertake demolition works.</p> <p>The written statement provided by Metropolitan Demolitions states the following:</p> <p><i>"Demolition Works at the Atlassian Central Project will be carried out in accordance with the Work Health and Safety Regulations 2017 (NSW) and Australian Standard AS2601: The demolition of structures (AS 2601-2001) and the code of Practice: Demolition Work August 2019 (Safework NSW)</i></p> <p><i>Hazardous materials removal work at the Atlassian Central Project will be carried out in accordance with the Work Health and Safety Regulations 2017 (NSW) Australian Standard AS2601: The demolition of structures (AS2601-2001) and the Code of Practice: How to Safely Remove Asbestos"</i></p>	Compliant
<b>Environmental Management Plan Requirements</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C14	Management plans required under Conditions C15 to C21 of this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020) and a copy provided to the Planning Secretary and Council for information.	<ul style="list-style-type: none"> <li>Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020)</li> <li>Management plans as noted below</li> </ul>	The Auditor reviewed the requirements of the DPIE guidelines and notes that the management required to be prepared in accordance with Conditions C15-21 have general regard to relevant guidelines including the DPIE Environmental Management Plan Guideline.	Compliant
<b>Construction Environmental Management Plan</b>				
C15	<p>Prior to the commencement of any demolition or dismantling, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier. The CEMP must include but not be limited to the following.</p> <p>(a) details of;</p> <ul style="list-style-type: none"> <li>(i) hours of work</li> <li>(ii) 24 hour contact details of site manager;</li> <li>(iii) Stormwater control and discharge;</li> <li>(iv) Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(v) External lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(vi) Community consultation and complaints handling;</li> <li>(vii) Measures to ensure the Devonshire Street Pedestrian Tunnel remains open and operational throughout the construction phase of the development and the final measures must be developed in consultation with key stakeholders.</li> <li>(viii) Air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works;</li> </ul>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Atlassian Building Central, Construction Management Plan, Built Revision 17, August 2022</li> <li>Bingo Industries waste processing procedure</li> <li>Construction Waste Management Plan for Atlassian Building Central 1/3/22</li> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Atlassian Central Station, Construction Pedestrian Traffic Management Plan dated 23/5/22</li> <li>Construction Waste Management Sub Plan for Atlassian Building Central, Rev 1 dated 3/2/22</li> </ul>	<p>The CEMP as presented to the Auditor is a Construction Management Plan (CMP)</p> <ul style="list-style-type: none"> <li>a) Details of <ul style="list-style-type: none"> <li>(i) Detailed in Section 2.4 (CMP)</li> <li>(ii) Detailed in Section 2.5 (CMP)</li> <li>(iii) Detailed in Appendix F and G1</li> <li>(iv) Detailed in Appendix F, G1</li> <li>(v) Addressed in Section 4.2.1 of the CMP</li> <li>(vi) Addressed in Appendix 11</li> <li>(vii) Detailed in CMP Appendix B</li> <li>(viii) Detailed in CMP Appendix E</li> <li>(ix) Detailed in CMP Appendix E</li> </ul> </li> <li>b) Provided in in CMP Appendix D</li> <li>c) Provided in CMP Appendix E</li> <li>d) Provided in CMP Appendix F</li> <li>e) Provided in CMP Appendix G</li> <li>f) Provided in CMP Appendix H</li> <li>g) Provided in CMP Appendix I</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>(ix) Incorporation of all acoustic management and treatments.</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (See Condition E16);</p> <p>(c) Construction Noise and Vibration Management SubPlan (See Condition E18);</p> <p>(d) Construction Waste Management Sub-Plan (See Condition E19)</p> <p>(e) Construction Soil and Water Management Sub-Plan (see Condition E20);</p> <p>(f) Flood Emergency Response (see Condition E21);</p> <p>(g) An unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) An unexpected finds protocol for Aboriginal and non-Aboriginal Heritage and associated communications procedures; and</p> <p>(i) Waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<ul style="list-style-type: none"> <li>Construction Soil and Water Management Sub-Plan, Proposed Commercial Development 8-10 Lee Street, Haymarket NSW 2000, Environmental Consulting Services, Rev 1 dated 16/5/22</li> <li>Erosion and Sediment Control Plan, TTW</li> <li>Construction Flood Emergency Response Subplan, Atlassian Central, TTW, Rev B dated 21/4/22</li> <li>Unexpected finds Protocol – Contamination</li> </ul>	<p>h) Detailed in Heritage Management Plan (Section 4.5)</p> <p>i) Provided in CMP Appendix K</p> <p>As noted by IA #1, the projects risk profile has changed substantially with high-risk activities such as earthworks and heritage salvage complete.</p> <p>The CEMP and subplans, while comprehensive, contain information and commitments that are no longer relevant to the stage of the project. It was therefore recommended the CEMP and management plans are reviewed and updated to ensure the CEMP and subplans are focussed on the key risks and compliance that are relevant for the remainder of the project. At the time of IA#2, the review was completed with management plans revised to reflect the changed risk profile.</p>	
<b>C16</b>	The Applicant must not commence any demolition or dismantling of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>DPHI Post Approval form 20220623073821</li> <li>Construction Certificate Requirements List, BMG dated 13/2/22</li> </ul>	<p>DPHI approval form notes submission of the CEMP to DPHI on the 23/6/22</p> <p>CC pre submission documents confirm the CEMP was received and reviewed prior to the issue of CC1.</p>	Compliant
<b>Construction Pedestrian and Traffic Management Plan Sub-Plan</b>				



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C17	<p>Prior to the commencement of any demolition or dismantling, the Applicant shall submit to the satisfaction of the Certifier a Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), prepared in consultation with the Council and TfNSW. The CTPMSP must include but not be limited to the following;</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) a description of the development;</li> <li>c) location of any proposed work zone(s);</li> <li>d) details of crane arrangements including location of any crane(s);</li> <li>e) haulage routes;</li> <li>f) proposed construction hours;</li> <li>g) predicted number of construction vehicle movements and detail of vehicle types, noting that vehicle movements are to be minimised during peak periods;</li> <li>h) details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;</li> <li>i) details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site;</li> <li>j) pedestrian and traffic management measures;</li> <li>k) construction program and construction methodology;</li> <li>l) a detailed plan of any proposed hoarding and/or scaffolding;</li> <li>m) consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</li> <li>n) any potential impacts to general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</li> <li>o) cumulative construction impacts of projects including Sydney Metro City and South West. Existing CPTMPs for</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>• Construction Certificate Requirements, R10 list, BMG R10 dated 28/10/22</li> <li>• Atlasian Central Station, Construction Pedestrian Traffic Management Plan, JMT Consulting dated 23/5/22</li> </ul>	<p>The Construction Pedestrian and Traffic Management Plan (CPTMP) was prepared by JMT Consulting, a specialist traffic management consultant:</p> <p>The Auditor reviewed the plan and notes it is comprehensive and addresses the requirements of this condition as referenced in Table 3 of the CNVMP.</p> <p>CC pre submission documents confirm the CTMP was received prior to the issue of CC1.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>developments within or around the development site should be referenced in the CPTMSP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and</p> <p>p) proposed mitigation measures. Should any impacts be identified, the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified and included in the CPTMSP.</p>			
<b>Construction Noise and Vibration Management Sub-Plan</b>				
<b>C18</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant shall submit to the satisfaction of the certifier a Construction Noise and Vibration Subplan</p> <p>a) Be prepared by a suitably qualified and experienced noise expert;</p> <p>b) describe procedures for achieving the noise criteria / management levels in the City of Sydney Construction Hours /Noise Code of Practice 1992. Where resultant site noise levels are likely to be in exceedance of this noise criteria then a suitable proposal must be given as to the duration and frequency of respite periods that will be afforded to the occupiers of neighbouring property;</p> <p>c) incorporate the recommendations of the noise reports prepared by Stantec titled 'Atlassian Central Noise &amp; Vibration Impact Assessment Ref: 45474' dated 23 September 2020 as updated by 'Atlassian Central Acoustics, Noise &amp; Vibration Schematic Design Report – 2.0 Ref: 45474' dated 16 April 2021;</p> <p>d) details of non-tonal alarms, materials handling and work site training;</p> <p>e) include strategies that have been developed with the community for managing high noise generating works and</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Construction Certificate Requirements, R10 list, BMG R10 dated 28/10/22</li> </ul>	<p>The Construction Noise and Vibration Management Plan (CNVMP) was prepared by Acoustic Logic Consulting, a specialist noise and vibration consultant. The CNVMP also address the requirements for a dust management plan</p> <p>The Auditor reviewed the plan and notes it addresses the requirements of this condition.</p> <p>CC pre submission documents confirm the CNVMP was received prior to the issue of CC1.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>describe the community consultation/liaison undertaken to develop the strategies;</p> <p>f) details of any noise mitigation measures that have been outlined by an acoustic consultant or otherwise that will be deployed on site to reduce noise impacts on the occupiers of neighbouring noise sensitive property to a minimum;</p> <p>g) what plant and equipment is to be used on site, the level of sound mitigation measures to be undertaken in each case and the criteria adopted in their selection taking into account the likely noise impacts on the occupiers of neighbouring property and other less intrusive technologies available;</p> <p>h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Condition C14.</p>			
<b>Construction Waste Management Sub-Plan</b>				
<b>C19</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant shall submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMSPP). The CWMSPP must include, but not be limited to, the following elements;</p> <p>a) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;</p> <p>c) procedures for minimising the movement of waste material around the site and double handling;</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction Waste Management Sub Plan for Atlassian Building Central, Rev 1 dated 3/2/22</li> <li>Construction Certificate Requirements, R10 list, BMG R10 dated 28/10/22</li> </ul>	<p>The Construction Waste Management Plan (CWMP) was prepared by Built.</p> <p>The Auditor reviewed the plan and notes it addresses the requirements of this condition as referenced in Table 1 of the CWMP.</p> <p>CC pre submission documents confirm the CNVMP was received prior to the issue of CC1</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;</p> <p>e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</p> <p>f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;</p> <p>g) details in relation to the transport of waste material around the site (on site) and from the site, including (at a minimum):</p> <p>(i) A traffic plan showing transport routes within the site;</p> <p>(ii) A commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</p> <p>(iii) The Name and address of each licenced facility that will receive waste from the site (if appropriate).</p>			
<b>Construction Soil and Water Management Plan Sub-Plan</b>				
<b>C20</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils,</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction Soil and Water Management Sub-Plan, Proposed Commercial Development 8-10 Lee Street, Haymarket NSW 2000, Environmental Consulting Services, Rev 1 dated 16/5/22</li> <li>Erosion and Sediment Control Plan, TTW</li> <li>Post Approval Submission Requirements, URBIS,</li> <li>Construction Certificate Requirements, R10 list, BMG R10 dated 28/10/22</li> </ul>	<p>The Construction Soil and Water Management Plan was prepared by a specialist environmental consultant. In addition, a site-specific erosion and sediment control plan with details of erosion and sediment controls are to be established for the project.</p> <p>The controls identified in the plan are appropriate for the scale and nature of the works and are consistent with the requirements of the "Blue Book"</p> <p>Evidence of consultation with CoS Council was provided to the Auditor.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site);</p> <p>e) detail all off-site flows from the site; and</p> <p>f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5-year ARI and 1 in 100-year ARI.</p>	<ul style="list-style-type: none"> <li>Report on Supplementary (Contamination) site investigation, Proposed Commercial Development, 8-10 Lee Street, Haymarket dated 19/8/21</li> <li>Acid Sulphate Soil Risk Maps (NSW)</li> </ul>	<p>The Auditor reviewed the "Report on Supplementary (contamination)", site investigation prepared by Douglas and Partners. Section 4.2 of the plan notes that the site is in a low probability Acid Sulphate Soils, this was confirmed by the Auditors review of Acid Sulphate risk maps. Therefore, the Auditor notes that a specific Acid Sulphate soils plan is not required.</p>	
<b>Construction Flood Emergency Response Sub-Plan</b>				
<b>C21</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant must prepare a Construction Flood Emergency Response Sub-Plan (CFERSP). The CFERSP must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s) in consultation with Council and EESG;</p> <p>b) address the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>c) include details of:</p> <ul style="list-style-type: none"> <li>(i) the flood emergency responses for the construction phase(s) of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees, contractors and visitors.</li> </ul>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction Flood Emergency Response Subplan, Atlassian Central, TTW, Rev B dated 21/4/22</li> <li>Construction Certificate Requirements, R10 list, BMG R10 dated 28/10/22</li> </ul>	<p>The Auditor reviewed the CFRESP and notes it addresses the requirements of this condition as referenced in Section 1 of the CFEMP</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Hazardous Materials Survey</b>				
<b>C22</b>	Prior to the commencement of any demolition or dismantling, a Hazardous Materials Survey Report must be prepared by a certified Occupational Hygienist (Australia Institute of Occupational Hygienists) and submitted to the Certifier. The report must identify and record the type, location and extent of any hazardous materials on the site and make recommendations as to their safe management and/or removal to ensure the site is made safe for demolition, construction and future use/occupation.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Destructive Hazardous Materials Survey Report, Atlassian Project, YHA Devonshire Tunnel Retail Units 9, 10 A &amp; 11, Ambulance Avenue and Gate Gourmet, Devonshire Tunnel Retail Units, 9,10 A&amp;11 Western Baggage Tunnel &amp; Platform 1, Property Risk Australia, V6 dated 2/6/22</li> <li>Destructive Hazardous Materials Survey Report, Atlassian Project, YHA Devonshire Tunnel Retail Units 9, 10 A &amp; 11, Ambulance Avenue and Gate Gourmet, D Property Risk Australia, V5 dated 23/11/22</li> <li>Letter from Property Risk Australia to Built titled "Certified Occupational Hygienist COH Review – Destructive Hazardous Materials Report, Atlassian Central Project, 8-10 Lee Street, Sydney 2000, dated 27/6/22</li> <li>Construction Certificate Requirements, R10 list, BMG R10 dated 28/10/22</li> </ul>	<p>Several hazardous materials survey reports were prepared by a specialist (Property Risk Assessments)</p> <p>CC pre submission documents confirm the Hazardous Materials Survey Reports were issued to the Certifier prior to the issue of CC1.</p>	Compliant
<b>C23</b>	All of the recommendations for management and/or removal of hazardous materials on the site, as outlined in the Hazardous Materials Survey Report as approved via Condition C23 must be complied with.	<ul style="list-style-type: none"> <li>Deed of Novation between Vertical First Pty Ltd and Harwood Environmental Pty Ltd, T/A Harwood Environmental Consultants, dated 3/8/25</li> <li>Various Clearance Certificates</li> </ul>	At the time of the Audit, all hazardous materials had been removed with Clearance Certificates and the site Audit statement provided to the Auditor.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Letter from Property Risk Australia to Built titled "Certified Occupational Hygienist COH Review – Destructive Hazardous Materials Report Atlassian Central Project, 8-10 Lee St Sydney, dated 27/6/22</li> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket NSW 2000, Harwood Environmental, dated 11/12/23</li> <li>NSW Site Auditor Scheme, Site Audit Statement – Report No 20039_SAR_v00 dated 11/12/23</li> </ul>		
<b>Soil and Water</b>				
<b>C24</b>	Prior to the commencement of any demolition or dismantling, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP (Condition C20) which must remain in place throughout demolition, dismantling and construction works.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Construction Soil and Water Management Sub-Plan, Proposed Commercial Development 8-10 Lee Street, Haymarket NSW 2000, Environmental Consulting Services, Rev 1 dated 16/5/22</li> <li>Erosion and Sediment Control Plan, TTW</li> </ul>	Erosion and sediment controls that are consistent with the Construction Soil and Water Management Plan and the Blue Book were observed during the Audit site inspection.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Construction Worker Transportation</b>				
<b>C25</b>	Prior to the commencement of any demolition or dismantling, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for Information.	<ul style="list-style-type: none"> <li>Atlassian Central Station, Construction Worker Transport Strategy, JMT Consulting, dated 9/3/25</li> <li>DPHI Post Approval form reference 20220623074333</li> <li>Construction Certificate Requirements List, BMG dated 13/2/25</li> </ul>	The strategy was issued to DPHI on the 23/6/22 and to the Certifier with the documents prior to release of CC1	Compliant
<b>Construction Parking and Truck Movements</b>				
<b>C26</b>	Prior to the commencement of any demolition or dismantling, the Applicant must submit to the satisfaction of the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles, to ensure that construction traffic associated with the development does not utilise on- street parking or public parking facilities.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	As observed and discussed during the Audit site inspection, there is no provision for off street parking. Deliveries are programmed with call on approach and gate supervision so there is no idling on the street.	Compliant
<b>C27</b>	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following;</p> <p>a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>b) minimise conflicts with other road users;</p> <p>c) minimise road traffic noise; and</p> <p>d) ensure truck drivers use specific routes.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Atlassian Driver Code of Conduct</li> <li>Driver Code of Conduct – Distribution record, reference BUILT-GCOR-00058, dated 14/1/25</li> </ul>	<p>A driver code of conduct has been prepared and covers the following:</p> <ul style="list-style-type: none"> <li>Key objectives</li> <li>Code of Conduct</li> <li>Crash or incident procedure</li> <li>Approved approach routes for trucks to site</li> <li>Approved departure routes for trucks from site.</li> </ul> <p>A record of distribution was provided to the Auditor as evidence of communication. Copies of the Driver Code of Conduct were also available in print form at accessible locations around the site.</p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C28	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	<ul style="list-style-type: none"> <li>Atlassian Central Station, Construction Pedestrian Management Plan, JMT Consulting, Rev I dated 5/7/23</li> <li>Email from Built to TfNSW titled "Atlassian – Railway Colonnade Drive Planning – CJP Requirements" dated 24/6/22</li> <li>Email from TfNSW to Built titled "Atlassian Updated CPT" dated 30/6/22</li> </ul>	A copy of the CTMP was provided to TfNSW for review. TfNSW advised on 24/6/22 they have no comments of the plan. Section 3.10 of the plan describes the construction vehicle routes for the project and the broader transport network	Compliant
C29	The Applicant must provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number (via development.sco@transport.nsw.gov.au) is current during any stage of construction.	<ul style="list-style-type: none"> <li>Email from Built to Central Barber Shop titled "Atlassian Central – BOJV Direct Contact Number" dated 10/8/22</li> <li>Email from Built to Coffee Trails titled "Atlassian Central – BOJV Direct Contact Number" dated 10/8/22</li> <li>Email from Built to Krispy Creme titled "Atlassian Central – BOJV Direct Contact Number" dated 10/8/22</li> <li>Email from Built to TfNSW Development titled "Atlassian Central – BOJV Direct Contact Number" dated 6/8/22</li> </ul>	Evidence was provided to confirm local small businesses were provided with the Builders direct contact number prior to the commencement of construction.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Protection of Rail Assets and Operation – Demolition and Dismantling</b>				
<b>C30</b>	<p>Prior to the commencement of any demolition or dismantling, the Applicant must contact TfNSW to confirm whether it requires the following matters to be addressed. If TfNSW confirms any of the following matters need to be addressed, the Applicant shall prepare/action the required details in consultation with TfNSW and submit evidence to the Certifier of Sydney Trains' endorsement(s) of the final details. The details include the:</p> <ul style="list-style-type: none"> <li>a) preparation of a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works;</li> <li>b) preparation of a Track Monitoring Plan (including instrumentation and the monitoring regime during excavation and construction phases);</li> <li>c) need to obtain public liability insurance cover. If insurance cover is deemed necessary this insurance be for sum as determined by TfNSW and shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure and must be maintained for the duration specified by TfNSW</li> <li>d) need to lodge a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney Trains.</li> </ul> <p><b>Note:</b> The Applicant should contact TfNSW External Interface Management team to obtain the level of insurance required and/or Bond or Bank Guarantee for the proposal required under sub-points (c) and (d).</p>	<ul style="list-style-type: none"> <li>• Letter from TfNSW to Dexu Property titled "Management Plans State Approval" dated 19/7/22</li> <li>• Letter from TfNSW to Dexu Property titled "Construction Licence Matters" dated 19/7/22</li> <li>• Letter from TfNSW to Dexu Property titled "Assurance Plans" dated 19/7/22</li> <li>• Letter from TfNSW to Dexu Property titled "Assurance Plans" dated 19/7/22</li> <li>• Letter from TfNSW to Dexu Property titled "Construction Licences 118.3 B, 118.5 and 118.6" dated 19/7/22</li> <li>• Letter from TfNSW to Dexu Property titled "Atlassian Central Project Development Agreement – Western Gateway Central Precinct Request for Reduced Notification Period for Enabling Works" dated 19/7/22</li> <li>• Structural Monitoring Alert and Response Plan, TTW dated 14/7/22</li> <li>• Email from TfNSW to Dexu titled "Confirmation of Insurances for SSDA Mod 1" dated 11/8/24</li> </ul>	Correspondence issued by TfNSW to Dexu confirms contact was made with TfNSW in accordance with this condition as evidenced by documents provided to the Auditor	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>TfNSW Requirements During Demolition and Dismantling</b>				
<b>C31</b>	No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment unless endorsed by TfNSW. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor	<ul style="list-style-type: none"> <li>Audit site inspection 23/7/25</li> <li>Photographic evidence</li> <li>TfNSW – Working near electrical utilities checklist</li> <li>BOJV General Inspection ID 679316 dated 23/6/25</li> <li>BOJV General Inspection ID 687747 dated 15/7/25</li> <li>BOJV General Inspection ID 682589 dated 28/6/25</li> <li>HSE Plan – Audit Site ID 660709 dated 11/4/25</li> <li>HSE Plan – Audit Site ID 688611 dated 17/7/25</li> </ul>	<p>As observed during the Audit site inspection there were no metal ladders, tapes, plant equipment or machinery observed to be operating within 6 horizontal materials of any live electrical equipment. A solid hoarding has been constructed between the work site and the railway corridor. The Auditor was provided with photographic evidence demonstrating compliance with this requirement.</p> <p>Checks on site are undertaken to ensure compliance with checklists provided to the Auditor as evidence.</p>	Compliant
<b>C32</b>	No work (including need for access to undertake maintenance work) is permitted within the rail corridor, or any easements which benefit TfNSW / Transport Asset Holding Entity, at any time, unless the prior approval of, or an Agreement/Licence with TfNSW / Transport Asset Holding Entity has been obtained by the Applicant.	<ul style="list-style-type: none"> <li>TfNSW – Icon notification of planned work (various examples)</li> </ul>	Evidence of TfNSW approval for works inside the railway corridor were provided to the Auditor as evidence of compliance with this condition	Compliant
<b>C33</b>	No form of pollution or contamination should enter the railway corridor as a result of development's activities. Any form of pollution or contamination that occur in the rail corridor as a consequence of the development activities shall remain the full responsibility of the owner of the development.	<ul style="list-style-type: none"> <li>Audit site inspection 23/7/25</li> <li>Audit interviews</li> </ul>	There was no observed evidence of any pollution or contamination during the audit site inspection. There have been no pollution incidents reported during the Audit period.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
C34	Prior to the commencement of any demolition or dismantling, appropriate fencing must be in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works. Details of the types of fencing and the method of erection are to be to the satisfaction of TfNSW prior to the fencing work being undertaken. The fencing is to remain in place throughout the duration of demolition, dismantling and construction works.	<ul style="list-style-type: none"> <li>Audit site inspection 23/7/25</li> <li>Audit interviews</li> <li>Photographic records</li> <li>Structural Inspection Certificate – Hoardings Railway Colonnade, Tunnel, Platform 1 ATF, Atlassian Sydney dated 5/8/22</li> <li>Atlassian – Rail Interfaces TfNSW Construction Licences, presentation to TfNSW dated 4/3/22</li> <li>Atlassian – Rail Interfaces TfNSW Construction Licences, presentation to TfNSW, Eastern Elevation Closeout dated 18/3/22</li> <li>SSD 10405 Condition E40 TfNSW Correspondence Fencing</li> </ul>	<p>As observed during the Audit site inspection a solid hoarding has been installed between the worksite and the railway corridor.</p> <p>The details of the fencing were provided to TfNSW in several presentations with email correspondence between TfNSW and Built demonstrating the satisfaction of TfNSW with the fencing arrangements.</p>	Compliant
<b>Rodent Treatment Program</b>				
C35	Prior to the commencement of any demolition or dismantling, a programme of baiting and monitoring of rodent activity is to be put in place at the site. A licensed Pest Control Operative must carry out all pest control work and prepare a report, confirming that there is no evidence of any rodent activity at the site prior to the commencement of any demolition or dismantling works on site.	<ul style="list-style-type: none"> <li>Letter from Safe Spray Pest Control titled “Atlassian Central Project” dated 6/4/22</li> <li>Site Inspection 5/2/24</li> </ul>	<p>A licenced pest control operative (Safe Spray) was appointed and confirmed they have carried out a rodent control program and monitoring as per SSDA Condition E50. They also confirmed at the end of the program there was no evidence of continued rodent activity on site.</p> <p>No evidence of rodents was observed during the Audit site inspection. Waste was securely stored with no observed food scraps that may attract rodents or other pests.</p>	Compliant

**Part D Prior to the issue of a construction certificate**

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Conservation works</b>				
<b>D1/D2</b>	Conditions deleted by MOD 7			
<b>D3</b>	Prior to issue of construction certificate five (CC5), details must be provided to the Planning Secretary and the Certifier demonstrating that new material for making good and repairs, are to match the existing in terms of colours, finishes, sizes, profile and properties.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from Urbis, titled "Atlassian Office and Hotel Development CC5, Heritage Advice – Condition D3", dated 10/12/24</li> <li>Mail correspondence from BMG to BJOV, titled "CC5 – BOJV Progressive Submission – D3", dated 27/03/25</li> <li>DPHI Post Approval form 20241215230535</li> </ul>	<p>Written advice from Urbis notes the level of detail provided to them for making good and repairs is sufficient for CC5.</p> <p>The details were provided to the Certifier and closed out by them on 27/3/25. The details were provided to DPHI on 15/12/25.</p>	Compliant
<b>Temporary Wind Mitigation Measures</b>				
<b>D4</b>	<p>Prior to the issue of construction certificate three (CC3), an updated wind impact assessment (WIA) shall be submitted to and approved by the Planning Secretary. The WIA must:</p> <p>(a) be prepared in consultation with Council and the DIP;</p> <p>(b) include details of all proposed off-site temporary wind mitigation measures;</p> <p>(c) confirm that the temporary wind mitigation measures adequately ameliorate wind speeds at the identified points (points 11, 42, 44, 72, 62 75 and 76) and demonstrate that wind speeds in</p>	<ul style="list-style-type: none"> <li>Letter from DPHI to Urbis titled "Condition D4, Updated Wind Impact Assessment" dated 16/5/24</li> <li>Letter from Central Place Sydney to Dexus titled "Atlassian HQ SSD 10405 – Temporary Wind Mitigation in Henry Deane Plaza" dated 13/2/24</li> <li>Letter from TOGA titled "TOGA Central – Western Gateway Sub-Precinct Wind Mitigation under Day 1" dated 26/2/24</li> </ul>	<p>The DPHI letter of approval for the updated wind impact assessment confirms the document:</p> <ul style="list-style-type: none"> <li>Was prepared in consultation with Council and the DIP prior to submission to DPHI for approval.</li> <li>Tested the predicted wind speeds at identified points (point 11, 42,44,72,62,75 and 76) and points 2 and 52 and identified that no exceedance's of the wind comfort or wind safety criteria would occur</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>these locations are less than the maximum wind safety criteria of 0.5 second gust in 1 hour of 24 m per second;</p> <p>(d) include details of consultation with relevant land owners and confirmation of agreement by landowners for the installation of the temporary wind mitigation measures, if measures are proposed on land not owned by the Applicant; and</p> <p>(e) confirm when the temporary wind mitigation measures would be installed, management/maintenance responsibilities and at what point can they be safely removed.</p>	<ul style="list-style-type: none"> <li>Peer Pedestrian Comfort and Safety Wind Tunnel Model Study of the Atlassian, Sydney, J Tan and M Eaddy, report no 24023B-WT-ENV00</li> <li>Letter from CPP Wind Consultants to Built titled "Atlassian" dated 6/5/25</li> <li>Construction # 3A (CC-4039), Blackett Maguire Goldsmith dated 30/5/24</li> </ul>	<ul style="list-style-type: none"> <li>Confirmed that no temporary wind mitigation measures would be required in the public domain</li> <li>Been peer reviewed by CPP wind engineering consultants who have confirmed the model provides an accurate representation of the wind conditions on site.</li> </ul> <p>CC3 notes receipt of the DPHI D4 approval letter.</p>	
<b>Public Domain Landscaping</b>				
<b>D5</b>	<p>Prior to the issue of construction certificate <b>five (CC5)</b>, the Applicant must prepare revised landscaping plans (drawn to scale by a registered landscape architect) to be submitted to and approved by the Planning Secretary. The detailed landscaping plans must:</p> <p>(a) be prepared in consultation with Council</p> <p>(b) detail all landscaping works and planting required on the site to achieve the desired wind comfort levels within the upper link zone;</p> <p>(c) provide at installation, new trees to be 300L pot size with minimum 8m canopy spread and planted in accordance with City of Sydney Street Tree Master Plan Technical Guidelines;</p> <p>(d) detail the location of proposed planting on the site including proposed trees, and planting in natural ground, on structure and in pots;</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Conditions of Consent Drawings Register</li> <li>Email from Built to CoS Council</li> <li>Letter from City Of Sydney, titled "Conditions of Development Consent – Atlassian Central – SSD-10405 Condition D5", dated 26/03/25</li> <li>Atlassian Central, Landscaping Plans reference LA-01A-ZZZ-01 dated 30/6/23</li> <li>Letter from Department of Planning, Housing and Infrastructure, NSW Government, titled "Public Domain Landscaping Plans", dated 15/04/25</li> <li></li> </ul>	<p>Landscaping plans have been prepared by an experienced landscape architect "Arcadia"</p> <p>Cos Council confirmed in their letter dated 26/3/25 that <i>"the documentation provided to the City of Sydney (the City) on 11 February 2025 and 22 March 2025 satisfies the requirements to prepare amended plans in consultation with Council as outlined in Condition D5 (a) reproduced below."</i></p> <p>The landscaping plans were approved by DPHI on 15/4/24 noting <i>"the Public Domain Landscaping Plans have been prepared in consultation with Council and contain the information required by D5 including:</i></p> <ul style="list-style-type: none"> <li><i>Details of all landscaping and plantings across the site, including wind mitigation measures, tree sizing, drainage, water proofing and watering systems</i></li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>(e) provide the location and details of proposed surface materials and structures on slab within public domain areas of the site including, but not limited to, paved areas, infill pit lids, furniture, removable bollards, bike racks, light poles, seating, YHA raised planter and green wall, signage, drainage, services, other features, and all associated footings;</p> <p>(f) include planting details, and location, numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity;</p> <p>(g) include detail of all planters, and freestanding pots in the public domain and tower, ensuring landscape areas on slab achieve the minimum soil depths and soil volumes in accordance with the Council's 'Sydney Landscape Code Volume 2', including:</p> <p>(i) details of earthworks and soil depths for planters on slab including finished levels and any mounding. The minimum soil depths for planting on slab must be 1000mm for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers;</p> <p>(h) include a coordinated services plan including location and approximate depth of all existing and proposed pits, services (electricity, gas, sewer, potable water), proposed plaza drainage, lights and GPO if applicable, edges and wall footings, signposts etc;</p> <p>(i) include a detailed grading plan with existing and proposed levels, falls, and pits;</p> <p>(j) provide details of drainage, waterproofing and watering systems.</p>		<ul style="list-style-type: none"> <li>• <i>All plant and material schedules for public domain design with detailed grading plans that demonstrate the interaction between plantings, planters, materials, and the public domain</i></li> <li>• <i>Has considered the Councils landscaping codes, Australian Standards and other relevant guidelines</i></li> <li>• <i>Provides adequate plans detailing services, utilities, lighting, grades and all existing and proposed pits and falls.</i></li> </ul>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Tower Landscaping</b>				
<b>D6</b>	<p>Prior to the issue of construction certificate three (CC3), the Applicant must prepare revised tower landscaping plans (drawn to scale by a registered landscape architect) in consultation with Council and submitted to the Certifier. The detailed landscaping plans shall include;</p> <p>a) provide an amended crown design including details for green room high wind shield/ balustrade to demonstrate viability to the landscape and how inaccessible green roof will be accessed and maintained;</p> <p>b) location and details of existing and proposed services, walls, balustrades, hard surfaces, furniture, screens and landscaped pergolas, fixings and other structural elements that may interrupt waterproofing, including cross-sectional details of all components;</p> <p>c) engineers report confirming structural capacity of building for proposed interior planter wet soil loads;</p> <p>d) engineer report confirming façade system on the western façade will not contribute to heat loads and impact upon successful interior landscaping including trees;</p> <p>e) details of soil types and depth including any mounding, including rationalise planter on slab design for interior habitat landscapes ensuring minimum 800mm depth soil for all trees;</p>	<ul style="list-style-type: none"> <li>• Site Inspection 23/7/25</li> <li>• Audit Interviews</li> <li>• Atlassian Central – Habitats and Crown L-MP 001 Operational Landscape Management Plan, Arcadia Project Number: 22 -897_L Atlassian Central-LMP 110, Issue 01 dated 21/7/23</li> <li>• Email from CoS Council to Built titled “Atlassian SSD 10405 D6 – Tower Landscaping Condition” dated 7/9/23</li> <li>• Letter from CoS to Built titled “Conditions of Development Consent for 8-10 Lee Street, Haymarket” dated 11/11/23</li> <li>• Atlassian Landscape Design Report, Arcadia Landscape Architecture dated 1/7/23</li> <li>• Tower Landscaping Soil Load Assessment, Atlassian Central, TTW dated 21/7/23</li> <li>• Atlassian Central – Habitat 75% Design Development</li> <li>• Atlassian Central – Habitats and Crown, L-SP-001 Landscape Architectural Technical Specification, Issue 02 dated 24/8/23</li> <li>• LCI Consultant Advice Notice (Form 10), dated 21/7/23</li> <li>• Atlassian, Habitat and Crown Irrigation Drawings</li> <li>• Six Star, Green Star- Atlassian by Ecological Consultants Australia Pty Ltd (TA) Kingfisher Urban Ecology and Wetlands, dated August 2023</li> </ul>	<p>Evidence was provided to the Auditor demonstrating compliance with this condition includes</p> <ul style="list-style-type: none"> <li>• Consultation records with Sydney City Council</li> <li>• Operation management plan providing details of maintenance methodologies</li> <li>• Detailed landscape architecture plans</li> <li>• Landscape architecture technical specification</li> <li>• Technical consultants’ advice regarding thermal properties of the tower</li> <li>• Sustainability Assessment for Green Star rating</li> </ul> <p>CC3 notes receipt of various documents relating to tower landscaping.</p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>f) details of drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer.</p> <p>g) Planting details and location numbers, type and supply size of plant species, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity; and</p> <p>h) Maintenance methodology for safe at height including access requirements, location of any anchor points, gates and transport of materials such as green waste removal.</p>	<ul style="list-style-type: none"> <li>Construction Certificate 3A – Certificate Number CC-24039, dated 30/5/24</li> </ul>		
D7	<p>Prior to the issue of construction certificate five (CC5), the Applicant must prepare revised Inwards Parcels Shed roof landscaping plans (drawn to scale by a registered landscape architect) to be submitted to and approved by the Planning Secretary. The detailed landscaping plans must provide an amended design of the tower core green wall and tower base where it meets the Inwards Parcels Shed roof (subject to <b>Conditions D1</b>) providing for:</p> <p>(a) planting beds/structures, green wall climbing system with full coverage, use of planting species selected for wind exposed and shaded location;</p> <p>(b) consideration of the visibility and impact of the green wall planting structure on the Inwards Parcels Shed roof and demonstrate that it does not have an adverse heritage impact on the Inwards Parcels Shed</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from DPHI to Urbis titled "Atlassian Central Updated Landscaping Plans" dated 16/12/24</li> <li>Correspondence from BMG to Built titled "CC5 -BOJV Progressive Submission D7" dated 16/1/25</li> </ul>	<p>DPHI approved the updated landscaping plans on 16/12/24 noting the landscape plans:</p> <ul style="list-style-type: none"> <li>Have been prepared to scale by a qualified and registered landscape architect</li> <li>Provide the details of planting structure/beds alongside adequate justification for the selection of species within the planting schedule for their wind and shade tolerance</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>External Walls and Cladding</b>				
<b>D8</b>	<p>Prior to the issue of construction certificate four (CC4), the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 23/7/25</li> <li>• Audit Interviews</li> <li>• Construction Certificate 4A dated 17/3/25</li> <li>• CC Requirements List R47 – BMG dated 29/7/25</li> <li>• Report from Core Façade delivery Management PTY LTD titled “External Wall System Disclosure Statement (Design) External Wall Components (Type A &amp; B Construction) dated, 05/09/24</li> <li>• From Warrington Fire, titled “Reaction to fire test report” dated, 11/07/22</li> <li>• Atlassian Central 8-10 Lee Street Haymarket, NSW, titled “BOJV Fire Engineering Report, Holmes Australia LP” Rev G3 dated 02/07/25</li> <li>• Email from Fire and Rescue, titled “Initial Fire Safety Report”, dated</li> <li>• Report from Warrington Fire, titled “Fire Assessment Report, Trafalgar Fyre FLEX Sealant in Control Joints” dated 13/06/23</li> <li>• Report from Techno form, titled “Material Properties, High Strength Structural Parts”</li> <li>• Report from Exova, titled “Fire Resistance Test” dated 19/07/18</li> <li>• Document from Core Façade, titled “External Wall System Disclosure Statement (Design) External Wall Components (Type A &amp; B Construction)” dated 12/06/25</li> </ul>	<p>Construction Certificate 4A includes a list of documents submitted relating to external walls etc including test reports, product data sheets etc.</p> <p>Certifiers requirements list notes the closeout of Condition D8 on 17/9/25</p> <p>Refer also to Auditors Response to Condition A 20 for further details of design and product disclosure statements issued to the Certifier.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Report from Warrington Fire, titled "Reaction To Fire Test Report" dated, 11/07/22</li> <li>Data sheet from DOW, titled "DOWSIL 993N Structural Glazing Sealant", dated</li> <li>Data Sheet from DOW, titled "DOWSIL 791 Silicone Weatherproofing Sealant",</li> <li>Report from HDTC, titled "Test Report", dated</li> <li>Report from SGS, titled "Test Report" dated 01/04/24</li> </ul>		
<b>Mechanical Plant and Equipment</b>				
<b>D9</b>	<p>Prior to the issue of construction certificate four (CC4), the construction drawings and specifications must be assessed and certified by a suitably qualified acoustic consultant to be in accordance with the requirements of the reports prepared by Stantec titled 'Atlassian Central Noise &amp; Vibration Impact Assessment Ref: 45474' dated 23 September 2020 as updated by 'Atlassian Central Acoustics, Noise &amp; Vibration Schematic Design Report – 2.0 Ref: 45474' dated 16 April 2021. Specifically, the consultant will prepare a written Acoustic Specification and Certification with reference to drawings, to the satisfaction of the Certifier which addresses the requirements from the report as relevant to the detailed design including performance parameters, requirements, engineering assumptions and recommendations adopted.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from Stantec to BOJV titled "Atlassian Central – Acoustic Certification for CC4A" dated 9/12/24</li> <li>Mail correspondence from BMG to BOJV, titled "CC4 – BOJV Progressive Submission – D9", dated 09/12/24</li> </ul>	<p>Acoustic certification has been prepared in accordance with this condition and notes the following</p> <p><i>"Stantec has prepared an Acoustic Specification (ref. AC-RE-DD YHA019) and reviewed the relevant documentation prepared for CC4 A (see Annexure A for the relevant drawings list). We confirm that the documented design is in accordance with the requirements of the reports titled 'Atlassian Central Noise and Vibration Impact Summary Ref 4574' dated 23 September 2020, as updated by Atlassian Central Acoustics, Noise and Vibration Schematic Design Report – 2.0 Ref: 4574 dated 16 April 2029. Acoustic Compliance with Condition D9 is considered achieved for CC4.</i></p> <p>BMG confirmed closeout of condition D9 on 11/12/24.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D10	Prior to the issue of construction certificate four (CC4), details of any mechanical ventilation and/or air conditioning system must be submitted to the Certifier. The details shall demonstrate compliance with AS1668.1 and AS1668.2 - <i>The Use of Ventilation and Air-conditioning in Buildings - Mechanical Ventilation in Buildings</i> , the <i>Building Code of Australia</i> and relevant Australian Standards must be prepared and certified in accordance with Clause A5.2(1)(e) of the <i>Building Code of Australia</i> .	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from A.G.Coombs to BMG, titled "Atalssian Central Certificate of Design – CC4 Mechanical Services Tower Façade, Tower Services and Base Build finished", dated 07/02/25</li> <li></li> </ul>	Details of the mechanical ventilation services were provided to the Certifier on the 7/2/25. The design certificate notes " <i>the design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia, any relevant for safety engineering report, the Environmental Planning and Assessment Regulation</i> , relevant Australian Standards (including AS 1668.1 and 1668.2) and relevant conditions of consent	Compliant
D11	Prior to the issue of construction certificate two (CC2), the mechanical exhaust systems and/ or shafts must be designed to allow for the treatment and removal of obnoxious odours and particulates, and the discharge of effluent air at a height and velocity that prevents discomfort and nuisance to the public. The mechanical system must be designed with capacity to accommodate exhaust ducts and mechanical ventilation systems for all commercial tenancies proposed with the potential to become a food premises in future. Systems must be designed in accordance with AS1668.2 – <i>The Use of Ventilation and Air-conditioning in Buildings – Mechanical Ventilation in Buildings</i> and AS1668.1 – <i>The Use of Ventilation and Air-conditioning in Buildings – Fire and Smoke Control in Buildings</i> .	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Letter from Ag Coombs to Blackett Maguire and Goldsmith Pty Ltd titled "Atlassian Central Certificate of Design CC2 – Mechanical Services, Basement to underside of Lower Ground Floor" dated 4.4.23</li> </ul>	<p>The mechanical certificate issued to the Certifier on 4/4/23 and prior to the issue of CC2 on 16/6/23 notes the following</p> <p><i>"Pursuant to the provisions of Clause A5.2 of the Building Code of Australia, I hereby certify that the above design is in accordance with normal building practice and meets the requirements of the Building Code of Australia, any relevant fire safety engineering report, the Environmental Planning and Assessment Regulation, relevant Australian Standards and relevant conditions of the conditions of consent. In particular the design is in accordance with the following:</i></p> <p><i>....f) SSD Consent No. 10405, Conditions D11, D16 (e)"</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Operational Waste Storage and Processing</b>				
<b>D12</b>	<p>Prior to the issue of construction certificate two (CC2), the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier. The waste storage area(s) must be designed and constructed in accordance with the <i>Council Policy for Waste Minimisation in New Developments</i> and must be:</p> <ul style="list-style-type: none"> <li>a) provided with a hose tap connected to the water supply;</li> <li>b) Paved with a hose tap connected to the water supply;</li> <li>c) Coved at the intersection of the floor and walls;</li> <li>d) Graded and drained to a waste disposal system in accordance with the requirements of the relevant regulatory authority (Sydney water);</li> <li>e) Adequately ventilated (mechanically or naturally) so that odour emissions do not cause offensive odour or air pollution as defined by the <i>Protection of the Environment Operations Act 1997</i> or a nuisance;</li> <li>f) Fitted with the appropriate interventions to meet fire safety standards in accordance with the <i>Building Code of Australia</i>; and</li> <li>g) Provided with the appropriate number and size of bins adequate for storage of waste generated by the business including recycling.</li> </ul>	<ul style="list-style-type: none"> <li>• Site Inspection 23/7/25</li> <li>• Audit Interviews</li> <li>• Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>• Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>• Commercial and hotel development above the former Inwards Parcel Shed at 8-10 Lee Street, Haymarket, Waste Management Report, Built Obayashi Joint Venture, GHD 17/3/23</li> <li>• Letter from CoS Council to Built titled "Conditions of Development Consent for 8-10 Lee Street, Haymarket Atlasian Central – SSD 10504"</li> </ul>	<p>The Letter from CoS Council notes the following:</p> <p><i>"As required by Condition D12 of SSD 10405, we advise that the submitted Waste Management Plan, prepared by GHD, dated March 2023 (Council Ref. 2023/154325-01) is satisfactory"</i></p> <p>CC2 notes receipt of the revised waste management plan, council submission.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Road Safety Audit</b>				
<b>D13</b>	<p>Prior to the issue of construction certificate one (CC1), a Stage 3 (Detailed Design) Road Safety Audit for the proposed Lee Street access arrangement and Lee Street pick-up/drop-off arrangement must be prepared in accordance with <i>Austroads Guide to Road Safety Part 6: Managing Road Safety Audits</i> and <i>Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits</i> by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the design drawings must be amended to implement any recommended safety measures to the satisfaction of TfNSW.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>JMT Consulting, Atlassian Central, Detailed Design Road Safety Audit, dated 5/8/22</li> <li>Transport for NSW Register of Accredited Road Auditors.</li> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	<p>The road safety Audit was undertaken by JMT consultants. Details of the Road and Traffic Engineering consultants was provided to the Auditor. Both consultants are listed on the TfNSW accreditation register.</p> <p>The Road Safety Audit Confirms the Audit has been undertaken in accordance with:</p> <p><i>Austroads Guide to Road Safety Part 6: Managing Road Safety Audits</i> and <i>Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits</i></p> <p>CC1 notes receipt of letter from Built regarding SSDA Condition D13</p>	Compliant
<b>Signalised Service Vehicle Management System</b>				
<b>D14</b>	<p>Prior to the issue of construction certificate two (CC2), details of the system of traffic lights and mirrors, as proposed within the draft Loading Dock Management Plan prepared by JMT Consulting and dated 23 November 2020, must be submitted to the Certifier. The system must:</p> <ol style="list-style-type: none"> <li>be prepared/designed by an appropriately qualified expert;</li> <li>demonstrate that access to and from the basement servicing area(s) via the Lee Street accessway can occur conveniently, safely and without giving rise to unacceptable vehicle or pedestrian conflicts or vehicle queues back onto Lee Street;</li> <li>be installed at the ends of the single lane ramp(s) to indicate traffic movement on the ramp(s); and</li> </ol>	<ul style="list-style-type: none"> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Letter from JMT Consulting titled "Atlassian Central Station (SSD 10405) Response to Conditions D14 and D16" dated 2/12/22</li> </ul>	<p>JMT Consulting's letter dated 2/12/22 notes the following in response to Condition D14.</p> <p><i>"The system has been designed so that vehicle access via the Lee Street Accessway can occur conveniently and safely.</i></p> <p><i>Swept Path Analysis contained in Appendix A of this document confirms that vehicles can enter and exit the site with appropriate clearances and sight lines without giving rise to unacceptable vehicle or pedestrian conflicts or vehicle or queue backs onto Lee Street</i></p> <p><i>The traffic light system will maintain a green signal to entering vehicles at the point of entry and a red signal when an exiting vehicle is detected on the ramp or driveway"</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	d) maintain a green signal to entering vehicles at the point of entry and must maintain a red signal when an exiting vehicle is detected upon the ramp or driveway.		CC2 notes receipt of SSD Close out – Signalised Vehicle Management System	
<b>D15</b>	<p>The Applicant may propose an alternative amended design of the vehicle management system for the entry/exit of service vehicles and operation of the basement ramp(s) to that required by <b>Condition D14</b>. Should the Applicant seek to pursue an alternative design, prior to the issue of construction certificate two (CC2), the alternative design must be submitted to and approved by the Planning Secretary and must address the following:</p> <p>(a) be prepared in consultation with TfNSW and Council;</p> <p>(b) be prepared/designed by an appropriately qualified expert; and</p> <p>(c) demonstrate that access to and from the basement servicing area(s) via the Lee Street accessway can occur conveniently, safely and without giving rise to unacceptable vehicle or pedestrian conflicts or vehicle queues back onto Lee Street.</p>	<ul style="list-style-type: none"> <li>Audit interviews</li> </ul>	An alternative design has not been pursued at this stage in the project	Not triggered
<b>Service Vehicle Parking and Layout</b>				
<b>D16</b>	<p>Prior to the issue of construction certificate two (CC2), evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:</p> <p>(a) provision of the following service vehicle parking spaces for use during operation of the</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire</li> </ul>	<p>In relation to parts a- d, JMT noted the following:</p> <p><i>“Figure 1 demonstrates that in accordance with the requirements of Condition D16 (a), 9 service vehicle parking spaces are provided for the Atlassian development and 3 service vehicles parking spaces for the Adina Hotel</i></p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>development that are designed in accordance with the latest versions of AS/NZS 2890.2 - 2002 Parking facilities Part 2: Off-street commercial vehicle facilities:</p> <p>(i) nine serving vehicle parking spaces for the development;</p> <p>(ii) three serving vehicle parking spaces for the use of Adina Hotel;</p> <p>(b) the Lee Street access, ramped driveway, basement access and layout has been designed to accommodate vehicles up to 8.8m in length;</p> <p>(c) the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2;</p> <p>(d) all vehicles can enter and leave the site in a forward direction; and</p> <p>(e) The basement area must be ventilated in accordance with the <i>Building Code of Australia</i> and, where necessary, Australian Standard AS1668, Parts 1 and 2. Ventilation must be controlled by carbon monoxide sensors to ensure compliance with occupant health requirements.</p>	<ul style="list-style-type: none"> <li>Letter from JMT Consulting titled "Atlassian Central Station (SSD 10405) Response to Conditions D14 and D16" dated 2/12/22</li> <li>Letter from AG Coombs to Blackett Maguire and Goldsmith Pty Ltd titled "Atlassian Central Certificate of Design CC2 – Mechanical Services, Basement to underside of Lower Ground Floor" dated 4.4.23</li> <li>Letter from JMT Consulting titled "Atlassian Central (SSD 10405): Response to Condition D16" dated 14/12/23</li> </ul>	<p><i>The service vehicle parking area has been designed in accordance with the relevant requirements of AS/NZS 2890.2 2002 Parking facilities Part 2: Off street commercial vehicle facilities. Swept Path analysis contained in Appendix A confirms:</i></p> <p>a) <i>All vehicles can enter and exit the site in a forwards direction</i></p> <p>b) <i>All vehicles can safely manoeuvre into and out of each service vehicle parking space</i></p> <p><i>As shown in the swept paths contained in this document, the Lee Street access, ramped driveway, basement access and layout has been designed to accommodate vehicles up to 8.8m in length. Swept paths showing the manoeuvring of an 8.8m long vehicle both within the loading dock and along the access ramp are provided on the following pages of this document.</i></p> <p>In relation to item e) AG Coombes noted the following:</p> <p><i>"Pursuant to the provisions of Clause A5.2 of the Building Code of Australia, I hereby certify that the above design is in accordance with normal building practice and meets the requirements of the Building Code of Australia, any relevant fire safety engineering report, the Environmental Planning and Assessment Regulation, relevant Australian Standards and relevant conditions of the conditions of consent. In particular the design is in accordance with the following:</i></p> <p><i>....f) SSD Consent No. 10405, Conditions D11, D16 (e)"</i></p>	



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Bicycle Parking and End of Trip Facilities</b>				
<b>D17</b>	<p>Prior to the issue of construction certificate two (CC2), evidence must be submitted to the Certifier demonstrating:</p> <p>a) the development provides for a minimum of 336 staff and 30 visitor bicycle parking spaces and associated end of trip facilities for staff as outlined in plans listed in <b>Condition A2</b>; and</p> <p>b) the layout, design and security of bicycle facilities complies with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i>.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire</li> <li>Consultants Design Statement – SSDA Condition D17 Compliance, BVN dated 17/1/23</li> </ul>	<p>BVN Design Statement notes the following:</p> <p><i>BVN as the Project Architect, exercising the Standard of Care required by the Consultancy Agreement hereby confirms that the design of the EOT bike and staff facilities on the basement 1 level and the visitor bike parking located in the lower ground link zone complies with number of bikes</i></p> <p><i>and Australian Standard AS 2890.3:2015 as required by this condition.</i></p> <p><i>We refer you to drawings AR-10B-B01-01 and AR-10B-G00-01 attached as evidence of compliance.</i></p> <p>CC2 notes receipt of Design Statement – SSD Condition D17 Compliance Bicycle Carparking Spaces</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Reflectivity</b>				
<b>D18</b>	<p>Prior to the issue of construction certificate four (CC4), evidence must be submitted to the Certifier demonstrating that materials used on the facades of the building do not exceed the maximum specular reflectivity stipulated within the document titled '<i>Eternal Reflected Glare Assessment Final Issue Revision [03]</i>' prepared by Inhabit and dated 23 September 2020.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 23/7/25</li> <li>• Audit Interviews</li> <li>• Letter from Core Façade Delivery Management to BOJV, titled "Reflectivity Compliance of the Glazing with the Eternal Reflected Glare Assessment Report Requirements" dated 21/05/24</li> <li>• </li> </ul>	<p>The letter from Core Façade Delivery Management to BMG confirms the following:</p> <ul style="list-style-type: none"> <li>• <i>Façade materials do not exceed the maximum specular reflectivity stipulated in Eternal Reflected Glare Assessment Report numbered 10040-RPT-ES001, Revision [04]' prepared by Inhabit dated 15 April 2021</i></li> <li>• <i>The façade complies with SSD Condition D18</i></li> <li>• <i>The materials comply with Condition D44 c "design, installation and use of reflective materials whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare and reflectivity" by limiting external specular reflectance to 20%"</i></li> </ul>	Compliant
<b>Survey Infrastructure – Identification and Recovery</b>				
<b>D19</b>	<p>Prior to the issue of construction certificate one (CC1), documentary evidence must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator. This evidence must include either:</p> <p>(a) a copy of any Surveyor-General's Approval for Survey Mark Removal granted by NSW Spatial Services for the subject site, including all documentation submitted as part of that application (for example the survey mark audit</p>	<ul style="list-style-type: none"> <li>• Email from CoS Council to Built titled "Atlassian Central SSDA Condition D19" Survey Infrastructure-Identification and Recovery" dated 13/10/22</li> <li>• Letter from Customer Service – Spatial Services titled "Survey Mark Removal (SMR) Application Granted Conditional</li> <li>• Letter from Land Surveys to Built titled DA Condition D19: Protection of Survey Infrastructure, dated 11/8/22</li> </ul>	<p>Surveyor Generals approval for Survey Mark removal was granted on 1/8/22</p> <p>In their email dated 13/10/22, CoS Council noted they have reviewed the documents, and they would satisfy condition D19 below.</p> <p>The letter from Land Surveys dated 11/8/22 notes the following:</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>schedule, strategy plan and strategy report); or</p> <p>(b) a letter, signed by a current NSW Registered Land Surveyor and including his or her Board of Surveying and Spatial Information (BOSSI) identification number, stating that all investigations required under Surveyor-General's Direction No.11 have been made for the subject site and that no survey infrastructure will be affected by the proposal.</p> <p><b>Note:</b> Under Section 24 of the Surveying and Spatial Information Act 2002, it is an offence to remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General. Accordingly, the applicant must, where possible, ensure the preservation of existing survey infrastructure undisturbed and in its original state or else provide evidence of the Surveyor-General's authorisation to remove or replace marks.</p> <p><b>Note:</b> Council's Principal Surveyor may request further information and/or add conditions to any Surveyor-General's Approval at their discretion.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	<p><i>"I can confirm that I am a Registered Surveyor under the Surveying and Spatial Information Act 2002 and the survey was carried out in accordance with the Surveyor General's Direction No. 11 – Preservation of Survey Infrastructure.</i></p> <p><i>I can confirm that our survey has located all marks found or placed by DP1078271/1280430 and the proposed development poses no risk to this survey infrastructure and an application as such has been submitted to and approved by Spatial Services.</i></p> <p>CC1 notes receipt of Council Approval of Condition D19</p>	
<b>Public Domain – Lee Street Frontage</b>				
<b>D20</b>	<p>Prior to the issue of construction certificate five (CC5), excluding demolition or excavation, the Applicant must prepare a concept public domain plan to be submitted to and approved by Council's Public Domain Unit. The plan must:</p> <p>show all the site frontages and extending a minimum of 5m past the boundary and to the middle of the road</p> <p>be in accordance with the Public Domain Manual and the City's Sydney Street Code</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Mail correspondence from BMG to BOJV, titled "CC5 – BOJV Progressive Submission – D20", dated 12/03/25</li> <li>Mail correspondence from City Of Sydney, titled "Public Domain Concept Plan Approval – Condition Satisfied 8-10 Lee St Haymarket – SSD 10405 R/2019/26 Atlassian", dated 12/03/25</li> </ul>	<p>In their letter dated 12/3/25, CoS Council confirmed the submission for the Public Domain Concept Plan relating to 8-10 Lee Street has been reviewed and <i>"can advise that the works detailed in the plans listed below satisfy condition number D20 of Development Consent No SSD 10405"</i></p> <p>BMG have confirmed Condition D20 is closed out.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	include (where relevant) all existing and proposed paving materials, locations of street trees, site furniture, light poles, signage and other public domain elements.	<ul style="list-style-type: none"> <li>Development plans – titled “Atlassian, 8-10 Lee Street, Haymarket, Public Domain Concept Plan for Council Approval” dated 05/03/25</li> </ul>		
D21	<p>Prior to the issue of construction certificate five (CC5), a Public Domain Levels and Gradients submission for the building and site frontages must be submitted to and approved by the City’s Public Domain Unit. The submission must be prepared in accordance with the City’s <i>Public Domain Manual</i> and submitted with a completed <i>Application for Public Domain Levels and Gradients</i>.</p> <p><b>Note:</b> Information on how to complete the submission can be downloaded from the City’s website at <a href="https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works">https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works</a>.</p> <p><b>Note:</b> Any requirements to comply with Disability Discrimination Act at the entrance to a building or publicly accessible space must be resolved inside the site boundary.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Mail correspondence from City Of Sydney, titled “Public Domain Levels and Gradients (Alignment Levels) Approval Condition Satisfied – 8-10 Lee Street, Haymarket NSW 2000 – Condition Number D21”, dated 19/02/25</li> <li>Mail correspondence from BMG, titled “CC5 – BOJV Progressive Submission – D21”, dated 28/02/25</li> <li>Site Works Plan – Lee Street, TTW dated 29/1/25</li> <li>,</li> </ul>	<p>In their letter dated 19/2/25, CoS Council confirmed the submission for Public Domain levels and Gradients relating to 8-10 Lee Street has been reviewed and “<i>can advise that the works detailed in the plans listed below are approved and satisfy condition number D21 of Development Consent No SSD 10405</i>”</p> <p>BMG have confirmed Condition D21 is closed out.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D22	All existing or proposed drainage and service pit lids throughout the public domain shall be to City of Sydney specifications and heel / bicycle safe, slip resistant, infill with material to match surrounding surface, finished flush with the adjacent pavement to avoid trip hazards and be clear of obstructions for easy opening and cleaning. Infill pit lids are to be detailed where specified by the Council's Public Domain Officer. Private pits are not permitted within the public domain. All details of pit lids must be shown on the public domain plan and must be approved by the City's Public Domain Unit prior to the issue of an approval for public domain works.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Mail correspondence from City of Sydney, titled "Public Domain Works – Conditions Satisfied Sections 138 and 139 – Roads Act 1993 Approval 8-10 Lee Street, Haymarket NSW 2000 – SSD 10405, R/2019/26", dated 07/04/25</li> <li>Mail correspondence from BMG, titled "CC5 – BOJV Progressive Submission – D22, D63, D64, D65, D66", dated 23/04/25</li> <li>Atlassian Central – 8-10 Lee Street Haymarket, Public Domain Civil Works</li> </ul>	<p>In their letter dated 7/4/25, CoS Council confirmed the submission of Public Domain Assessment for 8-10 Lee Street has been reviewed and <i>"can advise that the works detailed in the plans listed below are approved for construction under Sections 138 and 139 of the Roads Act, 1993"</i></p> <p>BMG have confirmed Conditions D22 is closed out.</p>	Compliant
D23	All tactile ground surface indicators, handrails and other elements required to provide access into the building / property must be located entirely within the private property boundary.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	At the time of the Audit, tactile surfaces and handrails (and other public domain works) had not commenced	Not triggered
D24	The surface of any material used or proposed to be used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must comply with AS/NZS 4586:2004 (including amendments) "Slip resistance classification of new pedestrian surface materials"	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	At the time of the Audit, paving (and other public domain works) had not commenced	Not triggered
Stormwater Quality				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D25	<p>Prior to the issue of construction certificate <b>one (CC1)</b>, the Applicant must update the MUSIC modelling for stormwater quality contained within the report titled '<i>Civil SSDA Report Issue F</i>' prepared by TTW and dated 25 November 2020, as amended by the report titled '<i>Civil Response to Submissions Issue B</i>' prepared by TTW and dated 4 May 2021 in consultation with Council. Evidence shall be submitted to the Certifier that the modelling has been endorsed by Council and:</p> <p>(a) complies with Council's specific modelling parameters as adopted in MUSIC-link</p> <p>(b) includes justification for all failing parameters; and</p> <p>(c) clarifies the MUSIC model layout and confirms the 'sedimentation' node to simulate the pit that the cartridges are in.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>CoS Council, Music Link Report, dated</li> <li>Email from CoS to Built titled "Atlassian Central 8-10 Lee Street Haymarket Various SSD Conditions \, Stormwater Drainage and Stormwater Quality" dated 21/11/22</li> <li>Construction Certificate Requirements R3, BMG dated 13/7/22</li> </ul>	<p>In their email dated 21/11/22, CoS Council note the following:</p> <p><i>"Condition D25 – the revised MUSIC Model and MUSIC Link report demonstrates that the stormwater quality targets have been achieved therefore the Music model is endorsed."</i></p> <p>BMG construction certificate requirements register notes the requirement to be submitted prior to issuing CC#2, noting that this requirement has been deferred as it relates to the permanent works.</p>	Compliant
D26	<p>Prior to issue of construction certificate <b>one (CC1)</b>, a design certification report prepared by a suitably qualified practitioner engineer (NPER) must be submitted to Council. Evidence must shall be submitted to the Certifier that the certificate has been endorsed by Council. The report must include a response to all stormwater quality improvement devices structural integrity, treatment train and their treatment properties demonstrating compliance with the approved MUSIC e-link reports (<b>Condition D25</b>).</p>	<ul style="list-style-type: none"> <li>Email from CoS to Built titled "Atlassian Central 8-10 Lee Street Haymarket Various SSD Conditions, Stormwater Drainage and Stormwater Quality" dated 21/11/22</li> <li>Stormwater Quality Statement – Atlassian Central, Civil Response to SSDA Consent Conditions for CC2, dated 29/8/25</li> <li>Letter from Ocean Project to TTW titled " Stormwater Quality – 16984 – 8-10 Lee St Haymarket – (Atlassian) dated 28/10/25</li> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction Certificate Requirements R3, BMG dated 13/7/22</li> </ul>	<p>A design certification report was prepared by TTW and issued to Cos Council.</p> <p>In their email dated 21/11/22, CoS Council note the following:</p> <p><i>"Condition D26 – A stormwater design certificate report prepared by TTW was submitted and can be endorsed."</i></p> <p>BMG construction certificate requirements register notes the requirement to be submitted prior to issuing CC#2, noting that this requirement has been deferred as it relates to the permanent works.</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Storm Water Drainage Design</b>				
<b>D27</b>	<p>Prior to issue of construction certificate <b>one (CC1)</b>, a detailed stormwater management plan prepared by suitable qualified and experienced professionals demonstrating compliance with the requirements of Section 3.7.2 - <i>Drainage and Stormwater Management</i>, Section 3.7.3 – <i>Stormwater Quality</i>, 3.7.4 – <i>Additional provisions for Commercial and Industrial Properties</i> of the Sydney Development Control Plan 2012 must be submitted to and approved by the City's Public Domain Unit. The submission must include the following:</p> <p>(a) a stormwater infrastructure design certification, stating that the proposed design complies with:</p> <p>(i) Council's <i>Sydney Streets Technical Specifications</i>, Part A4 Stormwater Drainage Design;</p> <p>(ii) Council's <i>Sydney Streets Technical Specifications</i>, Standard Drawings;</p> <p>(iii) Council's <i>Sydney Streets Technical Specifications</i>, Part B10: <i>Stormwater Drainage Construction</i>;</p> <p>(iv) all relevant Australian Standards; and</p> <p>(b) structural certification of the hydraulic and structural design of all elements, excluding standard details from Council's <i>Sydney Streets Technical Specifications</i>.</p> <p><b>Note:</b> The above certification shall accompany information that address the requirements of <i>Section 4.5 Data Requirements, Part A4 Stormwater Drainage Design</i> of Council's <i>Sydney Streets Technical Specifications</i>. This information is available for download from the City's website at <a href="https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works">https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works</a>.</p>	<ul style="list-style-type: none"> <li>Email from CoS to Built titled "Atlassian Central 8-10 Lee Street Haymarket Various SSD Conditions, Stormwater Drainage and Stormwater Quality" dated 21/11/22</li> <li>Local Drainage Management Plan, Atlassian Central – 8-10 Lee Street, Haymarket.</li> <li>Construction Certificate Requirements R3, BMG dated 13/7/22</li> </ul>	<p>In their email dated 21/11/22, CoS Council note the following:</p> <p><i>"Condition D27 – A detailed stormwater management plan and design drawings have demonstrated compliance with Section 3.72 and 3.72 of Sydney Development Control Plan and is now approved.</i></p> <p>BMG construction certificate requirements register notes the requirement to be submitted prior to issuing CC#2, noting that this requirement has been deferred as it relates to the permanent works.</p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D28	Prior to issue of construction certificate <b>one (CC1)</b> , for public domain works, an “ <i>Application for Approval of Stormwater Drainage Connections</i> ” must be submitted to Council, together with an application fee in accordance with the City of Sydney’s adopted Schedule of Fees and Charges for the approval of a connection into the City of Sydney’s drainage system.	<ul style="list-style-type: none"> <li>Email from CoS to Built titled “Atlassian Central 8-10 Lee Street Haymarket Various SSD Conditions, Stormwater Drainage and Stormwater Quality” dated 20/10/22</li> <li>Notice of requirements, Section 73 Subdivider Compliance Certificate (Sydney Water Act 1994, Part 6 Division 9), dated 9/9/22</li> <li>Construction Certificate Requirements R3, BMG dated 13/7/22</li> </ul>	<p>In their email dated 21/11/22, CoS Council note the following:</p> <p><i>“Condition D28 – The stormwater connection is for the Sydney Water infrastructure assets therefore an application for the approval of connection to Sydney Citys drainage system is not required</i></p> <p>BMG construction certificate requirements register notes the requirement to be submitted prior to issuing CC#2, noting that this requirement has been deferred as it relates to the permanent works.</p>	Compliant
<b>Flood Planning Levels</b>				
D29	The development must be constructed to comply with the recommended flood planning levels indicated in the document titled ‘ <i>Civil SSDA Report Issue F</i> ’ prepared by TTW and dated 25 November 2020, as amended by the report titled ‘ <i>Civil Response to Submissions Issue B</i> ’ prepared by TTW and dated 4 May 2021, as may be amended by the Public Domain Levels and Gradients ( <b>Condition D21</b> ).	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Civil Design Certificate, Atlassian Central – 8-10 Lee St Haymarket dated 17/2/23</li> <li>Email from CoS Council to Built titled “Atlassian Central, Various Conditions, Stormwater and Stormwater Quality</li> <li>TTW Design Drawings - Various</li> </ul>	<p>The TTW design certificate refers to the TTW engineering drawings and notes the recommended flood levels are being complied with. A copy of the design drawings was provided to the Auditor.</p> <p>CC1 notes submission of Flooding Planning levels and Council confirmation of Conditions D29&amp; D30</p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D30	<p>Prior to the issue of construction certificate <b>one (CC1)</b>, evidence must be submitted to the Certifier confirming that the development will comply with the recommended flood planning levels (<b>Condition D29</b>).</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Civil Design Certificate, Atlassian Central – 8-10 Lee St Haymarket dated 17/2/23</li> <li>Email from CoS Council to Built titled "Atlassian Central, Various Conditions, Stormwater and Stormwater Quality</li> <li>TTW Design Drawings - Various</li> </ul>	<p>The TTW design certificate refers to the TTW engineering drawings and notes the recommended flood levels are being complied with. A copy of the design drawings was provided to the Auditor.</p> <p>CC1 notes submission of Flooding Planning levels and Council confirmation of Conditions D29&amp; D30</p>	Compliant
<b>Public Art</b>				
D31	<p>Prior to the issue of construction certificate four (CC4), the Applicant must prepare a detailed Public Art Plan <b>that considers opportunities for public art in relation to all works included under CC4</b> to be submitted to and approved by the Council's Public Art Unit.</p> <p>Prior to the issue of construction certificate five (CC5), the Public Art Plan must be updated to consider opportunities for public art in relation to all works included under CC5 and be submitted to and approved by Council's Public Art Unit.</p> <p>The plan for both CC4 and CC5 must include (but not limited to):</p> <ol style="list-style-type: none"> <li>evidence of consultation with the City's Public Art Advisory Panel and TfNSW;</li> <li>development of the plan in accordance with the Council's Guidelines for Public Art in Private Development;</li> <li>consideration of the Public Art Strategy prepared by Amanda Sharrad and dated 27 November 2020;</li> <li>evidence of artist's engagement with the Designing with Country framework;</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Email from Generate Corporate Property Group to BOJV, titled "Condition D31 – Close Out for CC4" dated 14/03/25</li> <li>Letter from City Of Sydney, titled "Atlassian Central Detailed Public Art Plan for CC5", dated 06/12/24</li> <li>Mail correspondence from Atlassian Central, titled "CC5 – Principal Condition Submission – D31 Public Art" Dated 20/01/25</li> </ul>	<p>Cos Council's public art team approved the detailed public art plan for CC5.</p> <p>The public art plan was submitted to TfNSW on the 25/11/24 for consultation.</p> <p>BMG have confirmed Condition D31 is closed out for CC4 and CC5.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(e) evidence of involvement of Indigenous artists; (f) proposed methods of integration of the public art concepts developed by the selected artists with the public domain; and (g) evidence of coordination between Heritage Interpretation, Public Domain and Public Art (and/or preparation of a document that combines these aspects). (h) confirmation of a fund comprising 0.5% of the proposed cost of carrying out the development to be used for public art.			
<b>Heritage Interpretation Plan</b>				
<b>D32</b>	<p>Prior to the issue of construction certificate four (CC4), a Heritage Interpretation Plan (HIP) that acknowledges the heritage of the site <b>and considers opportunities for heritage interpretation in relation to all works included under CC4</b> must be prepared and submitted to and approved by the Planning Secretary.</p> <p><b>Prior to the issue of construction certificate five (CC5), the HIP must be updated to consider opportunities for heritage interpretation in relation to all works included under CC5 and be submitted to and approved by the Planning Secretary.</b></p> <p>The HIP for both CC4 and CC5 must:</p> <p>(a) be prepared by a suitably qualified and experienced heritage practitioner in consultation with the Heritage Council of NSW (or its delegate), Council and TfNSW;</p> <p>(b) be coordinated with the heritage interpretation approach for the entire Western Gateway Sub-Precinct;</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from DPHI to Urbis titled "Heritage Interpretation Plan for Atlassian Office and Hotel Development (Condition D32 of SSD10405)" dated 26/2/24</li> <li>Email from Generate Property to BOGV, titled "D32 – HIP Condition Approval", dated 05/04/24</li> <li>Atlassian Central Heritage Interpretation Plan by Freeman Ryan Design, dated 25/09/24</li> <li>Email from City Of Sydney Council to Urbis, titled "Atlassian Central – Heritage Interpretation Plan &amp; Designing with Country Consultation CC5", dated 13/12/24</li> </ul>	<p>The Heritage Interpretation Plan was approved by DPHI on 26/2/24 noting the following:</p> <p><i>"The Heritage interpretation Plan:</i></p> <ul style="list-style-type: none"> <li><i>Was prepared by Freeman Ryan Design, an experienced heritage practitioner</i></li> <li><i>Incorporates feedback from Heritage NSW, City of Sydney Council and Transport for NSW</i></li> <li><i>Coordinates the heritage interpretation with the broader Western Gateway sub precinct and reflects the consistent themes across the sites, including paving and digital story telling</i></li> <li><i>Outlines how the connection between the IP Shed and former IP Post office would be communicated through stamp inserts, salvage/reuse, newspaper text and inscriptions to building fabric</i></li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>(c) communicate and strengthen the strong visual and historic connection between the Inwards Parcels Shed and former Inwards Parcels Post Office and the function between the Inwards Parcels Shed and Platform 1;</p> <p>(d) consider opportunities to incorporate the results of any site-specific archaeological finds / outcomes;</p> <p>(e) incorporate interpretive information, information on the history and significance of the site, the location, type, making materials and contents of the interpretation being proposed.</p> <p><b>Note:</b> The HIP must be implemented prior to the issue of any occupation certificate, in accordance with <b>Condition G20</b></p>	<ul style="list-style-type: none"> <li>Letter from DPHI to Urbis, titled "Atlassian – Condition D32, Updated Heritage Interpretation Plan for CC5" 20/01/25</li> <li>Letter from DCCEEW to DPHI, titled "Response to Heritage Interpretation Plan (HIP) for the Atlassian Central Development (SSD-10405-PA-31) Central Precinct", dated 25/11/24</li> <li>General Correspondence from TfNSW to Atlassian Corporation, titled "Qualifying Application Heritage Interpretation Plan" dated 26/11/24</li> <li>General Correspondence from Generate Property Group to BOJV, titled "CC5 – Principal Condition Submission – D32 HIP", dated 29/01/25</li> </ul>	<ul style="list-style-type: none"> <li><i>Considers incorporating site specific archaeological finds into bespoke installations</i></li> <li><i>Proposes heritage interpretation approaches including the adaptive re-use of salvaged materials, public furniture depicting former workers, paving depicting walking tracks or artefacts and digital story telling.</i></li> </ul> <p>Following DPHI approval of the original HIP as noted above, the HIP was updated as required by this condition and issued to CoS, TfNSW and Heritage Council and TfNSW for consultation.,</p> <p>In their letter dated 20/1/25, DPHI approved the updated Heritage Interpretation Plan (Issue F, 25 September 2024), noting "<i>the updated Heritage Interpretation Plan:</i></p> <ul style="list-style-type: none"> <li><i>Has been prepared in consultation with TfNSW, Council and the Heritage Council</i></li> <li><i>Presents a co-ordinated heritage interpretation approach across the precinct and</i></li> <li><i>Utilises site specific elements to strengthen and communicate the historical, archaeological and social significance of the site</i></li> </ul> <p>BMG confirmed closeout of condition D32 on 5/4/25.</p>	
<b>D33</b>	The recommendations of the HIP ( <b>Condition D32</b> ) are to be implemented in conjunction with the proposed development.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	At the time of the Audit, works subject to the HIP had not commenced.	Not triggered
Designing With country				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D34	<p>Prior to the issue of construction certificate four (CC4), a final Designing with Country Framework (DCF) that acknowledges Aboriginal cultural heritage and considers Designing with Country in relation to all works included under CC5 and be submitted to and approved by the Planning Secretary.</p> <p>The DCF for both CC4 and CC5 must:</p> <ol style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced heritage practitioner in consultation with the Heritage Council of NSW (or its delegate) Council, the DIP and registered Aboriginal parties;</li> <li>consider GANSW's Connecting with Country Framework November 2020;</li> <li>consider opportunities to incorporate the results of any site specific Aboriginal Archaeological finds/ outcomes; and</li> <li>consider the opportunity for Aboriginal artwork / interpretive elements, which may include (but not be limited to) the use of the;</li> <li>tower soffit as a location for Aboriginal artwork/ interpretive elements; <ol style="list-style-type: none"> <li>eastern wall of Platform 1, for artwork/ interpretative elements; and</li> <li>any other artwork / interpretative elements</li> <li>as agreed with Heritage NSW.</li> </ol> </li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Email from Generate Property Group to BOJV, titled "D34 – DwCF Condition Approval", dated 05/04/24</li> <li>Designing with Country Summary Report, Atlassian Headquarters Central Development, Cox Inall Ridgeway, dated 22/11/24</li> <li>Email from City of Sydney to Urbis, titled "Atlassian Central – Heritage Interpretation Plan &amp; Designing with Country Consultation CC5", dated 14/01/25</li> <li>Email from GANSW to Urbis, titled "Atlassian Central – CC5 DIP – Connecting with Country", dated 19/12/24</li> <li>Letter from DPHI to Urbis, titled "Atlassian – Condition D34, Updated Designing with Country Framework for CC5", dated 03/02/25</li> <li>Letter from DCCEEW to Urbis, titled "Response to Designing with Country (DWC) for the Atlassian Central Development (SSD-10405-PA-31) Central Precinct", dated 27/11/24</li> <li>Letter from Urbis to GPG, titled "Atlassian Development – Condition D32 and D34 – Consultation with Registered Aboriginal Parties for the Designing with Country Piece – Cover letter", dated 06/01/25</li> <li>Email from GANSW to Urbis, titled "Atlassian Central – CC5 DIP – Connecting with Country", dated</li> </ul>	<p>The Designing for Country Framework was prepared by Cox, Inall Ridgeway and was prepared in consultation with CoS, GANSW, Heritage Council and Registered Aboriginal Parties.</p> <p>The Designing for Country Framework was approved by DPHI on 3/2/25 noting it"</p> <ul style="list-style-type: none"> <li><i>Has been prepared in consultation with Council, the DIP, Heritage Council and registered Aboriginal Parties</i></li> <li><i>Considers all principles within GANSW's connecting with Country Framework and</i></li> <li><i>Presents a co-ordinated approach that incorporates the Aboriginal archaeological finds, artworks and other interpretive elements throughout the public domain, tower soffit and facade</i></li> </ul> <p>BMG confirmed closeout of condition D34 on 5/4/25.</p>	Compliant
Airspace Protection				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D35	Prior to the issue of construction certificate three (CC3), separate approval must be obtained from the Federal Department of Infrastructure, Transport, Regional Development and Communications (DITRC) under the <i>Airports (Protection of Airspace) Regulations 1996</i> for any part of the building or any construction cranes that penetrate the Obstacle Limitation Surface.	<ul style="list-style-type: none"> <li>Construction Certificate 3A – Certificate Number CC-24039, dated 30/5/24</li> <li>Decision under the Airports (Protection of Airspace) Regulations 1996 (reference F22/1157-73 dated 8/3/24</li> <li>Email from Airservices Australia to Built titled “Approved Application F22/1157 - 73 TC2 Climb #1, dated 9/7/24</li> <li>Email from Airservices Australia to Built titled “Approved Application F22/1157 - 73 TC2 Climb #2, dated 9/7/24</li> <li>Email from Airservices Australia to Built titled “Approved Application F22/1157-73 – TC2 Climb #3 dated 7/11/24</li> <li>Audit Site Inspection, 23/7/25</li> </ul>	<p>As noted during the Audit site inspection, tower cranes have been deployed to lift materials within the construction site. Both the tower and tower cranes are within the obstacle limitation surface and therefore require approval.</p> <p>Approvals were obtained from Airservices Australia prior to the issue of CC3 and provided to the Auditor as evidence.</p> <p>Further notifications and updates of tower crane heights have been provided to Air Services on a progressive and as required basis</p>	Compliant
D36	The Secretary shall be notified of any amendments to the approved development required by the determination of the DITRC, and any relevant approvals / modifications to existing approvals will need to be sought by the Applicant.	<ul style="list-style-type: none"> <li>Audit Interviews</li> </ul>	As noted in the Audit interview, there have been no amendments to the approved development due to approvals issued by DITRC	Not triggered
<b>Protection of Rail assets and Operation – Engineering</b>				
D37	<p>Prior to the issue of construction certificate one (CC1), the following reports must be prepared in consultation with and endorsed by TfNSW in accordance with TfNSW's requirements:</p> <p>(a) final Geotechnical Reports;</p> <p>(b) final Structural design report and final structural drawings. Structural report/drawings are to include, but not limited to:</p> <p>(i) confirmation that the design of temporary anchors are in accordance with the</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Letter from TfNSW to Vertical First Pty Ltd titled “Design Package 2 – No Objection Statement” dated 23/2/22</li> <li>Structural Design Certificate – Package 2, Excavation and Retention, TTW dated 15/6/22</li> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	<p>The TfNSW letter dated 23/2/22 was issued prior to CC1 and prior to the issue of CC1 and notes the following:</p> <p><i>“In accordance with Clause 16.5 (a) (3) and 17.7 (a) (3) of the Framework Agreement, the State Issues this No Objection Statement for the ‘for construction stage’ Design Package 2 (Earthworks and Retention 100% Detailed Design) as referenced in Attachment 1, DP2 Document Register. The State Also provides a No Objection Statement to the following documentation:</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>requirements in T HR CI 12051 ST and other relevant Standards;</p> <p>(ii) design details of deflection wall;</p> <p>(iii) confirmation that the driveway structure including foundation will not adversely affect the structural integrity of the tunnel;</p> <p>(iv) confirmation that the shoring system will be designed and certified by an approved AEO and verified by an independent approved AEO, as required by T HR CI 12090 ST Section 10;</p> <p>(v) detailed monitoring methodology and procedure of ground water pump out as well as flow rates to confirm the proposed construction will not adversely affect the operation inside rail corridor and TfNSW's assets;</p> <p>(vi) confirmation that the hydrostatic pressures on the retaining walls of Sydney Metro will not adversely affect the structural integrity of the existing retaining walls;</p> <p>(vii) detailed report demonstrating how the integrity of the southern and western baggage tunnels is achieved from the proposed development and how the risk to the tunnels is managed to SFAIRP during works; and</p> <p>(viii) detailed documentation/drawings demonstrate piling rigs or crane will not encroach into rail corridor during construction of new shoring wall next to Platform 01.</p>	<ul style="list-style-type: none"> <li>Letter from Douglas Partners to Vertical First titled "Authorised Engineering Organisation (AEO) Statement AFC Design Development of Shoring Walls and Ground Anchors Proposed Commercial Development 8-10 Lee Street, Haymarket" dated 9/5/22</li> <li>Report on Geotechnical Analyses of Shoring Walls, Proposed Commercial Development, 8-10 Lee Street, Haymarket, Douglas Partners, dated 10/2/22</li> <li>Report on Impact Assessment- TfNSW Assets, Proposed Commercial Development, 8-10 Lee Street, Haymarket, Douglas Partners, dated 3/5/22</li> <li>Civil SSDA Report – Update for Contract Set, TTW dated 22/2/25</li> <li>Atlassian Central, Structural Monitoring Alert and Response Plan, Atlassian Central, TTW dated 16/6/22</li> <li>Stage 2 Earthworks and Retention AFC Structural Report, TTW dated 3/5/22</li> <li>Letter from TfNSW to Dexu Property Services titled "Construction Licences 118.3B, 118.5 and 118.6" dated 19/7/22</li> <li>Letter from TfNSW to Vertical First Pty Ltd titled "Notice of No Objection – Design Documentation (State Works) and Design Documentation (Reviewable Development Works) – Design Stage: for tender design" (also known as 25% design submission), dated 7/7/25</li> <li>Footing and Shoring Context Plan, TTW, dated 3/5/22</li> </ul>	<ul style="list-style-type: none"> <li><i>Safety Risk Summary Report</i></li> <li><i>Platform 1 – Construction Licence ASA Structural Assurance</i></li> <li><i>Structural design certificate – Package 2 excavation and retention</i></li> <li><i>Civil design certification – Package 2 – Excavation and Retention Pavement and Stormwater Diversion</i></li> <li><i>Design Assurance Certificate</i></li> <li><i>Certificate of design compliance (CDC)- Design Package 2 AFC for Electrical Services</i></li> <li><i>Certificate of design compliance for Hydraulic services</i></li> </ul> <p>TfNSW also provided no objection statements at 25% design stage and provided a Notice of Concession for temporary rock anchors.</p> <p>CC1 notes receipt of letter from Built regarding SSDA Condition D37.</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Atlassian Central – 8-10 Lee Street, Haymarket NSW 2000, Structural Design Certificate – CC1 Excavation and Retention (SSD 10405 Mod 2), dated 11/10/22</li> </ul> <p>Letter from Built to BMG titled “SSDA Condition D37’ dated 9/10/22</p>		
<b>D38</b>	<p>Prior to the issue of construction certificate two (CC2), a derailment Protection Risk Assessment (DPRA) of the required level of derailment protection (if any) shall be prepared in consultation with TfNSW.</p> <p>Evidence must be submitted to the Certifier demonstrating that the:</p> <ol style="list-style-type: none"> <li>DPRA has been endorsed by TfNSW;</li> <li>DPRA has determined the residency requirements or the minimum collision loads specified in Australian Standard AS5100 that needs to be complied with;</li> <li>DPRA is prepared in accordance with the TfNSW Safety Management System; and</li> <li>Recommendations of the DPRA analysis have been incorporated into construction drawings.</li> </ol>	<ul style="list-style-type: none"> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire</li> </ul>	Construction Certificate 2 notes receipt of TfNSW endorsement and closeout of SSD Condition D38	Compliant
<b>D39</b>	Unless advised by TfNSW in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from Douglas Partners to BOJV titled “Shoring Piling Inspection Summary, Northern Eastern and Southern Elevations, Atlassian Central, 8-10 Lee Street, Haymarket, NSW” dated 16/10/24</li> </ul>	Douglas and Partners have been appointed as the geotechnical engineer for the Project. The letter from Douglas partners confirms “ <i>All inspections were carried out on a full-time basis, supervised by Chartered Professional Engineers of DP with the membership of Engineers Australia who have been registered on the National Engineering Register</i> ”	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			At the time of the Audit site inspection, all excavation, shoring and piling works were complete.	
<b>Protection of Rain Assets and Operation – Survey and services</b>				
<b>D40</b>	<p>Prior to the issue of construction certificate one (CC1), the Applicant shall prepare survey and cross- sectional diagrams locating the development with respect to the rail boundary/infrastructure (survey/diagrams) in consultation with TfNSW. Evidence shall be submitted to the Certifier demonstrating the survey/diagrams:</p> <p>a) Have been endorsed by the TfNSW;</p> <p>b) Include proposed work overlaid on the survey/ diagrams, showing nearest distance to the rail boundary/ infrastructure and lowest depth of ground penetration; and</p> <p>c) Show distances to the nearest track, transmission lines, easements and reserves for tunnels.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of TfNSW confirmation of survey drawings.	Compliant
<b>D41</b>	<p>Prior to the issue of construction certificate one (CC1), the Applicant shall undertake a services search and Dial Before You Dig search to establish the existence and location of any rail services located on the site. Persons performing the search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the subject development site, the Applicant must discuss with Sydney Trains as to whether these services are to be relocated or incorporated within the development site:</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of dial before you dig documentation and letter from Built noting Level 2 Approval – SSD Condition D41	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D42	Prior to the issue of construction certificate one (CC1), the Applicant shall peg-out the common property boundary between the development site and Transport Asset Holding Entity land and easements. A copy of the survey report indicating the location of pegs must be provided to TfNSW prior to the commencement of works.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of TfNSW confirmation of survey drawings. At the time of the Audit, survey had been completed with the boundary defined by solid hoardings.	Compliant
D43	<p>Prior to the issue of construction certificate one (CC1), the following rail specific items are to be submitted to and endorsed by TfNSW:</p> <ul style="list-style-type: none"> <li>(a) machinery to be used during demolition, excavation and construction;</li> <li>(b) demolition, excavation and construction methodology and staging</li> <li>(c) final building maintenance plan (for maintenance works facing or in close proximity to the operational rail corridor)</li> <li>(d) proposed hoarding and scaffolding facing the rail corridor or required to be on Transport Asset Holding Entity land (including Platform 1);</li> <li>(e) final Construction Management Plan; and</li> <li>(f) programme of required rail possession to accommodate demolition, excavation, construction and maintenance works. (Any track possessions will require the Applicant to enter into an agreement with TfNSW enabling this work to be planned and to proceed in a safe and controlled manner).</li> </ul>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	CC1 notes confirmation from TfNSW regarding Conditions D43, D44 and D45	Compliant
Protection of Rail Assets and Operation - Design				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>D44</b>	<p>Prior to the issue of construction certificate one (CC1), the Applicant shall prepare a Design Review in consultation with TfNSW to ensure the building design has mitigated the following impacts on the railway corridor. Evidence shall be submitted to the Certifier confirming the:</p> <p>(a) Design Review has been endorsed by TfNSW;</p> <p>(b) building design appropriately mitigates the risk of items being dropped or thrown onto the rail corridor from any roof top terrace area;</p> <p>(c) design, installation and use of lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor must limit glare, reflectivity and illumination; and</p> <p>(d) drainage has been designed to ensure rainwater from the roof(s) is not projected and/or falling into the rail corridor and all drainage works are directed into the appropriate local council or approved drainage system.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of TfNSW endorsement and closeout of SSD Condition D44	Compliant
<b>D45</b>	<p>Prior to the issue of construction certificate one (CC1), the Applicant shall liaise with TfNSW regarding the adequacy of the existing and proposed fencing along the rail corridor boundary. Fencing shall be appropriate and fit for the future usage of the development site to prevent unauthorised access to the rail corridor by future occupants of the development.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of TfNSW endorsement and closeout of SSD Condition D45	Compliant
<b>Protection of Rail Assets and Operation – Construction</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>D46</b>	<p>Prior to the issue of construction certificate one (CC1), the Applicant must contact TfNSW to confirm whether it requires the following matters to be addressed. If TfNSW confirms any of the following matters need to be addressed, the Applicant shall prepare/action the required details in consultation with TfNSW and submit evidence to the Certifier of Sydney Trains' endorsement(s) of the final details. The details include the:</p> <ul style="list-style-type: none"> <li>a) preparation of a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works;</li> <li>b) preparation of a Track Monitoring Plan (including instrumentation and the monitoring regime during excavation and construction phases);</li> <li>c) need to obtain public liability insurance cover. If insurance cover is deemed necessary this insurance be for a sum as determined by TfNSW and shall not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure and must be maintained for the duration specified by TfNSW</li> <li>d) Need to lodge a Bond or Bank Guarantee for the duration of the works. The Bond/Bank Guarantee shall be for the sum determined by Sydney trains.</li> </ul> <p>Note: The Applicant should contact TfNSW External Interface Management team to obtain the level of insurance required and/or Bond or Bank Guarantee for the proposal required under sub-points (c) and (d).</p>	<ul style="list-style-type: none"> <li>• Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	<p>Construction Certificate 1 notes receipt of letter of satisfaction relating to SSD Condition D46 (from Built) and TfNSW Letter of Satisfaction regarding Conditions D46 (c) and D46 (d)</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D47	Prior to the issue of construction certificate one (CC1), the Applicant shall prepare a final Construction Vibration Rail Impact Assessment (CVRIA) in consultation with TfNSW detailing vibration impacts on the rail corridor and rail operations and submit the final CVRIA to the Certifier including evidence of TfNSW endorsement.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of letter from Built relating to Condition D47	Compliant
D48	Prior to the issue of construction certificate one (CC1), an Electrolysis Report shall be prepared by an electrolysis expert detailing the electrolysis risk to the development from stray currents and evidence shall be submitted to the Certifier demonstrating that any mitigation measures recommended by the Electrolysis Report have been incorporated into the construction drawings	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Atlassian Central, Structural Monitoring Alert and Response Plan, Atlassian Central, TTW dated 16/6/22</li> </ul>	Construction Certificate 1 notes receipt of the Electrolysis Assessment Report, prepared by Safeearth Consultation.	Compliant
D49	Prior to the issue of construction certificate <b>one (CC1)</b> , the Applicant must obtain TfNSW approval for all craneage and other aerial operations for the development and must comply with all TfNSW requirements. If required by TfNSW, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all TfNSW requirements.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Letter from Sydney Trains to Built titled "Atlassian Central Construction Adjacent to Central Station Platform 1" dated 7/7/25</li> <li>Atlassian Bow Tie SFIRP Determination (s) - various</li> </ul>	<p>The Letter from Sydney Train notes the following:  <i>"Sydney Trains has no objection to the safety controls proposed in respect of the electrical risks as outlined in the risk assessments (attached)</i></p> <ul style="list-style-type: none"> <li><i>Installation and removal of overhead protection deck (OHPD) over platform 1 with luffing tower cranes. Load or crane encroaching the SAD and Contacting OHW</i></li> <li><i>Luffing type tower cranes working within Easting Lifting operations area encroaching on SADs of OHW or coming into contact with OHW</i></li> <li><i>Façade install lifting equipment with Eastern Lifting Operations Area encroaches on SADs of OHW or coming into contact with OHW</i></li> </ul> <p><i>The Risk Assessments were guided by:</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			<ul style="list-style-type: none"> <li><i>The NSW Work Health and Safety Act. 2011</i></li> <li><i>Code of Practice, Working near overhead power lines</i></li> <li><i>Code of practice, managing Electrical Risks in the workplace</i></li> <li><i>Code of Practice, How to determine what is reasonably practicable to meet a Health and Safety Duty</i></li> </ul>	
<b>Sydney Metro</b>				
<b>D50</b>	Prior to the issue of construction certificate one (CC1), the Applicant is to prepare and submit to TfNSW documentation compliant with the Sydney Metro Underground Corridor Protection Technical Guidelines and/or Sydney Metro at Grade and Elevated Sections Corridor Protection Guidelines (available from <a href="http://www.sydneymetro.info">www.sydneymetro.info</a> ).	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate 1 notes receipt of Letter from Built regarding SSDA Condition D50	Compliant
<b>Protection of CBD Rail Link (CBDRL) Corridor</b>				
<b>D51</b>	<p>Prior to the issue of each of the construction certificates for CC1, CC2, CC3 and CC4, the Applicant must consult with TfNSW to ensure:</p> <p>(a) all structures which are proposed for construction or installation, or which are constructed or installed, in connection with the approved development that have a potential impact on the CBD Rail Link (CBDRL) are designed, constructed and maintained in accordance with design criteria specified by TfNSW;</p> <p>(b) the design and construction of the basement levels,</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Email from TfNSW to Dexus, titled "Atlassian Central: Planning Conditions (CC4) TfNSW" dated 09/07/25</li> </ul>	<p>Construction Certificate 1 notes receipt of Letter from Built regarding SSDA Condition D51</p> <p>Construction Certificate 2 notes receipt of TfNSW endorsement and close out of SSD Condition D52</p> <p>TfNSW confirmation of "no comments" for CC4 was provided on 9/7/25</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>foundations and ground anchors (if any) for the development are to be completed to the satisfaction of TfNSW. An accurate plan/CAD model should be included for the proposed foundations, to enable verification against the CBDRL alignment model. The foundation design and any encroachment into Exclusion Zone 4 and beyond must comply with the limitations of the Structure Exclusion Zones as required by TfNSW;</p> <p>(c) allowances are made, to be agreed with TfNSW, in the design, construction and maintenance of the approved development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray currents, electromagnetic fields and fire safety;</p> <p>(d) copies of any certificates, drawings or approvals given to or issued by TfNSW must be delivered to Council for its records; and</p> <p>(e) all TfNSW costs associated with review of plans, designs and legal must be borne by the Applicant.</p>			
<b>D52</b>	<p>Prior to issue of each of the Construction Certificates for CC1, CC2, CC3 and CC4, the Applicant shall address all impacts on the CBD Rail Link (CBDRL) identified in State Environmental Planning Policy (Infrastructure) 2007. The Applicant must provide the following for TfNSW review and endorsement:</p> <p>a) Geotechnical Report - Geotechnical Report should demonstrate that suitable consideration has been given to the settlements and ground movements that are likely to occur during the future construction of the CBDRL. This shall be confirmed via an appropriate ground/structure interaction analysis, either calculations or finite element modelling;</p> <p>b) Structural Assessment - The structural report needs to demonstrate compliance with the TfNSW</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire</li> <li>Letter from TfNSW to Dexus, titled "Design Package 5 – No Objection Statement", dated 20/10/23</li> <li>Email from TfNSW to Dexus, titled "Atlassian Central: Planning Conditions (CC4) TfNSW", dated 09/06/25</li> </ul>	<p>Construction Certificate 2 notes receipt of TfNSW endorsement and close out of SSD Condition D52</p> <p>TfNSW confirmation of "no comments" for CC4 was provided on 9/7/25</p> <p>A formal "No objection statement" for Design Package 5" was issued by TfNSW on 20/10/23</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>protection criteria. Consideration of the ground movements predicted under the geotechnical analysis need to be considered. Issues including construction methodology, foundation design, shoring system, debonding and possible ground movements need to be addressed in the report;</p> <p>c) Structural Drawings - The structural drawings should include sections and plan drawings detailing founding levels, storm water retention basin and drainage invert levels, and the use of any ground anchors. The drawings should demonstrate compliance with the TfNSW requirements;</p> <p>d) Acoustic and Vibration Assessment - An acoustics assessment needs to be undertaken for the potential impact of construction and operation of a future CBDRL on the development in accordance with the requirements as set out in Section 9.3 of the Sydney Metro Underground Corridor Protection Guideline and the referenced document Development Near Rail Corridor and Busy Roads – Interim Guideline, Department of Planning, NSW Government 2008; and</p> <p>e) Electrolysis Report - All structures must be designed, constructed and maintained so as to avoid damage or other interference, which may occur as a result of stray electrical currents, electromagnetic effects from future railway operations;</p> <p>f) Provide detailed survey information to TfNSW, to confirm the property boundaries are consistent with the setting out on the CBDRL drawings; and</p> <p>g) Provide to TfNSW drawings, reports and other information related to the design, construction and maintenance of the approved development (as may be required).</p>			

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D53	The Applicant must consult with TfNSW to confirm the timing of each construction certificate and associated documentation and activities prior to preparation of requested documentation at <b>Condition D52</b> .	<ul style="list-style-type: none"> <li>Presentation titled "Atlassian Central, Integrated Design Review – Package 6 100% Milestone Part 1 – Architecture and Landscaping, dated</li> </ul>	A presentation was provided to TfNSW with details of the construction certificate and design package process.	Compliant
D54	Any conditions issued as part of TfNSW approval/certification of documents required under <b>Condition D52</b> will also form part of the consent conditions that the Applicant is required to comply with.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Noted	Compliant
D55	Prior to the issue of each of the construction certificates for CC1, CC2, CC3 and CC4, the Applicant is to submit a report to TfNSW demonstrating how the proposed development will comply with the Department of Planning's document titled " <i>Development Near Rail Corridors and Busy Roads -Interim Guideline</i> ". All structures must be designed, constructed and maintained so as to avoid any damage or other interference, which may occur as a result of air-borne noise, ground-borne noise and vibration that may emanate from the (future) rail corridor construction and rail operations to the proposed development. The Applicant must incorporate in the development all the measures recommended in the report.	<ul style="list-style-type: none"> <li>Construction Certificate # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire</li> </ul>	Construction Certificate 2 notes receipt of TfNSW endorsement and closeout of SSD Condition D55	Compliant
D56	The Certifier is not to issue the relevant construction certificates for CC1, CC2, CC3 and CC4 until it has received written confirmation from TfNSW that <b>Condition D52 to D56</b> have been complied with.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction # 3A (CC-4039), Blackett Maguire Goldsmith dated 30/5/24</li> </ul>	TfNSW confirmation of "no comments" for CC4 was provided on 9/7/25 Refer also to Auditors response to conditions D52-D55 as noted above	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Construction # 3B (CC-24131), Blackett Maguire Goldsmith dated 27/9/24</li> <li>Email from TfNSW to Dexus, titled "Atlassian Central: Planning Conditions (CC4) TfNSW", dated 09/07/25</li> </ul>		
<b>Certified Drawings</b>				
<b>D57</b>	Prior to the issue of each of the relevant construction certificates for the structural works to be carried out (being CC1, CC2, CC3 and CC5), the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction # 3A (CC-4039), Blackett Maguire Goldsmith dated 30/5/24</li> <li>Construction # 3B (CC-24131), Blackett Maguire Goldsmith dated 27/9/24</li> </ul>	CC2 and CC3 confirm receipt of structural engineering drawings in addition to Structural Design Certifications and service statements	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Development Contributions</b>				
<b>D58</b>	Prior to the issue of construction certificate one (CC1), a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 61 of the City of Sydney Act 1988.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	Construction Certificate #1 notes evidence of payment to Council of Section 61 Contributions.	Compliant
<b>Ecologically Sustainable Development (ESD)</b>				
<b>D59</b>	Prior to the issue of each of each of the relevant construction certificates for the relevant work to be carried out (being CC1, CC2, CC3, CC4 and CC5), evidence must be submitted to the Certifier demonstrating that the development has incorporated all design and construction measures as identified in the sustainability report titled 'ESD Report for SSDA Atlassian Central Development Rev05' prepared by Stantec and dated 2 June 2021.	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction # 3A (CC-4039), Blackett Maguire Goldsmith dated 30/5/24</li> <li>Construction # 3B (CC-24131), Blackett Maguire Goldsmith dated 27/9/24</li> <li>Letter from LCI Consultants International, titled "SSD 10405 Mod 6 – CC4 (Tower façade, tower services and base build finishes) at 8-10 Lee Street, Haymarket NSW 2000", dated 01/02/24</li> <li>Mail correspondence from BM&amp;G to BOJV titled "CC5- BOJV Progressive Submission – D59, D60" dated 21/1/25</li> </ul>	<p>CC1 references sustainability certification from LCI</p> <p>CC2 references SSD Conditions D59 and 60 closeouts (LCI)</p> <p>CC3 references Sustainability certification.</p> <p>Letters from LCI consultants' notes "Based on our review of current documentation, we confirm the project is on target to meet or exceeds these targets and that all necessary requirements have been met for:</p> <ul style="list-style-type: none"> <li>CC4 (Tower façade, tower services and base build finishes)</li> <li>CC5 (Heritage reconstruction, podium facades, podium and OSD services and public domain"</li> </ul> <p>BMG have confirmed condition D59 has been closed out for CC5.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D60	<p>Prior to the issue of each of each of the relevant construction certificates for the relevant work to be carried out (being CC1, CC2, CC3, CC4 and CC5), the Applicant must provide evidence to the Certifier confirming the development achieves the following minimum targets:</p> <p>(a) 6-star Green Star Design rating (Green Building Council Australia);</p> <p>(b) 5.5 Star NABERS Office Base Building Energy Rating for the commercial office component; and</p> <p>(c) 4 Star NABERS Office Base Building Energy Rating Water rating.</p>	<ul style="list-style-type: none"> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Construction # 2 (CC-23043), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction Certificate # 2A (Amendment) (CC-23043/A), Blackett Maguire Goldsmith dated 13/6/23</li> <li>Construction # 3A (CC-4039), Blackett Maguire Goldsmith dated 30/5/24</li> <li>Construction # 3B (CC-24131), Blackett Maguire Goldsmith dated 27/9/24</li> <li>Green Buildings Council Australia, Request "R-27399" dated 29/08/24</li> <li>Letter from LCI Consultants, titled "SSD 10405 Mod 6 – CC4 (Tower Façade, tower services and base build finishes) at 8-10 Lee Street, Haymarket NSW 2000", dated 01/02/24</li> <li>Letter from LCI Consultants, titled "SSD 10405 Mod 8 – CC5 (Heritage reconstruction, podium facades, podium and OSD services and public domain) at 8-10 Lee Street, Haymarket NSW 2000", dated 03/12/24</li> </ul>	<p>CC1 references sustainability certification from LCI</p> <p>CC2 references SSD Conditions D59 and 60 Closeout.</p> <p>CC3 references Sustainability certification.</p> <p>BMG have confirmed condition D60 has been closed out for CC5.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Office NABERS Energy report R11, titled "ESD NABERS Energy – Office, Atlassian Central" dated 19/01/24</li> <li>Office NABERS report R7, titled "ESD NABERS Water – Office, Atlassian Central", dated 01/11/23</li> </ul>		
<b>Materials and Finishes</b>				
<b>D61</b>	<p>Prior to the issue of construction certificate four (CC4), details of final materials and finishes must be submitted to and approved by the Planning Secretary. The details must include:</p> <p>(a) evidence of consultation with the DIP and how their advice has been addressed;</p> <p>(b) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application;</p> <p>(c) confirmation of the process and methods in arriving at the final choice for all materials and finishes; and</p> <p>(d) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.</p> <p><b>Note:</b> The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from BVN to DPHO titled "Atlassian Central, 8-10 Lee Street Haymarket, Post Approval Condition D61" dated 2/7/25</li> <li>Appendix A – Representative Architectural Detailed Design Drawings (SHOP/BNV) dated 31/7/24</li> <li>Letter from DPHI to Urbis titled "Materials and Finishes, Condition D61, SSD 10405" dated 12/8/24</li> </ul>	<p>Details of the final materials and finishes were provided to DPHI on 2/7/25. DPHI approved the materials and finishes on 12/8/25 noting "<i>the details of final materials and finishes</i>:"</p> <ul style="list-style-type: none"> <li><i>Have been prepared in consultation with and endorsed by the DIP</i></li> <li><i>Included detailed architectural drawings of the façade including specifications for external finishes, colours and glazing</i></li> <li><i>Includes the methodology and process for determining final materials and finishes and</i></li> <li><i>Contains the information required by the conditions of approval</i></li> </ul>	Complaint

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Updated Salvage and Reuse of Distinctive elements Plan</b>				
<b>D62</b>	<p>Prior to the issue of Construction Certificate four (CC4), an updated Salvage and Reuse of Distinctive Elements Plan (SRDEP) required under Condition C5 must be prepared by a suitably qualified and experienced heritage practitioner and submitted to and approved by the Planning Secretary. The updated SRDEP must be prepared in consultation with and endorsed by Heritage NSW and must be updated to include (but shall not be limited to):</p> <p>(a) a comprehensive plan package including specifications, methodologies and detailed architectural plans, sections and elevations at 1:20 and 1:5 scales</p> <p>(b) confirmation of what salvaged heritage fabric would be:</p> <p>(i) incorporated and reused appropriately within the reconstructed / adapted heritage item or within the development more broadly, and</p> <p>(ii) surplus to the project and either stored for reuse within the Western Gateway Sub-Precinct, Central Station Precinct or transferred to a heritage building materials dealer for recycling.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Email from BMG to Generate Property Group titled "Condition D62 – SRDEP" dated 10/4/24</li> <li>Salvage and Reuse of Distinctive Elements Plan (Report)), URBIs dated 24/1/24</li> <li>Letter from DCCEEW to Urbis titled "Atlassian Central – Post Approval Consultation – Condition D62 SRDEP-PAE-65941967 (SSD-10405-PA-21))" dated 23/1/24</li> <li>DPHI Post Approval form 20240123235621</li> </ul>	<p>Email from BMG to Dexus and Generate Property group confirms DPHI and Heritage NSW Approval for the SRDEP</p> <p>The letter from DPHI dated 23/1/24 states the following:</p> <p><i>"As delegate of the Heritage Council of NSW, this document prepared prior to the issue of CC4 sufficiently addresses Condition D62 of SSD10405 noting the following comment:</i></p> <ul style="list-style-type: none"> <li><i>It is acknowledged that the Heritage Interpretation Plan and landscape plans are yet to be finalised and the SRDFEP has identified that there are opportunities to reuse and incorporate the surplus salvaged timber, stone and brickwork into heritage interpretation and landscape design. This approach is supported and highly encouraged to be developed"</i></li> </ul> <p>BM&amp;G have confirmed D62 has been closed out.</p>	Compliant
<b>Public Domain Plan Detailed Documentation for Construction – Lee Street Public Domain</b>				
<b>D63</b>	<p>Prior to the issue of Construction Certificate five (CC5) a detailed Public Domain Plan and all relevant documentation must be submitted to and approved by the City's Public Domain Unit. This Plan must:</p> <p>(a) document all works required to ensure that the public domain complies with the City of Sydney's Public</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	<p>The letter from CoS Council confirms conditions D63, D64, D65 and D66 have been satisfied.</p> <p>BMG confirmed condition D63 has been closed out.</p>	Complaint

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>Domain Manual, Sydney Streets Code, Sydney Street Tree Masterplan, Sydney Lights Design Code, Sydney Streets Technical Specification and Sydney's Parks Code;</p> <p>(b) consider road pavement, traffic measures, footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps, lighting, street trees and landscaping, signage and other public domain elements;</p> <p>(c) be checked, accurate, and comply with specified requirements; and</p> <p>(d) must be based on an accurate survey, to scale and fully coordinated across all disciplines and submissions.</p> <p>(e) be to construction standard and will be approved under Section 138 of the Roads Act.</p> <p>(f) be submitted with an Application for Public Domain Plan Assessment and include the approved Public Domain Levels and Gradients documentation.</p> <p>Note: The Public Domain Manual and all other relevant documents are available for download from Council's website at <a href="https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works">https://www.cityofsydney.nsw.gov.au/development/public-domain-works/da-associated-works</a>.</p> <p>Note: If the proposed detailed design of the public domain requires changes to any previously approved levels, an <i>Application for Public Domain Levels and Gradients</i> must be submitted to and approved by the Public Domain Unit to reflect these changes prior to an approval being issued for the construction of public domain work.</p> <p>Note: Stamped plans will be issued for construction and approved under Section 138 of the Roads Act.</p>	<ul style="list-style-type: none"> <li>Letter from CoS Council to BOJV titled "Public Domain Works – Conditions Satisfied Sections 138 and 139 Roads Act, 1993 Approval, 8-10 Lee Street, Haymarket, NSW 2000-SSD 10405, R/2019/26" dated 7/4/24</li> <li>Mail Correspondence from BMG to BOJV titled "CC5 – BOJV Progressive Submission D22, D63, D64, D65, D66" dated 23/4/25</li> </ul>		

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
D64	Approval under Section 138 of the Roads Act 1993 must be obtained from Council prior to the commencement of any excavation in or disturbance of a public way for the construction of approved public domain works.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from CoS Council to BOJV titled "Public Domain Works – Conditions Satisfied Sections 138 and 139 Roads Act, 1993 Approval, 8-10 Lee Street, Haymarket, NSW 2000-SSD 10405, R/2019/26" dated 7/4/24</li> <li>Mail Correspondence from BMG to BOJV titled "CC5 – BOJV Progressive Submission D22, D63, D64, D65, D66" dated 23/4/25</li> </ul>	<p>The letter from CoS Council confirms conditions D63, D64, D65 and D66 have been satisfied.</p> <p>BMG confirmed condition D64 has been closed out.</p>	Compliant
<b>Public Domain Works Bond and Defects Liability – Lee Street Public Domain</b>				
D65	Prior to the issue of Construction Certificate 5 (CC5), a Public Domain Works Bond will be required as security for the public domain works and for repairing damage that may be caused to the public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. The Public Domain Works Bond must be submitted as cash, an unconditional bank guarantee or insurance bond as per the Council's Performance Bond Policy in favour of the City as security for completion of the obligations under this consent (Guarantee).	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from CoS Council to BOJV titled "Public Domain Works – Conditions Satisfied Sections 138 and 139 Roads Act, 1993 Approval, 8-10 Lee Street, Haymarket, NSW 2000-SSD 10405, R/2019/26" dated 7/4/24</li> <li>Mail Correspondence from BMG to BOJV titled "CC5 – BOJV Progressive Submission D22, D63, D64, D65, D66" dated 23/4/25</li> </ul>	<p>The letter from CoS Council confirms conditions D63, D64, D65 and D66 have been satisfied.</p> <p>BMG confirmed condition D65 has been closed out.</p>	Compliant
D66	The City's Public Domain Unit must be contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with the City prior to an approval being issued for the Public Domain Plan.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Letter from CoS Council to BOJV titled "Public Domain Works – Conditions Satisfied Sections 138 and 139 Roads Act, 1993 Approval, 8-10 Lee Street, Haymarket, NSW 2000-SSD 10405, R/2019/26" dated 7/4/24</li> </ul>	<p>The letter from CoS Council confirms condition D66 has been satisfied and a <i>"Public Domain Security Bond of \$181,800 has been lodged with the City on the 4<sup>th</sup> of April 2025"</i></p> <p>BMG confirmed condition D66 has been closed out.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Mail Correspondence from BMG to BOJV titled "CC5 – BOJV Progressive Submission D22, D63, D64, D65, D66" dated 23/4/25</li> </ul>		
D67	The Guarantee will be retained in full until all Public Domain works, including rectification of damage to the public domain, are completed to City of Sydney standards and approval and the required certifications, warranties and works-as-executed documentation are submitted and approved by the City in writing. On satisfying the above requirements, 90% of the security will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	At the time of the Audit Public domain works have not commenced	Not triggered
D68	All works to the City's public domain, including rectification of identified defects, are subject to a 6- month defects liability period from the date of final completion. The date of final completion will be nominated by Council on the Certificate of Practical Completion for public domain works.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Heritage Management Plan</b>				
D69	<p>Prior to the issue of construction certificate one (CC1), the Applicant must prepare a Heritage Management Plan for the development to be submitted to and approved by the Planning Secretary. The plan must:</p> <ol style="list-style-type: none"> <li>be prepared in consultation with Heritage NSW and the Registered Aboriginal Parties (RAPs). The RAPs must be provided with a reasonable opportunity, being at least 28 days, to provide comment on the draft Heritage Management Plan;</li> <li>include a protocol for ongoing consultation with the RAPs for the duration of the project</li> </ol>	<ul style="list-style-type: none"> <li>Heritage Management Plan – Atlassian Development, Urbis, Rev 3 dated 3/8/22</li> <li>Letter from DPHI titled: "Heritage Management Plan for Atlassian Central (Condition E43 of SSD- 10405) "dated 18/8/22</li> </ul>	<p>A Heritage Management Plan was prepared by URBIS and approved by DPHI on 18/8/22. In their letter of approval, DPHI noted the following:</p> <p><i>"The Heritage Management Plan has been prepared in consultation with Heritage NSW and the Registered Aboriginal Parties and contains the following information:</i></p> <ul style="list-style-type: none"> <li><i>A protocol for ongoing consultation with the RAPs during the project</i></li> </ul>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>c) include a description of the measures that would be implemented for archaeological investigations that includes atleast the following:</p> <ul style="list-style-type: none"> <li>i. Aboriginal cultural heritage research questions;</li> <li>ii. the proposed staging and timing of excavations in relation to the development phases;</li> <li>iii. a staged testing and excavation methodology;</li> <li>iv. detailed triggers for expansion of any test pits to salvage excavation;</li> <li>v. a methodology for the excavation of features such as, but not limited to, hearths, knapping floors and middens etc;</li> <li>vi. artefact analysis methodology;</li> <li>vii. identified stop points where additional consultation with RAPs, Heritage NSW and the Secretary may be required if significant Aboriginal objects are identified;</li> <li>viii. sampling and dating methodology;</li> <li>ix. short term and long term care and control of any Aboriginal objects;</li> <li>x. reporting requirements;</li> </ul> <p>d) include measures to prevent harm to any Aboriginal objects outside the construction boundary;</p> <p>e) include a program to monitor and report on the effectiveness of any mitigation and management measures in protecting or limiting harm to Aboriginal objects;</p> <p>f) ensure any workers on site receive suitable Aboriginal cultural heritage induction(s) prior to the carrying out of any activities which may disturb Aboriginal sites, and that suitable records are kept of these inductions;</p> <p>g) include a Trigger Action Response Plan that includes</p>		<ul style="list-style-type: none"> <li>• <i>The proposed staging and timing of excavations and archaeological site works</i></li> <li>• <i>An Aboriginal archaeological monitoring and excavation methodology based on three primary scenarios for the discovery of Aboriginal Archaeological resources</i></li> <li>• <i>Reporting requirements including the preparation of a comprehensive archaeological excavation report following the application of archaeological management measures</i></li> <li>• <i>A methodology for artefact analysis, storage and management</i></li> <li>• <i>A protocol for unexpected finds and the discovery of human remains.</i></li> </ul> <p>CC1 notes correspondence received from DPHI regarding satisfaction with SSD Condition D69</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>stop work provisions, notification protocols and significance assessment protocols to manage key risks to Aboriginal heritage, including:</p> <ul style="list-style-type: none"> <li>i. the discovery of any potential human remains</li> <li>ii. the discovery of previously unidentified Aboriginal objects within the construction footprint; and</li> <li>iii. managing unauthorised ground disturbance.</li> </ul>			
D70	<p>Following the archaeological testing program and prior to the issue of construction certificate two (CC2), a report documenting the findings including a reassessment of their significance and likely impact from the project, shall be submitted to and approved by the Planning Secretary in consultation with the Heritage Council of NSW.</p>	<ul style="list-style-type: none"> <li>Letter from DPHI to Urbis titled "Archaeological Test Excavation Report" dated 31/1/23</li> <li>Atlassian Development, Archaeological Test Excavation Report – Lower Ground Floor, Adina Ramp and Upper Ground Floor/Platform 0, Urbis, dated 30/11/22</li> </ul>	<p>The letter from DPHI notes the following:</p> <p><i>"The Department has reviewed the Archaeological Test Excavation Report and the letter of endorsement from Heritage NSW and is satisfied the report meets the requirements of Conditions D70 and D71 as it:</i></p> <ul style="list-style-type: none"> <li><i>updates the original assessment and statement of significance of the Archaeological Research Design prepared by AMBS Ecology and Heritage</i></li> <li><i>presents the results of archaeological testing and identifying areas of low, moderate and moderate-high archaeological potential</i></li> <li><i>recommends a program of archaeological monitoring and salvage for the surviving resources and details the non-aboriginal archaeological salvage methodology for each area.</i></li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Non-Aboriginal Archaeology – Archaeological Salvage</b>				
<b>D71</b>	Where State significant archaeological salvage is required, and prior to the commencement of archaeological salvage excavation, the Archaeological Research Design prepared by AMBS Ecology and Heritage dated September 2020 shall be amended to refine the salvage program based on testing results. This document shall be prepared in consultation with the Heritage Council of NSW (or its delegate) and submitted to and approved by the Planning Secretary prior to the issue of construction certificate two (CC2).	<ul style="list-style-type: none"> <li>Letter from DPHI to Urbis titled "Archaeological Test Excavation Report" dated 31/1/23</li> <li>Atlassian Development, Archaeological Test Excavation Report – Lower Ground Floor, Adina Ramp and Upper Ground Floor/Platform 0, Urbis, dated 30/11/22</li> </ul>	<p>The letter from DPHI notes the following:</p> <p><i>"The Department has reviewed the Archaeological Test Excavation Report and the letter of endorsement from Heritage NSW and is satisfied the report meets the requirements of Conditions D70 and D71 as it:</i></p> <ul style="list-style-type: none"> <li><i>updates the original assessment and statement of significance of the Archaeological Research Design prepared by AMBS Ecology and Heritage</i></li> <li><i>presents the results of archaeological testing and identifying areas of low, moderate and moderate-high archaeological potential</i></li> <li><i>recommends a program of archaeological monitoring and salvage for the surviving resources and details the non-aboriginal archaeological salvage methodology for each area.</i></li> </ul>	Compliant
<b>Lower Ground Vaulted Soffit</b>				
<b>D72</b>	<p>Prior to issue of construction certificate five (CC5), details must be provided to the Planning Secretary showing the final selected finish for the lower ground vaulted soffit, including:</p> <ol style="list-style-type: none"> <li>TfNSW and DIP written endorsement for the final selected finish(es); and</li> <li>the final design including colours, finishes, sizes, profile and properties.</li> </ol>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Email from TfNSW to DexuS titled "TfNSW Conditions of Endorsement – CC5" dated 29/4/25</li> <li>Letter from DPHI to Urbis titled "Approval of lower ground vaulted soffit details – SSD-10405 (Condition D72)" dated 22/5/25</li> </ul>	<p>TfNSW advised DexuS on 29/4/25 that <i>"there are no known issues with the building maintenance report by inhabit and conditions D43 and D73 are closed in principle. The other 3 conditions provided for TfNSW review (D45 and D72) are considered closed.</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Letter from Urbis to Dexus titled "Design Integrity Panel Endorsement – Atlassian Central SSD-10405 CC5- 8-10 Lee St Haymarket" dated 1/11/24</li> </ul>	<p>The Design Integrity Panel endorsed the design on 1/11/24 noting they are "<i>generally satisfied with the level of resolution and design development of the scheme and believe the design as presented maintains the design integrity of the competition winning scheme</i>"</p> <p>DPHI approved the lower ground vaulted soffit details on the 22/5/25 noting the "<i>submission includes the information required under condition D 72 specifically:</i></p> <ul style="list-style-type: none"> <li><i>Endorsement of the final design by Transport for NSW (TfNSW) and the Design Integrity Panel (DIP)</i></li> <li><i>Details of the final design, including colours, finishes, dimensions and material specifications</i></li> <li><i>Confirmation that the submission addresses the requirements of the relevant conditions of approval</i></li> </ul>	
<b>D73</b>	Prior to the issue of Construction Certificate 5 (CC5), the final building maintenance plan (for maintenance works facing or in close proximity to the operational rail corridor) must be updated reflect the amendments approved by Modification 7 and endorsed by TfNSW.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Email from TfNSW to Dexus titled "TFNSW Conditions of Endorsement – CC5" dated 29/4/25</li> <li>Atlassian Central, BOJV, Building Access Report, 100% Design Development, Revision 06, Inhabit" dated 12/11/24</li> </ul>	TfNSW advised Dexus on 29/4/25 that " <i>there are no known issues with the building maintenance report by inhabit and conditions D43 and D73 are closed in principle. The other 3 conditions provided for TfNSW review (D45 and D72) are considered closed.</i>	Compliant

## Part E Prior to commencement of construction

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Notification of Commencement</b>				
<b>E1</b>	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of works and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> <li>Audit Interview 23/7/25</li> <li>Letter from Built to DPHI titled SSDA Conditions E1 and E2 Commencement and staging" dated 4/12/24</li> </ul>	There was no requirement for notifications to the Planning Secretary during the Audit period. A noncompliance with this condition was recorded by IA #1 (prior to the period covered by this Audit). Notification to the Planning Secretary will be required prior to the commencement of operation.	Not triggered
<b>E2</b>	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> <li>Audit Interview 23/7/25</li> <li>Letter from Built to DPHI titled SSDA Conditions E1 and E2 Commencement and staging" dated 4/12/24</li> </ul>	The project is not staged therefore this condition is not triggered.	Not triggered
<b>Access to Information</b>				
<b>E3</b>	<p>At least 48 hours before the commencement of works until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in <b>Condition A2</b> of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p>	<ul style="list-style-type: none"> <li>DOCUMENT LIBRARY   Atlassian Central</li> </ul>	<p>The Atlassian Central project website contains the following information:</p> <ul style="list-style-type: none"> <li>Conditions of Consent (As modified)</li> <li>Details of project modifications</li> <li>Environmental Impact Assessment and related documents</li> <li>Post approval documentation including environmental management plans</li> </ul>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.</p>		<ul style="list-style-type: none"> <li>• Environmental performance reports including site audit report and site audit statement</li> <li>• Construction Air, Noise and vibration monitoring reports</li> <li>• Complaints register</li> <li>• Construction certificates issued by the Project Certifier.</li> <li>• Previous Independent Environmental Audit Reports and response to Audit findings</li> </ul>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Survey Certificate</b>				
<b>E4</b>	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.	<ul style="list-style-type: none"> <li>Plan of Subdivision of Lot 13 in DP1062447 and Release of Easements Benefiting Lot 30 in DP877478, Lots 116 and 117 in DP 107821 and Lots 201-205 in DP1280430, register 19/10/22</li> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> </ul>	<p>The Plan of Subdivision was registered on 19/2/22</p> <p>Approved Survey Plans are noted as documents relied upon via the issue of CC 1</p>	Compliant
<b>Adina Hotel Pick-up/ drop off Facility</b>				
<b>E5</b>	Prior to the removal of the existing on-site Adina Hotel pick-up/drop-off facility, or prior to the facility becoming inoperable (whichever is the sooner), the proposed on-street Lee Street replacement pick- up/drop-off facility must be installed and operational, including all necessary line-marking and signage, which shall be installed at no cost to the relevant roads authority.	<ul style="list-style-type: none"> <li>Atlassian Central Station, Lee Street Temporary Loading Zone, JMT Consulting, dated 18/10/25</li> <li>Atlassian Central Station – Lee Street Loading Zone drawing (SKT23, JMT Consulting dated 14/9/21</li> <li>Network and Safety – Installation of Signs and Markings Authority Form, reference number 2021/217</li> </ul>	As observed during the Audit inspection, the Loading Zone was installed outside the existing Adina Hotel	Compliant
<b>E6</b>	<p>A separate submission must be made to Council for any changes to kerbside parking arrangements. There is no guarantee kerbside parking will be changed or that any change will remain in place for the duration of the development/use.</p> <p><b>Note:</b> The applicant is to contact Council's Area Traffic Engineer to discuss the proposal before making a submission.</p>	<ul style="list-style-type: none"> <li>Atlassian Central Station, Lee Street Temporary Loading Zone, JMT Consulting, dated 18/10/25</li> <li>Atlassian Central Station – Lee Street Loading Zone drawing (SKT23, JMT Consulting dated 14/9/21</li> <li>Network and Safety – Installation of Signs and Markings Authority Form, reference number 2021/217</li> </ul>	Lee St is a TFNSW owned and maintained asset. The application to install loading, no parking and no stopping zone signage was provided to the Auditor as evident of compliance with this requirement.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
E7	All costs associated with signposting of any kerbside parking restrictions and traffic management measures associated with the development shall be borne by the developer	<ul style="list-style-type: none"> <li>Network and Safety – Installation of Signs and Markings Authority Form, reference number 2021/217</li> </ul>	Noted, the Network and Safety Installation of Signs and Markings Authority form note the cost of works to be N/A	Compliant
E8	All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's 'Development Specification for Civil Works Design and Construction'. All costs associated with the construction of new road/footpath works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the City's 'Sydney Streets Technical Specification' including amendments and 'Sydney Streets Design Code'.	<ul style="list-style-type: none"> <li>Audit Site Inspection 23/7/25</li> <li>Audit interviews</li> </ul>	As observed during the Audit site inspection, new road works including kerb and gutter etc had not commenced.	Not triggered
<b>Soil and Water</b>				
E9	<p>Prior to the commencement of any demolition, earthworks or construction works or the take of water, the Applicant must obtain a Water Access Licence (WAL), unless an exemption under the <i>Water Management (General) Regulation 2018</i> applies.</p> <p><b>Note:</b> The NSW Water Register shows 3929ML are held across 183 WALs in the Sydney Basin Central Groundwater Source, which is higher than the licensable share component. Therefore the Applicant must trade from existing licences, or through a controlled allocation to account for the predicted groundwater take of approximately 5ML per year.</p>	<ul style="list-style-type: none"> <li>Audit Site Inspection 23/7/25</li> <li>Audit interviews</li> <li>Notice of Decision, Water Management Act 2000, reference D1022070 dated 5/5/22</li> <li>Letter from Department of Planning and Environment to Buillt" titled Granting of application for a new water access licence dated 6/5/22</li> </ul>	The Water Access Licence was granted on 6/5/22.	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
E10	<p>Prior to the commencement of any demolition, earthworks or construction works, the Applicant must prepare a Ground Water Management Plan for the construction phase in consultation with Department of Planning, Industry and Environment, Water that includes the following:</p> <p>(a) trigger levels (levels, quality, flow, volume and ground surface settlement) to manage any potential impacts;</p> <p>(b) details of monitoring (groundwater levels, quality as required, rate of inflows, metered pumping);</p> <p>(c) where a risk of ground settlement is identified due to the proposed dewatering, the proponent is to provide a program of monitoring, trigger and responses to relevant consent authority as well as the relevant transport (rail) authority; and</p> <p>(d) details on the installation of metering of ongoing groundwater where metering instruments should meet the NSW Government's requirements for water meters and relevant Australian standards, or the prescribed process to be applied for measuring take.</p>	<ul style="list-style-type: none"> <li>Dewatering Management Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket, NSW 2000, Environmental Consulting Services, rev 4 dated 27/5/22</li> <li>Audit Site Inspection 23/7/25</li> <li>Audit interviews</li> <li>Notice of Decision, Water Management Act 2000, reference D1022070 dated 5/5/22</li> <li>Letter from Department of Planning and Environment to Buillt" titled Granting of application for a new water access licence dated 6/5/22</li> <li>Post Approval Submission Requirements record, Urbis</li> </ul>	<p>The Dewatering Management Plan is the Groundwater Management Plan.</p> <p>Confirmation of consultation with the Department of Planning, Industry, Water and the Environment was provided to the Auditor.</p>	Compliant
E11	<p>Prior to the commencement of any demolition, earthworks or construction works, the Applicant must develop a dewatering reporting schedule covering duration of construction in consultation with Department of Planning, Industry and Environment, Water that includes the following:</p> <p>(a) collation of monitoring records;</p> <p>(b) analysis of actual impacts compared to predicted impacts, noting that some impacts may be delayed;</p> <p>(c) magnitude and extent of potential long-term effects from the completed structure; and</p> <p>(d) arrangements for reporting (measurements, technical analysis and future predictions) to the relevant authority.</p>	<ul style="list-style-type: none"> <li>Dewatering Management Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket, NSW 2000, Environmental Consulting Services, rev 4 dated 27/5/22</li> <li>Audit Site Inspection 23/7/25</li> <li>Audit interviews</li> <li>Notice of Decision, Water Management Act 2000, reference D1022070 dated 5/5/22</li> <li>Letter from Department of Planning and Environment to Buillt" titled Granting of application for a new water access licence dated 6/5/22</li> <li>Post Approval Submission Requirements record, Urbis</li> </ul>	<p>The Dewatering Management Plan includes details of the Dewatering schedule</p> <p>Confirmation of consultation with the Department of Planning, Industry, Water and the Environment was provided to the Auditor.</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
E12	Prior approval must be sought from the Council's Public Domain Unit to discharge any groundwater into the City's stormwater drainage system. Other options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water, or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit interviews</li> <li>Email from Sydney Water to Warren Smith Consulting titled "Atlassian Construction De-watering" dated 15/6/22</li> <li>Dewatering Management Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket, NSW 2000, Environmental Consulting Services, rev 4 dated 27/5/22</li> </ul>	<p>Approval was obtained to pump into Sydney Water stormwater system. The SWC letter of approval notes the following</p> <p><i>"The dewatering management plan and commitments provided in the email below will satisfy the water quality discharge requirements. Sydney Water has no objection to the proposed dewatering into Sydney Waters stormwater system. No additional documents are required"</i></p>	Compliant
<b>TfNSW – Construction</b>				
E13	The Applicant/Developer must give TfNSW written notice at least 5 business days before, and on the day of, commencing works which occur adjacent to the rail corridor.	<ul style="list-style-type: none"> <li>Corridor Access Agreement – Licence 118.3 A, Release and Indemnity for Works, dated 19/7/22</li> <li>Corridor Access Agreement – Licence 118 7A and 118 7 B, Release and Indemnity for Works, dated 15/7/22</li> <li>Corridor Access Agreement – Licence 118 7C, Release and Indemnity for Works, dated 15/7/22</li> </ul>	Built have obtained corridor access agreements for works which occur adjacent to the railway corridor, details of the proposed works are provided with each application including the proposed dates for execution	Compliant
E14	<p>If required by TfNSW, the Applicant must give TfNSW written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor land:</p> <p>(a) site investigations;</p> <p>(b) foundation, pile and anchor set out;</p> <p>(c) set out of any other structures below ground surface level or structures which will transfer any load or</p>	<ul style="list-style-type: none"> <li>Corridor Access Agreement – Licence 118.3 A, Release and Indemnity for Works, dated 19/7/22</li> <li>Corridor Access Agreement – Licence 118 7A and 118 7 B, Release and Indemnity for Works, dated 15/7/22</li> <li>Corridor Access Agreement – Licence 118 7C, Release and Indemnity for Works, dated 15/7/22</li> </ul>	Built have obtained corridor access agreements for works which occur adjacent to the railway corridor, details of the proposed works are provided with each application including the proposed dates for execution	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	bearing; (d) foundation, pile and anchor excavation; (e) other excavation; (f) surveying of foundation, pile and anchor excavation and surveying of as-built excavations; (g) other concreting; or (h) any other event that TfNSW has notified to the Applicant.			
<b>E15</b>	If required by TfNSW, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by TfNSW, a joint inspection of the rail infrastructure and property in the vicinity of the project is to be carried out by representatives from TfNSW and the Applicant to establish the extent of any damage and enable any deterioration during construction to be observed.	<ul style="list-style-type: none"> <li>Email from Dexus to TfNSW titled "Site Inspection to Identify Operational Issues for areas under Licenses"</li> <li>Meeting attendance sheet dated 11/5/22</li> </ul>	As noted in IA #1 a joint site inspection with TfNSW and Sydney Trains was undertaken on 11/5/22 to review and identify any remaining operational issues associated with the areas proposed to be under construction licences.  A record of attendance for the inspection was provided to the Auditor	Compliant
<b>E16</b>	No metal ladders, tapes, and plant, machinery, or conductive material are to be used within 6 horizontal metres of any live electrical equipment unless endorsed by TfNSW. This applies to the train pantographs and catenary, contact and pull-off wires of the adjacent tracks, and to any aerial power supplies within or adjacent to the rail corridor.	<ul style="list-style-type: none"> <li>Audit site inspection 23/7/25</li> <li>Photographic evidence</li> <li>TfNSW – Working near electrical utilities checklist dated 19/8/22</li> </ul>	As observed during the Audit site inspection there were no metal ladders, tapes, plant equipment or machinery observed to be operating within 6 horizontal materials of any live electrical equipment. A solid hoarding has been constructed between the work site and the railway corridor. The Auditor was provided with photographic evidence demonstrating compliance with this requirement.  Checks on site are undertaken to ensure compliance with checklists provided to the Auditor as evidence.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
E17	No work (including need for access to undertake maintenance work) is permitted within the rail corridor, or any easements which benefit TfNSW/ Transport Asset Holding Entity, at any time, unless the approval of or an Agreement/ Licence with TfNSW/ Transport Asset Holding Entity has been obtained by the Applicant.	<ul style="list-style-type: none"> <li>Corridor Access Agreement – Licence 118.3 A, Release and Indemnity for Works, dated 19/7/22</li> <li>Corridor Access Agreement – Licence 118 7A and 118 7 B, Release and Indemnity for Works, dated 15/7/22</li> <li>Corridor Access Agreement – Licence 118 7C, Release and Indemnity for Works, dated 15/7/22</li> </ul>	Built have obtained corridor access agreements for works which occur adjacent to the railway corridor, details of the proposed works are provided with each application including the proposed dates for execution	Compliant
E18	No form of pollution or contamination should enter the railway corridor as a result of development's activities. Any form of pollution or contamination that occur in the rail corridor as a consequence of the development activities shall remain the full responsibility of the owner of the development.	<ul style="list-style-type: none"> <li>Corridor Access Agreement – Licence 118.3 A, Release and Indemnity for Works, dated 19/7/22</li> <li>Corridor Access Agreement – Licence 118 7A and 118 7 B, Release and Indemnity for Works, dated 15/7/22</li> <li>Corridor Access Agreement – Licence 118 7C, Release and Indemnity for Works, dated 15/7/22</li> </ul>	Built have obtained corridor access agreements for works which occur adjacent to the railway corridor, details of the proposed works are provided with each application including the proposed dates for execution	Compliant
<b>Evacuation Director</b>				
E19	The Applicant shall nominate a suitably qualified and experienced historical archaeologist to manage both Aboriginal and non-Aboriginal historical archaeological programs (testing and open area salvage etc) according to the following conditions ( <b>Conditions E20 to F62</b> ). This person must fulfil the Heritage Council's Excavation Director Criteria 2019 for the excavation of State significant archaeological sites to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> <li>Letter from DPHI to Vertical First Pty Ltd titled "Atlassian Headquarters – Historical Archaeologist Condition E41 (SSD - 10405)</li> </ul>	<p>DPHI approved the nominated historical archaeologist on 21/12/21 noting that sufficient evidence has been provided to fulfil the Heritage Council of NSW Excavation Director Criteria 2019.</p> <p>Refer to Conditions elsewhere in this audit report relating to the implementation of the Heritage Management Plan</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Aboriginal Cultural Heritage</b>				
<b>E20</b>	Prior to the commencement of construction, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity. The Applicant must take all reasonable steps so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.	<ul style="list-style-type: none"> <li>Email from Urbis titled "8-10 Lee Street, Sydney, Atlassian Heritage Management Plan – RAP Review (our ref P0020770) dated 6/6/22</li> <li>Consultation Log (18/2/20 – 10/6/22)</li> </ul>	Records of consultation with Aboriginal Stakeholders was provided to the Auditor as well as evidence of salvage undertaken prior to construction commencement (refer to conditions elsewhere in this Audit report for further details)	Compliant
<b>Outdoor Lighting</b>				
<b>E21</b>	Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282- 2019 Control of the obtrusive effects of outdoor lighting	<ul style="list-style-type: none"> <li>Audit Site inspection 23/7/25</li> <li>Letter from Heyday Group to BMG titled "CC5-LG CP2 Certificate of Design Electrical Services, Subject Premises Atlassian Central 8-10 Lee Street, Haymarket, NSW Development Application SSD 10405" dated 12/3/25</li> <li>Mail correspondence from BMG to BOJV titled "CC5 Progressive Submission – E21" dated 2/4/25</li> <li>Cundall Design Certificate titled "Lighting Design Statement for 'Giwang Dinawan Yiray' Atlassian Tower façade artwork" dated 25/3/25</li> </ul>	<p>The Heyday design certificate confirms compliance with AS/NZS 48 4282:2019 "Control of the Outdoor Effects of Obtrusive Lighting"</p> <p>The Cundall design certificate confirms compliance with AS 1158.3.1.2005.</p> <p>BMG have confirmed condition E21 has been closed out.</p>	Compliant
<b>Hold Points</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
E22	Prior to an approval being issued for the construction of public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work is to be provided by the City's Public Domain Unit in accordance with the City's <i>Public Domain Manual</i> and <i>Sydney Streets Technical Specification</i> (an approved list of hold points will be included in the Public Domain works Approval letter). These hold points must be adhered to during construction works.	<ul style="list-style-type: none"> <li>Audit Site inspection 23/7/25</li> </ul>	As observed during the Audit site inspection, public domain works had not been undertaken.	Not triggered
<b>Remediation – Site Auditor</b>				
E23	Prior to the commencement of any earthworks or remediation works for the development, the Applicant must submit evidence to the Planning Secretary that a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> has been appointed to independently review the implementation and validation of the remediation works.	<ul style="list-style-type: none"> <li>Email from DPHI to Built titled "Atlassian Office and Hotel Development – Post Approval Document Received (SSD-10405-PA-14), dated 6/10/22</li> <li>Deed of Novation – between Vertical First (Pty Ltd) and Harwood Environmental (Pty Ltd)</li> </ul>	Details of the proposed site auditor were provided to DPHI on the 6/10/22. Evidence of the Auditors involvement during the project is provided elsewhere in this report.	Compliant

## Part F – During Construction

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Approved Plans to be On-Site</b>				
F1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the site at all times and must be readily available for inspection by any officer of the Department, Council or the Certifier.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the Audit site inspection, a copy of the plans, specifications etc were kept on site and were available for inspection by any officer of the Department, Council or the certifier	Compliant
<b>Site Notice</b>				
F2	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</li> <li>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</li> </ul>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the audit site inspection, a site notices meeting the requirements of this condition were displayed at site boundaries	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Operation of Plant and Equipment</b>				
F3	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Plant registration schedule</li> <li>Plant service dashboard</li> <li>Scissor lift service record</li> <li>Scissor lift service record – dated 17/10/24</li> <li>Star 10- Service History M2616 dated</li> </ul>	<p>As observed during the audit site inspection, equipment was observed to operating efficiently with no visible smoke, oil leaks or excessive noise.</p> <p>All equipment coming to site is registered with scheduled maintenance programmed. Appropriate service records were provided to the Auditor as evidence.</p>	Compliant
<b>Demolition</b>				
F4	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601- 2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by <b>Condition E13</b> .	<ul style="list-style-type: none"> <li>Metropolitan Demolitions, Demolition Work Plan, Atlassian, Project No: MD2375, dated 28/5/22</li> <li>Letter from Metropolitans Group titled “Altassian Central Project – Statement of Compliance” dated 30/5/22</li> </ul>	<p>Demolition works were completed during the IA#1 audit period. Experienced demolition contractor, Metropolitan Demolitions was engaged to undertake demolition works.</p> <p>The written statement provided by Metropolitan Demolitions states the following:</p> <p><i>“Demolition Works at the Atlassian Central Project will be carried out in accordance with the Work Health and Safety Regulations 2017 (NSW) and Australian Standard AS2601: The demolition of structures (AS 2601-2001) and the code of Practice: Demolition Work August 2019 (Safework NSW)</i></p> <p><i>Hazardous materials removal work at the Atlassian Central Project will be carried out in accordance with the Work Health and Safety Regulations 2017 (NSW) Australian Standard AS2601: The demolition of structures (AS2601-2001) and the Code of Practice: How to Safely Remove Asbestos”</i></p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Construction Hours</b>				
<b>F5</b>	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(c) between 7am and 7pm, Mondays to Fridays inclusive; and</p> <p>(d) between 7am and 3pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>ATL Project Induction</li> <li>Complaints register</li> </ul>	<p>The approved construction hours are documented in the Construction Noise and Vibration Management Plan and communicated through the project site induction. During the Audit period, one noncompliance with the approved hours as described in this condition was recorded. The non-compliance occurred on 8<sup>th</sup> of May 2025 and was for welding works being undertaken outside of the projects. DPHI issued a written warning for the non-compliance.</p> <p><b>Recommendation</b></p> <p>Refer to the main body of the report (Section 3.1) for discussion and recommendations relating to this noncompliance.</p>	Non - Compliant
<b>F6</b>	<p>Construction activities may be undertaken outside of the hours in <b>Condition F5</b> if required:</p> <p>(a) by TfNSW to prevent significant disruption to public transport, access to public transport or public safety; or</p> <p>(b) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(c) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Email from Built to TfNSW titled "Railway Colonade Dr and Devonshire Street Tunnel Working Group dated 22/12/22</li> <li>Railway Colonade Dr and Devonshire St Tunnel Working Group Meeting Minutes dated 14/12/22</li> <li>Presentation – Atlassian- Rail Interfaces TfNSW Construction Licences, Devonshire Street Tunnel – Follow Up Focus: Closure, 11/4/22</li> </ul>	<p>As observed during the Audit site inspection and discussed during the Audit interview the project is being delivered adjacent to an operational railway line with frequent interactions with a busy pedestrian environment. Out of hours works are therefore required to ensure public safety.</p> <p>Weekend works have been undertaken to avoid impact public safety this has required the temporary closure and diversion of the Devonshire Street Tunnel. Evidence was provided to the Auditor of the establishment of a working with TfNSW regarding the closures</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Devonshire St Tunnel, Demolition and Diversion Staging – Phase 3, diversion reference CE-72B-0141 rev B</li> <li>Devonshire Street Tunnel Closure – Appendix A and B – Signage Proofs</li> </ul>		
<b>F7</b>	Notification of such construction activities as referenced in <b>Condition F6</b> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> <li>Devonshire Street Tunnel Closure – Appendix A and B – Signage Proofs</li> </ul>	There are no residents immediately adjacent to the project. Appropriate signage was installed notifying pedestrians of the diversion prior to and during the weekend shutdown periods.	Complaint
<b>F8</b>	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>ATL Project Induction</li> <li>Complaints register</li> </ul>	At the time of IA#2, all excavation works, and ground engineering activities have been completed. There were no impulsive or tonal activities being undertaken or reported during the Audit period.	Compliant
<b>Implementation of Management Plans</b>				
<b>F9</b>	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP <b>Condition E15</b> (including Sub-Plans).	<ul style="list-style-type: none"> <li>Atlassian Building Central, Construction Management Plan, Built Revision 17, August 2022</li> <li>Bingo Industries waste processing procedure</li> <li>Construction Waste Management Plan for Atlassian Building Central 1/3/22</li> </ul>	Sufficient evidence as observed during the Audit site inspection and documented in records reviewed in undertaking this audit to demonstrate the effective implementation of the CEMP	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Atlassian Central Station, Construction Pedestrian Traffic Management Plan dated 23/5/22</li> <li>Construction Waste Management Sub Plan for Atlassian Building Central, Rev 1 dated 3/2/22</li> <li>Construction Soil and Water Management Sub-Plan, Proposed Commercial Development 8-10 Lee Street, Haymarket NSW 2000, Environmental Consulting Services, Rev 1 dated 16/5/22</li> <li>Erosion and Sediment Control Plan, TTW</li> <li>Construction Flood Emergency Response Subplan, Atlassian Central, TTW, Rev B dated 21/4/22</li> <li>Documents reviewed in undertaking this Audit</li> </ul>		
<b>Construction Traffic</b>				
<b>F10</b>	All construction vehicles are to be contained wholly within the site and Ambulance Avenue, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the site inspection, all construction vehicles were contained wholly within the worksite. Site access is supervised with construction vehicle arrivals scheduled for "just in time delivery" to avoid queuing on local roads.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Hoarding Requirements</b>				
<b>F11</b>	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Complaints register</li> </ul>	<p>As observed during the Audit site inspection, there was no third-party advertising or graffiti on any hoardings.</p> <p>No complaints have been received during the Audit period regarding obstruction of public way.</p>	Compliant
<b>No Obstruction of Public Way</b>				
<b>F12</b>	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Complaints register</li> </ul>	<p>As observed during the Audit site inspection, there was no obstruction to the public way. All vehicles refuse, skips etc were wholly contained within the site.</p> <p>No complaints have been received during the Audit period regarding obstruction of public way.</p>	Compliant
<b>F13</b>	All public footways and paths of travel must be free from obstructions. If services are required to be relocated to clear paths of travel then this must be undertaken at the developer's expense.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Complaints register</li> </ul>	<p>As observed during the Audit site inspection, there was no obstruction to public footpaths and paths of travel. Supervision is provided at the gate with a gate to manage the interface between construction vehicles accessing the site and pedestrians along Lee St.</p> <p>No complaints have been received during the Audit period regarding obstruction of public way.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Construction traffic</b>				
<b>F14</b>	All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the site inspection, all construction vehicles were contained wholly within the worksite. Site access is supervised with construction vehicle arrivals scheduled for "just in time delivery" to avoid queuing on local roads.	Compliant
<b>Road Occupancy Licence</b>				
<b>F15</b>	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> <li>Road Occupancy Licence, Licence No 2186268</li> <li>Road Occupancy Licence, Licence No 2191692</li> <li>Road Occupancy Licence, Licence No 2188674</li> <li>Road Occupancy Licence, Licence No 2186268</li> <li>Road Occupancy Licence, Licence No 2186268</li> <li>Road Occupancy Licence, Licence No 2192082</li> <li>Road Occupancy Licence, Licence No 2192708</li> <li>Road Occupancy Licence, Licence No 2211640</li> <li>Road Occupancy Licence, Licence No 2211644</li> <li>Road Occupancy Licence, Licence No 2211640</li> </ul>	Road Occupancy licences have been obtained from TfNSW (TMC) for any works that impact on traffic	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Contact Telephone Number</b>				
<b>F16</b>	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit interviews</li> </ul>	The personnel nominated as the 24- hour contact for the project include the Project Manager, Construction Manager and Site Manager. All have authority over the works.	Complaint
<b>Covering of Loads</b>				
<b>F17</b>	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	<ul style="list-style-type: none"> <li>Photographic evidence</li> <li>Site Inspection 23/7/25</li> </ul>	At the time of the audit site inspection, all excavation and demolition work had been completed. Photographic evidence was provided to the Auditor showing covered vehicles departing the site prior to the Audit.	Compliant
<b>Vehicle Cleansing</b>				
<b>F18</b>	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> <li>Photographic evidence</li> <li>Site Inspection 23/7/25</li> <li>Audit interviews</li> <li>Construction Soil and Water Management Sub-Plan, Proposed Commercial Development 8-10 Lee Street, Haymarket NSW 2000, Environmental Consulting Services, Rev 1 dated 16/5/22</li> <li>Erosion and Sediment Control Plan, TTW</li> <li>Erosion and Sediment Control Inspection records (various)</li> </ul>	At the time of the Audit site inspection, the site was sealed with concrete with no exposed sediment. Therefore, the risk of mud tracking or offsite has been eliminated. It was noted during Audit interviews that during the demolition and excavation works, a rumble grid and vehicle washdown was provided to remove dirt from construction vehicles exiting the site with a street sweeper deployed to remove any accumulated sediment from Lee Street. This was confirmed with an ERSED inspection and photographic records. These measures are consistent with the Soil and Water Management Plan.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			There have been no pollution incidents reported, or complaints received during the Audit period relating to mud tracking or pollution.	
<b>Construction Noise Limits</b>				
<b>F19</b>	All work, including demolition, excavation and building work, and activities in the vicinity of the site generating noise associated with the preparation for the commencement of work in connection with the development must comply with the <i>City of Sydney Construction Hours/Noise within the Central Business District Code of Practice 1992</i> and Australian Standard 2436-2010 <i>Guide to Noise Control on Construction, Maintenance and Demolition Sites</i> . All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the CNVMP required by <b>Condition E18</b> of this consent.	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 01, Built Pty Ltd 2022-05-01 to 2022-12-31</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 02, Built Pty Ltd 2023-01-01 to 2023-12-31</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 03, Built Pty Ltd 2024-01-01 to 2024-12-31</li> <li>Complaints register</li> <li>Site Inspection 23/7/25</li> </ul>	<p>Section 7.2 of the Construction Noise and Vibration Plan describes the requirements of the Code of Practice for Construction Hours and Noise within the Central Business District (1992).</p> <p>The Auditor reviewed the noise monitoring results for the Audit period with no exceedance's identified.</p> <p>No noise complaints have been received during the Audit period</p>	Compliant
<b>F20</b>	The Applicant must ensure all construction vehicles do not arrive at the site outside of the construction hours of work outlined under <b>Condition F5</b> .	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Complaints register</li> </ul>	<p>As observed during the Audit site inspection and discussed during Audit interviews, a traffic controller oversees the scheduling and arrival of construction vehicles to the site to ensure vehicles do not arrive prior to 7am.</p> <p>There have been no complaints received during the Audit period relating to out of hours arrivals and departures of construction vehicles.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F21	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the Audit site inspection, non-tonal reversing alarms have been implemented. Mechanical vehicle turnaround wheels have been provided on site which eliminates the need for vehicle reversing.	Compliant
F22	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 01, Built Pty Ltd 2022-05-01 to 2022-12-31</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 02, Built Pty Ltd 2 2023-01-01 to 2023-12-31</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 03, Built Pty Ltd 2024-01-01 to 2024-12-31</li> <li>Complaints register</li> <li>Site Inspection 23/7/25</li> </ul>	<p>The Auditor reviewed the noise monitoring results for the Audit period with no exceedance's identified.</p> <p>There have been no complaints received during the Audit period relating to out of hours arrivals and departures of construction vehicles.</p> <p>Noise levels observed during the Audit site inspection were typical for a construction project of this scale and nature.</p> <p>Background noise levels were high and dominated by traffic on Lee St and Broadway. Railway noise and intermittent aircraft noise.</p>	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F23	Where all noise control measures have been implemented and the resultant noise and/ or vibration levels at any sensitive receiver still exceed the Council's applicable criteria stated in the <i>City of Sydney Construction Hours/Noise Code 1992</i> and are giving rise to sustained complaints then the contractor must provide regular, appropriate and sustained periods of respite in consultation with Council's Health and Building unit. Approval to vary the authorised noise and vibration levels must be received in writing by the proponent from Council prior to activities being undertaken that exceed sanctioned emission levels.	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 2025#1</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 2025#2</li> </ul>	<p>As noted in the Auditors response to Condition F22, The Auditor reviewed the noise monitoring results for the Audit period with no exceedance's identified.</p> <p>There have been no complaints received during the Audit period</p>	Compliant
F24	The immediately adjoining neighbours must be given a minimum of 48 hours' notice that excavation, shoring or underpinning works or use of high noise emission appliances / plant are about to commence.	<ul style="list-style-type: none"> <li>Email from Built to Central Barber Shop titled "Atlassian Central – BOJV Direct Contact Number" dated 10/8/22</li> <li>Email from Built to Coffee Trails titled "Atlassian Central – BOJV Direct Contact Number" dated 10/8/22</li> <li>Email from Built to Krispy Creme titled "Atlassian Central – BOJV Direct Contact Number" dated 10/8/22</li> <li>Email from Built to TfNSW Development titled "Atlassian Central – BOJV Direct Contact Number" dated 6/8/22</li> </ul>	As noted in IA #1, the adjoining neighbours to the project were advised prior to the commencement of construction works.	Compliant
<b>Vibration Criteria</b>				
F25	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation,</p>	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> </ul>	The Auditor reviewed the vibration monitoring results undertaken during the Audit period and noted that compliance with the vibration criteria has been achieved during the Audit period.	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	<ul style="list-style-type: none"> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 2025#1</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 2025#2</li> </ul>		
<b>F26</b>	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in <b>Condition F25</b> .	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 2025#1</li> <li>Atlassian Building Central Construction Noise and Vibration Monitoring Report 2025#2</li> </ul>	<p>At the time of the Audit site inspection, all earthworks had been completed with no vibratory compactors observed during the Audit site inspection.</p> <p>The Auditor reviewed the vibration monitoring results undertaken during the Audit period and noted that compliance with the vibration criteria has been achieved during the Audit period.</p>	Complaint
<b>F27</b>	The limits in <b>Condition F25</b> and <b>Condition F26</b> apply unless otherwise outlined in the CNVMP required by <b>Condition E18</b> of this consent.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Noted	Compliant
<b>Tree Protection</b>				
<b>F28</b>	<p>For the duration of the construction works:</p> <p>a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>b) all street trees immediately adjacent to the site on Lee Street must be protected at all times during construction in accordance with Council's tree</p>	<ul style="list-style-type: none"> <li>Audit site inspection 23/7/25</li> </ul>	As observed during the site inspections for both IA#1 and IA #2 the street trees immediately adjacent to the site on Lee St were unprotected, although no damage to the trees or storage of items within the dripline was observed.	Complaint

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and</p> <p>c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater</p>		<p>Prior to commencing works, an assessment was undertaken by BOJV that demonstrated the trees were outside the zone of influence of construction activities. This is consistent with observations made by the Auditor during the site inspection. A solid hoarding was installed between the site works and the trees with no construction activities occurring within proximity to the trees other than the arrival and departure of construction vehicles to the driveway entry (approximately 10-15 m away from the nearest tree)</p> <p>A recommendation was made in IA#1 to undertake a further assessment of tree impacts and the need for tree protection is undertaken prior to the commencement of any public domain works on Lee St with consultation undertaken with CoS Council.</p> <p>At the time of IA#2, the public domain works on Lee Street had not commenced, therefore the recommendation remains open.</p>	

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Protection of Stone Kerbs</b>				
<b>F29</b>	<p>The existing stone kerbs on the Lee Street frontage of the site are to be retained and properly protected during demolition, excavation and construction works. To avoid damage to stone kerbs during excavation and construction works for the development, temporary removal and storage of the stone kerbs may be approved by Council. Removed, serviceable stone kerbs (i.e. those that are in good condition as agreed by Council officers) must be re-installed in accordance with the City of Sydney's standard details and specifications after the construction works have been completed. A temporary concrete kerb will need to be constructed to retain the footpath until the stone kerbs can be reinstalled. Note the following:</p> <ul style="list-style-type: none"> <li>(a) all costs associated with the works are to be borne by the developer;</li> <li>(b) damaged kerbs are to be replaced to match existing to Council's satisfaction or as otherwise advised by Council officers;</li> <li>(c) where new vehicle crossings or temporary crossings are to be constructed to access the property, the affected kerb stones should be salvaged and reused wherever possible;</li> <li>(d) all new driveway laybacks and kerbs are to be constructed with stone kerbs to match existing stones or as specified by City officers;</li> <li>(e) Council approval is required before kerbs are removed;</li> <li>(f) Council approval is required prior to the cutting of existing stone kerbs for stormwater kerb outlets; and</li> <li>(g) stone kerbs and gutters may be bonded in accordance with the City of Sydney's adopted Schedule of Fees and Charges. If so, this will be included with the Public</li> </ul>	<ul style="list-style-type: none"> <li>Audit site inspection 23/7/25</li> <li>Metropolitan Demolitions, Demolition Work Plan, Atlasian, Project No: MD2375, dated 28/5/22</li> </ul>	<p>There was no observed damage to the existing stone kerbs on the Lee Street frontage during the Audit site inspection. Hoarding was placed over the stones as protection (refer to site photographs)</p> <p>The demolition works plan describes details of protection systems installed during the demolition phase to ensure no damage occurs to surrounding structures.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Domain Damage Bond.			
<b>Air Quality</b>				
<b>F30</b>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> <li>• Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>• Complaints register</li> <li>• Site inspection 23/7/25</li> <li>• Photographic evidence</li> <li>• Altassian Building Central – Construction Air Quality Monitoring Report 01 2022-05-01 to 2022-12-31</li> <li>• Altassian Building Central – Construction Air Quality Monitoring Report 01 2023-01-01 to 2023-06-01</li> <li>• Altassian Building Central – Construction Air Quality Monitoring Report 01 2024-01-01 to 2022-12-31</li> </ul>	<p>A specialist subplan has been prepared that details measures to minimise dust generation. As observed during the Audit site inspection, measures to control dust were implemented including water sprays, stabilised site access and sealed site (with concrete) to prevent exposure to soils and eliminate the dust hazard. No dirt or mud tracking was observed on Lee Street.</p> <p>Site hive dust monitors have been placed surrounding the site with a trigger/response process implemented so any exceedance's may be investigated and corrected promptly.</p> <p>No complaints have been received during the Audit period relating to dust management.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F31	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<ul style="list-style-type: none"> <li>Atlassian Building Central, 8-10 Lee Street Haymarket, Construction Noise, Vibration and Dust Management Plan, Acoustic Logic, Revision 6 dated 2/6/22</li> <li>Complaints register</li> <li>Site inspection 23/7/25</li> <li>Photographic evidence</li> <li>Altassian Building Central – Construction Air Quality Monitoring Report 01 2022-05-01 to 2022-12-31</li> <li>Altassian Building Central – Construction Air Quality Monitoring Report 01 2023-01-01 to 2023-06-01</li> <li>Altassian Building Central – Construction Air Quality Monitoring Report 01 2024-01-01 to 2022-12-31</li> </ul>	<p>A specialist subplan has been prepared that details measures to minimise dust generation. As observed during the Audit site inspection, measures to control dust were implemented including water sprays, stabilised site access and sealed site (with concrete) to prevent exposure to soils and eliminate the dust hazard. Photographic evidence was provided to the Auditor demonstrating the provision of tarpaulins covering construction vehicles leaving the site to prevent windblown dust. No dirt or mud tracking was observed on Lee Street.</p> <p>Site hive dust monitors have been placed surrounding the site with a trigger/response process implemented so any exceedance's may be investigated and corrected promptly. monitoring reported Annually.</p> <p>No complaints have been received during the Audit period relating to dust management.</p>	Compliant
<b>Erosion And Sediment Control</b>				
F32	<p>All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP (<b>Condition C20</b>).</p>	<ul style="list-style-type: none"> <li>Construction Soil and Water Management Sub-Plan, Proposed Commercial Development 8-10 Lee Street, Haymarket NSW 2000, Environmental Consulting Services, Rev 1 dated 16/5/22</li> <li>Erosion and Sediment Control Plan, TTW</li> <li>BOJV General Inspection ID 679316 dated 23/6/25</li> <li>BOJV General Inspection ID 687747 dated 15/7/25</li> <li>BOJV General Inspection ID 682589 dated 28/6/25</li> </ul>	<p>The Construction Soil and Water Management Subplan and the Erosion and Sediment Control Plan provide details of the erosion and sediment controls during the construction of the project.</p> <p>As observed during the Audit site inspection, appropriate erosion and sediment controls were installed with the site sealed with concrete, eliminating exposure to sediment. Regular site inspections are undertaken to check erosion and sediment controls and identify any corrective actions to be implemented.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>HSE Plan – Audit Site ID 660709 dated 11/4/25</li> <li>HSE Plan – Audit Site ID 688611 dated 17/7/25</li> </ul>		
<b>Imported Fill Materials</b>				
<b>F33</b>	All fill imported onto the site shall be validated to ensure the imported fill is suitable for the proposed land use from a contamination perspective. Fill imported on to the site shall also be compatible with the existing soil characteristic for site drainage purposes.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	As observed during the Audit site inspection and discussed during the Audit interview, there is no fill materials imported to the site.	Not triggered
<b>F34</b>	<p>All fill imported onto the site should be validated by either one or both of the following methods during remediation works:</p> <p>(a) imported fill must be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or</p> <p>(b) sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	As observed during the Audit site inspection and discussed during the Audit interview, there is no fill materials imported to the site.	Not triggered
<b>F35</b>	The Applicant must keep accurate records of the volume and type of fill to be used and make these records available to the Certifier / EPA Auditor upon request	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> </ul>	As observed during the Audit site inspection and confirmed during the Audit interview, there is no fill materials imported to the site.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Disposal of Seepage and Storm water</b>				
<b>F36</b>	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	<ul style="list-style-type: none"> <li>Site Inspection 2</li> <li>3/7/25</li> <li>Audit interviews</li> <li>Email from Sydney Water to Warren Smith Consulting titled "Atlassian Construction De-watering" dated 15/6/22</li> <li>Dewatering Management Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket, NSW 2000, Environmental Consulting Services, rev 4 dated 27/5/22</li> </ul>	<p>Approval was obtained to pump into Sydney Water stormwater system. The SWC letter of approval notes the following</p> <p><i>"The dewatering management plan and commitments provided in the email below will satisfy the water quality discharge requirements. Sydney Water has no objection to the proposed dewatering into Sydney Waters stormwater system. No additional documents are required"</i></p>	Compliant
<b>F37</b>	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit interviews</li> <li>Email from Sydney Water to Warren Smith Consulting titled "Atlassian Construction De-watering" dated 15/6/22</li> <li>Construction Certificate # 1 (CC-22235), Blackett Maguire Goldsmith dated 22/11/22</li> <li>Dewatering Management Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket, NSW 2000, Environmental Consulting Services, rev 4 dated 27/5/22</li> </ul>	<p>Approval was obtained to pump into Sydney Water stormwater system. The SWC letter of approval notes the following</p> <p><i>"The dewatering management plan and commitments provided in the email below will satisfy the water quality discharge requirements. Sydney Water has no objection to the proposed dewatering into Sydney Waters stormwater system. No additional documents are required"</i></p> <p>CC1 notes receipt of an email from CoS Council confirming approval of stormwater drainage connections is not required.</p>	Compliant
<b>Emergency Management</b>				



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F38	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	<ul style="list-style-type: none"> <li>Induction – Atlassian Building Central</li> <li>Induction register</li> </ul>	The Atlassian Building Central induction includes details of the locations of the assembly points and evacuation routes for the duration of construction. Records of inductees are kept with an up-to-date induction register provided to the Auditor.	Compliant
<b>Implementation of Aboriginal and Non-Aboriginal Archaeological and Heritage Programs</b>				
F39	The Applicant must carry out the demolition, excavation and construction of the development in accordance with the approved Aboriginal and non-Aboriginal archaeological and heritage programs ( <b>Conditions E19 to F62</b> ).	<ul style="list-style-type: none"> <li>Refer to Auditors responses to conditions C4-C9 for evidence relevant to this condition.</li> </ul>	As noted in the Auditors response to Conditions C4- C9, substantial evidence was made available to the Auditor demonstrating compliance with this requirement. This includes the appointment of an experienced heritage expert to undertake site inspections and advise on the implementation of the management plans during construction.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
F40	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	<ul style="list-style-type: none"> <li>Audit interviews</li> <li>Refer to Auditors responses to conditions C4-C9 for evidence relevant to this condition.</li> </ul>	<p>No new aboriginal objects have been identified during the audit period.</p> <p>At the time of the site inspection, the site has been sealed with no further ground disturbance required.</p>	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Unexpected Finds Protocol – Historic heritage</b>				
<b>F41</b>	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	<ul style="list-style-type: none"> <li>Letter from DPHI to Urbis titled "Archaeological Test Excavation Report" dated 31/1/25</li> <li>Atlassian Development Archaeological Test Excavation Report – Lower Ground Floor, Adina Ramp and Upper Ground Floor/Platform 9 dated 31/1/23</li> <li>Audit interviews</li> </ul>	<p>Prior to the commencement of work a detailed program of test excavations was undertaken.</p> <p>No further unexpected archaeological relics were uncovered during the Audit period.</p>	Not triggered
<b>Outdoor lighting</b>				
<b>F42</b>	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Construction Management Plan, Built</li> <li>HSE Plan</li> <li>Audit interviews</li> <li>Complaints register</li> </ul>	<p>Section 4.2.1 of the CMP notes the following:</p> <p><i>"Following consultation and coordination with council, it was determined that no external lighting is required to Lee St frontage. All temporary lighting during construction has been designed to minimise impact on adjoining owners and sensitive receivers, Lighting to hoardings has been restricted to public thoroughfares where obtrusive impacts of lighting are controlled".</i></p> <p>Attachment 1 of the HSE Plan notes the following:</p> <p><i>"Where required, ensure temporary lighting is provided in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting"</i></p> <p>No complaints have been received during the Audit period regarding the obtrusive effects of outdoor lighting</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Site Contamination</b>				
<b>F43</b>	<p>The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <p>(a) the additional site investigations / data gap analysis must be undertaken in accordance with the <i>'Remediation Action Plan Proposed Commercial Development Project 86767.03'</i> prepared by Douglas Partners and dated September 2020 and the plan must be then revised based on the findings of the data gap investigations;</p> <p>(b) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>;</p> <p>(c) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p> <p>(d) the recommendations of the <i>'Remediation Action Plan Proposed Commercial Development Project 86767.03'</i> prepared by Douglas Partners and dated September 2020 and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.</p>	<ul style="list-style-type: none"> <li>• Report on Supplementary (Contamination) Site Investigation, Proposed Commercial Development, 8-10 Lee Street, Haymarket, dated 19/8/21</li> <li>• Report on Supplementary (Contamination) Site Investigation, Proposed Commercial Development, 8-10 Lee Street, Haymarket, dated 17/2/22</li> <li>• Memorandum from Douglas and Partners to Atlassian Pty Ltd titled "Summary of Detailed Site (Contamination) Investigation, for a Proposed Commercial Development, 8-10 Lee St, Haymarket, dated 6/9/19</li> </ul>	<p>Experienced geotechnical and contamination consultants Douglas and Partners have been appointed to provide technical advice and undertake additional site investigations. Two supplementary site investigation reports were provided to the Auditor as evidence of compliance with this requirement.</p>	Complaint

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F44	Remediation of the site must be carried out in accordance with the 'Remediation Action Plan Proposed Commercial Development Project 86767.03' prepared by Douglas Partners and dated September 2020 and any variations to the plan approved by an NSW EPA-accredited Site Auditor.	<ul style="list-style-type: none"> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket NSW 2000, Harwood Environmental, dated 11/12/23</li> <li>NSW Site Auditor Scheme, Site Audit Statement – Report No 20039_SAR_v00 dated 11/12/23</li> </ul>	<p>A site Auditor has been appointed to the project and has issued one Site Audit statement with and associated Audit report. The Audit statement references the Remediation Action Plan as noted in this condition. The Auditors report notes the following:</p> <p><i>"The site was deemed to have been appropriately remediated and validated under ECS guidance and was deemed to be suitable for the proposed multistorey site.</i></p> <p><i>Following site remediation, which consisted of bulk excavation and disposal of soils and subsequent validation, the Auditor is confident that the site has been made suitable for the proposed land use with no need for further assessment or management".</i></p>	Compliant
F45	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	<ul style="list-style-type: none"> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket NSW 2000, Harwood Environmental, dated 11/12/23</li> <li>NSW Site Auditor Scheme, Site Audit Statement – Report No 20039_SAR_v00 dated 11/12/23</li> </ul>	<p>A site Auditor has been appointed to the project and has issued one Site Audit statement with and associated Audit report. The Audit statement references the Remediation Action Plan as noted in this condition. The Auditors report notes the following:</p> <p><i>"The site was deemed to have been appropriately remediated and validated under ECS guidance and was deemed to be suitable for the proposed multistorey site.</i></p> <p><i>Following site remediation, which consisted of bulk excavation and disposal of soils and subsequent validation, the Auditor is confident that the site has been made suitable for the proposed land use with no need for further assessment or management".</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F46	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in contamination.	<ul style="list-style-type: none"> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket NSW 2000, Harwood Environmental, dated 11/12/23</li> <li>NSW Site Auditor Scheme, Site Audit Statement – Report No 20039_SAR_v00 dated 11/12/23</li> </ul>	<p>A site Auditor has been appointed to the project and has issued one Site Audit statement with and associated Audit report. The Audit statement references the Remediation Action Plan as noted in this condition. The Auditors report notes the following:</p> <p><i>“The site was deemed to have been appropriately remediated and validated under ECS guidance and was deemed to be suitable for the proposed multistorey site.</i></p> <p><i>Following site remediation, which consisted of bulk excavation and disposal of soils and subsequent validation, the Auditor is confident that the site has been made suitable for the proposed land use with no need for further assessment or management”.</i></p>	Compliant
F47	Contaminated groundwater must not be discharged into the Council's stormwater drainage system. Options for the disposal of groundwater include disposal to sewer with prior approval from Sydney Water or off-site disposal by a liquid waste transporter for treatment/disposal to an appropriate waste treatment/processing facility.	<ul style="list-style-type: none"> <li>Water monitoring register dated 1/8/23</li> <li>Letter from Environmental Consulting Services to Rainbow Group titled “Excavation Water Sampling, 8-10 Lee Street, Haymarket, NSW 2000” dated 6/11/23</li> <li>Email from CoS Council to Built titled “220317 YHA Civil Meeting Minutes” dated 14/7/22</li> <li>Dewatering Management Plan, Proposed Commercial Development, 8-10 Lee Street, Haymarket, NSW 2000, Environmental Consulting Services, rev 4 dated 27/5/22</li> </ul>	<p>Approval was obtained to pump into Sydney Water stormwater system. The SWC letter of approval notes the following</p> <p><i>“The dewatering management plan and commitments provided in the email below will satisfy the water quality discharge requirements. Sydney Water has no objection to the proposed dewatering into Sydney Waters stormwater system. No additional documents are required”</i></p> <p>Consultation was undertaken with CoS Council with no objections raised.</p> <p>Monitoring of discharges was undertaken by a specialist environmental consultant.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Asbestos Removal Works</b>				
F48	<p>All works removing asbestos containing materials must be carried out by a suitably licensed asbestos removalist duly licensed with Safework NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal Licence which ever applies. In addition, all works must also be carried out in accordance with the following requirements:</p> <p>(a) a copy of the relevant licence must be made available to any authorised Council officer on request within 24 hours;</p> <p>(b) five days prior to the commencement of licensed asbestos removal, Safework NSW must be formally notified of the works. All adjoining properties and those opposite the development must be notified in writing of the dates and times when asbestos removal is to be conducted. The notification must identify the licensed asbestos removal contractor and include a contact person for the site together with telephone number and email address;</p> <p>(c) all work must be carried out in accordance with the <i>Work Health and Safety Regulation 2017</i> and the NSW Government and SafeWork NSW document entitled <i>How to manage and control asbestos in the work place: Code of Practice (Safework NSW)</i> December 2011 and the <i>City of Sydney Managing Asbestos Policy dated 21 October 2013 and associated guidelines</i>;</p> <p>(d) the asbestos removalist must use signs and barricades to clearly indicate the area where the asbestos removal work is being performed. Signs must be placed in positions so that people are aware of where the asbestos removal work area is and should remain in place until removal is completed and clearance to</p>	<ul style="list-style-type: none"> <li>Metropolitan Demolitions, Demolition Work Plan, Atlassian, Project No: MD2375, dated 28/5/22</li> <li>Letter from Metropolitan Group titled "Altassian Central Project – Statement of Compliance" dated 30/5/22</li> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket NSW 2000, Harwood Environmental, dated 11/12/23</li> <li>NSW Site Auditor Scheme, Site Audit Statement – Report No 20039_SAR_v00 dated 11/12/23</li> </ul>	<p>Experienced demolition contractor, Metropolitan Demolitions was engaged to undertake demolition works.</p> <p>The written statement provided by Metropolitan Demolitions states the following:</p> <p><i>Hazardous materials removal work at the Atlassian Central Project will be carried out in accordance with the Work Health and Safety Regulations 2017 (NSW) Australian Standard AS2601: The demolition of structures (AS2601-2001) and the Code of Practice: How to Safely Remove Asbestos"</i></p> <p><i>The site supervisor will be a Safework NSW recognised Demolition (Class A unrestricted person) competent person</i></p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>reoccupy has been granted. Responsibilities for the security and safety of the asbestos removal site and removal must be specified in the asbestos removal control plan (where required). This includes inaccessible areas that are likely to contain asbestos;</p> <p>(e) warning signs must be placed so they inform all people nearby that asbestos removal work is taking place in the area. Signs must be placed at all of the main entry points to the asbestos removal work area where asbestos is present. These signs must be weatherproof, constructed of light-weight material and adequately secured so they remain in prominent locations. The signs must be in accordance with AS 1319 -1994 <i>Safety Signs for the Occupational Environment</i> for size, illumination, location and maintenance;</p> <p>(f) asbestos waste must only be transported and disposed of at an EPA licensed waste facility;</p> <p>(g) no asbestos products are to be reused on the site (i.e. packing pieces, spacers, formwork or fill etc);</p> <p>(h) no asbestos laden skips or bins are to be left in any public place without the written approval of Council;</p> <p>(i) a site notice board must be located at the main entrance to the site in a prominent position and must have minimum dimensions of 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size. The site notice board must include the following:</p> <ul style="list-style-type: none"> <li>(i) contact person for the site;</li> <li>(ii) telephone and facsimile numbers and email address; and</li> <li>(iii) site activities and time frames.</li> </ul>			

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Waste Storage and Processing</b>				
<b>F49</b>	All waste generated during construction must be always secured and maintained within designated waste storage areas and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the Audit site inspection, covered waste storage containers were provided on site. There were no observations of waste located on an alternative site.	Compliant
<b>F50</b>	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Project waste register</li> <li>Bingo Recycling waste register</li> <li>Waste processing facility, compliance verification summary, Bingo Industries, Pty Ltd</li> </ul>	Waste details of waste classifications for materials. A certificate was provided to the Auditor confirming compliance.	Compliant
<b>F51</b>	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	There was no unacceptable concrete waste practices observed during the Audit site inspection or evidence of concrete slurry spills. An innovative capture system was implemented to ensure concrete wastes were contained within the site.	Compliant
<b>F52</b>	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<ul style="list-style-type: none"> <li>Project Waste register</li> <li>Bingo waste and recycling plan</li> </ul>	A waste register has been established and is maintained. Waste recycling reports are also provided by the waste contractor with details of recycled materials. A waste and resource recovery report prepared by the demolition contractor was provided to the Auditor	Compliant



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
F53	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<ul style="list-style-type: none"> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket, NSW 2000, HEC dated 11/12/23</li> <li>Environmental Protection Licence #4068</li> </ul>	<p>Hazardous materials were removed during the IA#1 audit period</p> <p>Section 13.3 of the Site Audit report (that accompanies the Site Audit Statement notes that "Restricted Solid Waste/Special Waste and Asbestos Waste was disposed of at the Cleanaway Site – 1725 Elizabeth Drive Kemps Creek</p> <p>Environment Protection Licence # 4068 notes that asbestos waste may be received at the premises.</p>	Compliant
<b>Hazardous Waste</b>				
F54	<p>Hazardous and/or industrial waste arising from the demolition/operational activities must be removed and/or transported in accordance with the requirements of the NSW Work Cover Authority pursuant to the provisions of the following:</p> <p>(a) Protection of the Environment Operations Act 1997;</p> <p>(b) <i>Protection of the Environment Operations (Waste) Regulation 2005</i>;</p> <p>(c) <i>Waste Avoidance and Resource Recovery Act 2001</i>;</p> <p>(d) <i>Work Health and Safety Act 2011</i>; and</p> <p>(e) <i>Work Health and Safety Regulation 2017</i>.</p>	<ul style="list-style-type: none"> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket, NSW 2000, HEC dated 11/12/23</li> <li>Metropolitan Demolitions, Demolition Work Plan, Atlasian, Project No: MD2375, dated 28/5/22</li> <li>Letter from Metropolitans Group titled "Altasian Central Project – Statement of Compliance" dated 30/5/22</li> <li>Waste Data Report</li> <li>Various Clearance Certificates</li> </ul>	<p>At the time of the audit, all hazardous materials and industrial waste had been removed and disposed of at appropriate waste facilities as documented in the Site Audit Report.</p> <p>An experienced contractor (Metropolitan Demolitions) oversaw the removal of hazardous waste and asbestos.</p> <p>Details of vehicles transporting the waste was provided in the Waste tracking register.</p> <p>Occupational hygienist clearance certificates were provided to the Auditor as evidence that the asbestos was removed.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Classification of Waste</b>				
<b>F55</b>	<p>Prior to the exportation of waste (including fill or soil) from the site, the waste materials must be classified in accordance with the provisions of the Protection of the <i>Environment Operations Act 1997</i> and the <i>NSW DECC Waste Classification Guidelines, Part1: Classifying Waste (July 2009)</i>. The classification of the material is essential to determine where the waste may be legally taken. The <i>Protection of the Environment Operations Act 1997</i> provides for the commission of an offence for both the waste owner and the transporters if the waste is taken to a place that cannot lawfully be used as a waste facility for the particular class of waste. For the transport and disposal of industrial, hazardous or Group A liquid waste advice should be sought from the EPA.</p>	<ul style="list-style-type: none"> <li>Site Audit Report for SAS 343, 8-10 Lee Street, Haymarket, NSW 2000, HEC dated 11/12/23</li> </ul>	<p>Section 13.3 of the Site Audit report provides details of the waste classifications undertaken with the following comment by the Auditor:</p> <p><i>"The Auditor considers the information provided is sufficient to classify waste at the site and is likely to be accurate based on the information provided and reviewed".</i></p>	Compliant
<b>Stockpiles</b>				
<b>F56</b>	<p>No stockpiles of soil or other materials must be placed on footpaths or nature strips unless prior approval has been obtained from the City's Construction Regulation Team. All stockpiles of:</p> <ul style="list-style-type: none"> <li>(a) soil or other materials must be placed away from drainage lines, gutters or stormwater pits or inlets;</li> <li>(b) soil or other materials likely to generate dust or odours must be covered; and</li> <li>(c) contaminated soil must be stored in a secure area and be covered if remaining more than 24 hours.</li> </ul>	<ul style="list-style-type: none"> <li>Site inspection 23/7/25</li> <li>Complaints register</li> </ul>	<p>As observed during the audit site inspection, there were no stockpiles of soils or other materials placed on footpaths or the nature strip.</p> <p>There were no reported complaints during the audit period relating to this condition.</p>	Compliant

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Rail Assets and Operation During Construction</b>				
<b>F57</b>	<p>The Applicant must ensure that at all times they have a representative (which has been notified to TfNSW in writing), who:</p> <p>(a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by TfNSW;</p> <p>(b) acts as the authorised representative of the Applicant; and</p> <p>(c) is available (or has a delegate notified in writing to TfNSW that is available) on a 7 day a week basis to liaise with the representative of TfNSW, as notified to the Applicant.</p>	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit interviews</li> </ul>	The personnel nominated as the 24- hour contact for the project include the Project Manager, Construction Manager and Site Manager. All have authority over the works.	Compliant
<b>F58</b>	The Applicant must ensure that extreme care is taken during works to prevent water from collecting on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any TfNSW expenditure involved with restoring or maintaining alternative services.	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> </ul>	As observed during the Audit site inspection, appropriate drainage has been provided to ensure water does not collect or flow to the railway corridor	Compliant
<b>Non-Aboriginal archaeology – Design Review following testing</b>				
<b>F60</b>	Should archaeological deposits and substantially intact evidence of State significance be found, notification under s146 of the Heritage Act 1977 is required and a design review process must be undertaken in consultation with the Heritage Council to achieve the best outcomes for managing State significant archaeology at the site. The final design must be submitted to and approved by the Planning Secretary in consultation with the Heritage Council of NSW (or its delegate).	<ul style="list-style-type: none"> <li>Site Inspection 23/7/25</li> <li>Audit Interviews</li> <li>Atlassian Development, Archaeological Test Excavation Report – Lower Ground Floor, Adina Ramp and Upper Ground Floor/Platform 0, Urbis, dated 30/11/22</li> </ul>	It was noted that testing did not find any deposits or evidence that would trigger notification or design requirements in accordance with this condition.	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Non aboriginal Archaeology – Public Open Day</b>				
<b>F61</b>	Where state significant archaeological salvage is required, the Proponent shall factor into the program an opportunity for interpretation, public education and public access to the results of the archaeological investigation via a public Open Day. It must be conducted on a weekend to facilitate public attendance and should be advertised at least one week ahead to ensure that the greatest number of people are aware of the activity. Details of the proposed public Open Day must be sent to the Planning Secretary and the Heritage Council of NSW prior to the event to enable promotion of attendance.	<ul style="list-style-type: none"> <li>• Site Inspection 23/7/25</li> <li>• Audit interviews</li> </ul>	As noted above, state significant salvage has not been required, therefore there is no requirement to hold an open day or public education day at this stage of the project.	Not triggered
<b>Non-Aboriginal Archaeology – Final Reporting</b>				
<b>F62</b>	<p>A final archaeological excavation report shall be prepared within 12 months of the completion of the final archaeological excavation program for the project and copies of the final report shall be submitted to the Planning Secretary, the Heritage Council of NSW under s146 of the Heritage Act 1977 and to the local Council's local studies unit. The final report shall include:</p> <p>(a) details of all archaeological findings (i.e. from testing and salvage excavations); and</p> <p>(b) details of any significant artefacts recovered, where they are located and details of their ongoing conservation and protection in perpetuity by the land owner.</p>	<ul style="list-style-type: none"> <li>• Site Inspection 23/7/25</li> <li>• Atlassian Central – Non-Indigenous Archaeology, Excavation Report, Prepared by AMBS Ecology and Heritage for Urbis, draft April 2024</li> <li>• Archaeological Technical Report, Atlassian Central, SSD 10405, 8-10 Lee Street, Haymarket, NSW 1000, Urbis dated 30/4/24</li> <li>• DPHI Post Approval form 20250910061246</li> </ul>	<p>The final archaeological excavation report has been prepared by AMBS. The report is comprehensive and includes the following:</p> <ul style="list-style-type: none"> <li>• Historical context</li> <li>• Results of the archaeological investigation</li> <li>• Assessment of significance</li> <li>• Conclusion</li> </ul> <p>Evidence was provided to the Auditor to demonstrate the report has been submitted to DPHI. It was noted that the report would be submitted to Heritage NSW and Cos Council during the next audit period.</p>	Compliant

**Part G – Prior to the Issue of Occupation Certificate / Commencement of Operation**

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Occupation Certificate</b>				
<b>G1</b>	An Occupation Certificate must be obtained from the Certifier prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Notification of Occupation</b>				
<b>G2</b>	At least one month before the issue of the occupation certificate, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>GFA and Building Height Certification</b>				
<b>G3</b>	A Registered Surveyor is to certify that the development does not exceed the approved gross floor area and building height. Details shall be provided to the Certifier demonstrating compliance with this condition prior to the issue of the final Occupation Certificate.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>External Walls and Cladding</b>				
<b>G4</b>	Prior to the issue of any occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G5</b>	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Heritage Asset Maintenance Plan</b>				
<b>G6</b>	<p>Prior to the issue of any occupation certificate, the Applicant must prepare a costed Heritage Asset Maintenance Plan (HAMP) to ensure the continued protection of heritage significance of the heritage item and to guide the future maintenance on heritage fabric. The HAMP must:</p> <ul style="list-style-type: none"> <li>(a) be prepared in consultation with, and be endorsed by, Heritage NSW;</li> <li>(b) be based on Heritage NSW's publication: 'Preparing a maintenance plan', and is to be a guide for the effective, continuous, protective maintenance of all significant heritage fabric for a minimum period of 20 years;</li> <li>(c) include all fabric identified as being of heritage significance, specification notes and methodologies based on the Articles of the Australian ICOMOS Burra</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	Charter 2013 and best conservation practise, and a list of appropriate consultants and suppliers together with the projected costing for each item of work.			
<b>Post-Construction Dilapidation Report</b>				
<b>G7</b>	<p>Prior to the issue of any occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>c) to be forwarded to Council for information.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Protection of Public Infrastructure</b>				
<b>G8</b>	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
<b>Protection of Property</b>				
<b>G9</b>	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Utilities and Services</b>				
<b>G10</b>	Prior to the issue of any occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Roadworks and Access</b>				
<b>G11</b>	Prior to the commencement of operation, the Applicant must complete the construction of the Lee Street crossover to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the <i>Roads Act 1993</i> .	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Visitor Accommodation Operational Management Plan</b>				



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G12	<p>Prior to the issue of any occupation certificate for the visitor accommodation, a Visitor Accommodation Operational Management Plan (VAOMP) must be prepared and submitted to and approved by the Planning Secretary. The VAOMP (as updated from time to time) must include, but not be limited to, the following:</p> <p>(a) incorporate the recommendations and mitigation measures contained within the <i>'Plan of Management Railway Square Tech Central YHA DRAFT V1.0'</i> submitted with the RtS (Appendix O) and dated 10 May 2021;</p> <p>(b) incorporation of the requirements of all other operational conditions of this consent relevant to the visitor accommodation;</p> <p>(c) include further measures relating to management of common and reception areas, access and security, guest code of conduct and accommodation maintenance; and</p> <p>(d) handling of complaints from guests and external sources.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Freight and Servicing Management</b>				
G13	<p>Prior to the issue of any occupation certificate, the Applicant shall prepare a Loading and Servicing Management Plan in consultation with TfNSW. The plan must be endorsed by TfNSW and specify, but not be limited to, the following:</p> <p>(a) details of the development's loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;</p> <p>(b) details of freight and servicing facilities that may be required either within the subject site or other sites in</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>the immediate vicinity which adequately accommodate the forecast demand of the development so as to not rely on the kerbside restrictions to conduct the development's business; and</p> <p>(c) details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular potential queuing on public roads and potential conflicts between freight vehicles accessing the loading dock and transport users accessing the Central Station and / or other pedestrians accessing the facilities within the Central Station Precinct.</p>			
<b>G14</b>	Prior to the issue of any occupation certificate, signage shall be installed within the basement loading dock area clearly stating that all parking spaces are only for the use of service vehicles and the parking of private cars is prohibited.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G15</b>	Prior to the issue of any occupation certificate, the sign(s) must be installed within the site at the point(s) of vehicle egress compelling "Give Way to Pedestrians and Bicycles" before crossing a footpath on an existing or identified shared path route. The sign(s) must thereafter be maintained in good order at all times by the owners of the building.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G16</b>	Prior to the issue of any occupation certificate and commencement of the operation, the traffic lights and mirrors comprising the signalised service vehicle management system ( <b>Condition D14</b> ) must be installed and operational.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Green Travel Plan</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G17	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to and endorsed by TfNSW to promote the use of active and sustainable transport modes and copy of the final GTP shall be submitted to the Planning Secretary for information. The plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;</li> <li>(b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</li> <li>(c) increase the proposed mode share of public transport and active transport for all staff and visitors of the draft Green Travel Plan included within the '<i>Atlassian Central Station Transport Impact Assessment</i>' prepared by JMT Consulting and dated 27 November 2020;</li> <li>(d) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(e) include an Implementation Strategy incorporating measures to promote and support the implementation of the plan, financial and human resource requirements, specific management actions, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including annual review (and updated as necessary) and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	Pre-operational requirement	Not triggered
Transport Access Guide				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G18	<p>Prior to the commencement of operation, a Transport Access Guide (TAG) must be submitted to and approved by Council in consultation with TfNSW, implemented and maintained by the operators of the premises and be made available to staff, guests, clients, customers and visitors at all times. The TAG is to include (but not be limited to) the following:</p> <ul style="list-style-type: none"> <li>(a) information regarding lack of off-street car parking and passenger pick-up and set-down areas at the development site;</li> <li>(b) suitable nearby drop-off/pick-up locations;</li> <li>(c) identification of areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and suitable nearby Taxi Zones</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Service Vehicle and Bicycle Parking Arrangements</b>				
G19	<p>Prior to the issue of any occupation certificate, evidence must be submitted to the Certifier demonstrating that:</p> <ul style="list-style-type: none"> <li>(a) the service vehicle areas are provided in accordance with <b>Condition D16</b>;</li> <li>(b) bicycle facilities shall be installed in accordance with the requirements of <b>Condition D17</b>;</li> <li>(c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority;</li> <li>(d) the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and</li> <li>(e) end-of-trip facilities for staff are provided.</li> <li>(f) appropriate way-finding / advisory signage for pedestrians and cyclists is provided;</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(g) way-finding signage is installed within the site: (i) identifying the location of the on-site service vehicle area; and (ii) to direct cyclists from footpaths to designated bicycle parking areas.			
<b>Heritage Interpretation</b>				
<b>G20</b>	Prior to occupation and commencement of the use, the Applicant must provide evidence to the Certifier that the Heritage Interpretation Plan has been implemented in accordance with <b>Condition D32</b> .	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Mechanical Ventilation</b>				
<b>G21</b>	Prior to the issue of any occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) <i>AS 1668.2-2012 and AS 1668.4-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G22	Prior to issue of any occupation certificate and following the completion, installation, and testing of all the mechanical ventilation systems, a Mechanical Ventilation Certificate of Completion and Performance in accordance with Clause A5.2(1)(e) of the <i>Building Code of Australia</i> , must be submitted to the Certifier.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Operational Noise</b>				
G23	Prior to the issue of any occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the noise reports prepared by Stantec titled ' <i>Atlassian Central Noise &amp; Vibration Impact Assessment Ref: 45474</i> ' dated 23 September 2020 as updated by ' <i>Atlassian Central Acoustics, Noise &amp; Vibration Schematic Design Report – 2.0 Ref: 45474</i> ' dated 16 April 2021 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the noise reports.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
G24	All physical aspects of the building's structure installed in order to meet performance parameters in accordance with <b>Condition G23</b> must be maintained at all times.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Structural Inspection Certificate</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G25	<p>Prior to the issue of any occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Public Domain Works Completion – Lee Street Public Domain</b>				
G26	<p>The Public Domain works are to be constructed in accordance with the Public Domain Works Approval, approved stamped plans for Gradients and Levels, Stormwater, Public Domain Lighting, the City of Sydney's <i>Public Domain Manual</i>, <i>Stormwater Drainage Manual</i>, <i>Sydney Lights Design Code</i> and <i>Sydney Streets Technical Specification</i></p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
G27	<p>The public domain work must be inspected, and a Certificate of Practical Completion must be issued by Council's Public Domain Officer prior to the issue of any Occupation Certificate or before the commencement of use, whichever is earlier.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G28	Prior to a Certificate of Practical Completion being issued for public domain works, works-as-executed (As- Built) plans and documentation, must be submitted to and accepted by the City of Sydney for all public domain works, including where required Stormwater, Public Domain Lighting and Road construction. These works must be certified by a suitably qualified, independent professional. Details of the documentation required for approval will be advised by the City's Public Domain Unit.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Survey Infrastructure – Restoration</b>				
G29	<p>Prior to the issue of any occupation certificate being issued for the development, documentary evidence of restoration must be prepared by a Registered Surveyor and submitted to and approved by Council's Area Planning Manager / Coordinator. This evidence must include:</p> <p>(a) Certification that all requirements requested under the Surveyor-General's Approval for Survey Mark Removal or by the City's Principal Surveyor under condition "Survey Infrastructure – Identification and Recovery" have been complied with;</p> <p>(b) Certification that all requirements requested under any Surveyor-General's Approval for Deferment of Survey Marks from condition "Survey Infrastructure – Pre Subdivision Certificate works" have been complied with and;</p> <p>(c) Time-stamped photographic records of all new survey infrastructure relating to the site clearly showing the mark itself and sufficient context to aid in identifying the mark on site.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Stormwater</b>				
<b>G30</b>	Prior to the issue of any occupation certificate the Owner is required to enter into a Deed of Agreement with the City of Sydney and obtain registration of Title of a Positive Covenant for all proposed connections to the City's underground drainage system. The deed and positive covenant will contain terms reasonably required by the City and will be drafted by the City's Legal Services Unit at the cost of the applicant, in accordance with the City's Fees and Charges.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G31</b>	<p>Prior to the issue of any occupation certificate, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the SOMP. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Groundwater Monitoring</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G32	<p>Prior to the issue of any occupation certificate, the Applicant must develop a proposed occupational phase (after building completion) reporting schedule in consultation with Department of Planning, Industry and Environment, Water including, at a minimum:</p> <p>(a) a description of and schedule for the installation of meters for ongoing monitoring of groundwater take using instruments that meet the NSW Government's requirements for water meters and relevant Australian standards;</p> <p>(b) monthly monitoring to demonstrate the magnitude of groundwater pumping after construction, either through satisfactory photographic and documented evidence of no visible seepage into the building or, if inflows cannot be prevented, measured flow rates into all pump-out sumps; and</p> <p>(c) a plan for the ongoing measurement, recording and annual reporting of groundwater take, water level and water quality monitoring, and licencing compliance, within the documented building management system for the development. This should include arrangements for the reporting to be provided to the relevant authority.</p> <p>(d) to qualify for the less than 3 ML of take exemption, as per clause 21(6), the proponent will need to:</p> <p>(i) record the water take within 24 hours in the approved form and manner;</p> <p>(ii) provide the water take records to the Minister by no later than 28 July for the year ending 1 July during which the water was taken; and</p> <p>(iii) keep the water take records for a period of five years.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
Works as Executed Plans				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G33	Prior to the issue of any occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Warm Water Systems and Cooling Systems</b>				
G34	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Outdoor Lighting</b>				
G35	<p>Prior to the issue of any occupation certificate, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Archaeological Salvage – Historic Archaeology</b>				
<b>G36</b>	The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with <b>Conditions E20 to F62</b> . An interim report of the salvage excavation must be provided to Heritage NSW within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with Heritage NSW.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Operational Waste Management Plan</b>				
<b>G37</b>	<p>Prior to the issue of any occupation certificate and/or commencement of the use, whichever is earlier, the Applicant must prepare a Waste Management Plan in consultation with Council and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>(a) ensure the adequate storage and collection of waste and all garbage and recyclable materials emanating from the premises in a designated waste storage area(s) appropriately managed so that it does not attract pests or create litter</li> <li>(b) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(c) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(d) detail the materials to be reused or recycled, either on or off site; and (e) be consistent with the requirements of <b>Condition D12</b>			
<b>G38</b>	Prior to the issue of any occupation certificate and/or commencement of the use, whichever is earlier, the building owner must ensure that there is a contract with a licensed contractor for the removal of all waste. No garbage is to be placed on the public way, e.g. footpaths, roadways, plazas, reserves, at any time.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Site Contamination</b>				
<b>G39</b>	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Hazardous Material</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>G40</b>	Prior to the issue of any occupation certificate, certification must be submitted to the Certifier from a certified Occupational Hygienist ( <i>Australia Institute of Occupational Hygienists</i> ) confirming that all hazardous materials identified have been contained, managed or removed in accordance with the recommendations given in the approved Hazardous Materials Survey Report ( <b>Condition E22</b> ) and that the site is safe for future occupation in accordance with the approved use.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Landscaping</b>				
<b>G41</b>	Prior to the issue of any occupation certificate, the public domain and landscaping works must be completed in accordance with public domain and landscape plans approved under <b>Conditions D5</b> and <b>D6</b> .	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G42</b>	Prior to the issue of any occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage landscaping within the interior habitats and the external public domain.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G43</b>	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Wind Mitigation Measures</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>G44</b>	Prior to the issue of any occupation certificate or prior to the point at which mitigation is required (whichever is the sooner), the temporary wind mitigation measures must be installed in accordance with temporary wind mitigation measures approved under Condition D4.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Public Art</b>				
<b>G45</b>	Prior to the issue of any occupation certificate, the public art within the site must be completed in accordance with the approved Detailed Public Art Plan ( <b>Condition D31</b> ).	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Operational Flood Emergency Management</b>				
<b>G46</b>	<p>Prior to the issue of any occupation certificate, a Flood Emergency Management Plan (FEMP) must be submitted to the Certifier demonstrating it :</p> <ul style="list-style-type: none"> <li>(a) has been prepared by a suitably qualified and experienced person(s) in consultation with EESG;</li> <li>(b) addresses the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);</li> <li>(c) includes details of: <ul style="list-style-type: none"> <li>(i) the flood emergency responses for operational phase of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> </ul> </li> <li>(d) includes awareness training for employees and contractors,</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	and visitors.			
<b>G47</b>	Prior to the issue of any Occupation Certificate, a certification report prepared by a suitably qualified practitioner engineer (NPER), for flood risk management measures including flood planning level/s demonstrating compliance with the approved construction plans must be submitted to and be approved by the Principal Certifier. A copy of the report shall be provided to Council and the Department for record keeping purposes.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>Fire Safety and Emergency Response</b>				
<b>G48</b>	Prior to the issue of any occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G49</b>	<p>Prior to the issue of any occupation certificate, a Fire Emergency Response Plan must be submitted to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>(a) is be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Fire and Rescue NSW;</li> <li>(c) specifically address foreseeable on-site and off-site fire events and other emergency incidents or potential hazmat incidents;</li> <li>(d) detail the appropriate risk control measures that would need to</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<p>be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders. Such measures will include:</p> <ul style="list-style-type: none"> <li>i. the level of personal protective clothing required to be worn;</li> <li>ii. minimum level of respiratory protection required;</li> <li>iii. decontamination procedures to be instigated;</li> <li>iv. minimum evacuation zone distances;</li> <li>v. include other risk control measures that may need to be implemented in a fire emergency due to unique hazards specific to the site; and</li> <li>vi. be stored in a prominent 'Emergency Information Cabinet' located in a position adjacent to the site's main entry point/s.</li> </ul>			
<b>Rail</b>				
<b>G50</b>	<p>Prior to the issue of any occupation certificate the Applicant is to submit a copy of as-built drawings to TfNSW and Council. The as-built drawings:</p> <ul style="list-style-type: none"> <li>(a) are to be endorsed by a Registered Surveyor; and</li> <li>(b) shall confirm that there has been no encroachment into Transport Asset Holding Entity property or easements, unless agreed to by Transport Asset Holding Entity.</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered
<b>G51</b>	<p>Prior to the issue of the occupation certificate the Applicant must prepare a Rail Maintenance Plan (RMP) and submit the plan to TfNSW for review and endorsement. The RMP shall address how future maintenance of the development facing the rail corridor is to be undertaken. Evidence shall be submitted to the Certifier of TfNSW's endorsement of the RMP.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
G52	<p>Prior to the issue of the occupation certificate, a report must be prepared and submitted to the Certifier, Council and TfNSW certifying that the completed development meets the requirements of State Environmental Planning Policy (Infrastructure) 2007 and with the Department of Planning and Infrastructure's Development Assessment Guideline titled <i>"Development Near Rail Corridors and Busy Roads - Interim Guidelines"</i>. Such a report must include external and internal noise levels to ensure that the external noise levels during the test are representative of the typical maximum levels that may occur at this development, and that internal noise levels meet the required dB(A) levels. Where it is found that internal noise levels are greater than the required dB(A) level, necessary corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Pre-operational requirement	Not triggered

## Part H – Post Occupation

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Operation of Plant and Equipment</b>				
H1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Lee Street Driveway Basement Ramp</b>				
H2	In the event that vehicular access is available via the Western Gateway Sub-Precinct site-wide basement via Block B, the Lee Street driveway basement ramp must be demolished, removed and replaced with appropriate hard and soft landscaping subject to the requirement(s) of any necessary development application(s).	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Warm Water Systems and Cooling Systems</b>				
H3	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>Operational Noise Limits</b>				
H4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the noise reports prepared by Stantec titled ' <i>Atlassian Central Noise &amp; Vibration Impact Assessment Ref: 45474</i> ' dated 23 September 2020 as updated by ' <i>Atlassian Central Acoustics, Noise &amp; Vibration Schematic Design Report – 2.0 Ref: 45474</i> ' dated 16 April 2021.			Not triggered
H5	Noise from commercial plant and industrial development must not exceed a project amenity/intrusiveness noise level or maximum noise level in accordance with relevant requirements of the NSW EPA <a href="#">Noise Policy for Industry 2017 (NPfI)</a> unless agreed to by the Council's Area Planning Manager. Further:  (a) background noise monitoring must be carried out in accordance with the long-term methodology in <a href="#">Fact Sheet B</a> of the NPfI unless otherwise agreed by the City's Area Planning Manager.  (b) commercial plant is limited to heating, ventilation, air conditioning, refrigeration and energy generation equipment.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
H6	An LAeq,15 minute (noise level) emitted from the development must not exceed the LA90, 15 minute (background noise level) by more than 3dB when assessed inside any habitable room of any affected residence or noise sensitive commercial premises at any time. Further:  (a) The noise level and the background noise level must both be measured with all external doors and windows of the affected residence closed.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(b) Background noise measurements must not include noise from the development but may include noise from necessary ventilation at the affected premise.			
H7	The LA10, 15 minute noise level emitted from the use must not exceed the background noise level (LA90, 15minute) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) by more than 5dB between the hours of 7.00am and 12.00 midnight when assessed at the boundary of any affected residence.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
H8	The LA10, 15 minute noise level emitted from the use must not exceed the background noise level (LA90, 15 minute) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) between the hours of 12.00 midnight and 7.00am when assessed at the boundary of any affected residence.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
H9	Notwithstanding compliance with <b>Conditions H7</b> and <b>H8</b> above, noise from the use when assessed as an LA10, 15 minute enters any residential use through an internal to internal transmission path is not to exceed the existing internal LA90, 15 minute (from external sources excluding the use) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) when assessed within a habitable room at any affected residential use between the hours of 7am and 12midnight. Where the LA10, 15 minute noise level is below the threshold of hearing, Tf at any Octave Band Centre Frequency as defined in Table 1 of International Standard ISO 226: 2003- Normal Equal-Loudness-Level Contours then the value of Tf corresponding to that Octave Band Centre Frequency shall be used instead.			Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
H10	Notwithstanding compliance with <b>Conditions H7, H8 and H9</b> above, the noise from the use must not be audible within any habitable room in any residential use between the hours of 12.00 midnight and 7.00am.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
H11	<p>The LA10, 15 minute noise level emitted from the use must not exceed the background noise level (LA90, 15 minute) in any Octave Band Centre Frequency (31.5 Hz to 8 kHz inclusive) by more than 3dB when assessed indoors at any affected commercial premises.</p> <p><b>Note:</b> The LA10, 15 minute noise level emitted from the use is as per the definition in the Australian Standard AS1055-1997 Acoustics – Description and measurement of environmental noise. The background noise level LA90, 15 minute is to be determined in the absence of noise emitted by the use and be representative of the noise sensitive receiver. Background noise monitoring must be carried out in accordance with the long-term methodology in Fact Sheet B of the NPfl unless otherwise agreed by the Council's Area Planning Manager.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
H12	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to and approved by the Planning Secretary within three months of full occupation of the building. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Emissions</b>				
H13	<p>The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health and the development must comply with the following requirements:</p> <p>(a) gaseous emissions from the development must comply with the requirements of the Protection of the Environment Operations Act 1997 and Protection of the Environment Operations (Clean Air) Regulation 2010; and</p> <p>(b) uses that produce airborne particulate matter must incorporate an effective dust collection system</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
H14	In the event of any process in any room being of such a nature that heat, excessive moisture, dangerous or noxious gases, fumes or other aerosols are given-off, an air handling system must be installed providing positive capture and removal of the effluents. The effluent must be discharged to atmosphere at a point that will not create a nuisance and located in a position complying with <i>AS1668.2 - The Use of Ventilation and Air-Conditioning in Buildings - Mechanical Ventilation in Buildings</i> .	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Service Vehicles</b>				
H15	The size of vehicles servicing the property must not exceed 8.8m in length.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
H16	All loading and unloading associated with the site must be carried out within the site at all times and must not obstruct other properties/units or the public way.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
H17	At all times the service vehicle docks, car parking spaces and access driveways must be kept clear of goods and must not be used for storage purposes, including garbage storage.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Ecologically Sustainable Development</b>				



ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
H18	<p>Unless otherwise agreed by the Planning Secretary, Green Star and NABERS certification must be obtained within the following timeframes demonstrating the development achieves the minimum sustainability targets stipulated at <b>ConditionD60</b>. Evidence of the certification must be provided to the Certifier and the Planning Secretary:</p> <p>(a) within 12 months of commencement of operation for Green Star certification; and</p> <p>(b) within 18 months of commencement of operation for NABERS certification.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Outdoor Lighting</b>				
H19	<p>Notwithstanding <b>Condition F42</b>, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Landscaping</b>				
H20	<p>The Applicant must maintain the landscaping on the site in accordance with the approved landscape plans (<b>Conditions D5 and D6</b>) for the duration of occupation of the development.</p>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Occupational Waste</b>				

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
H21	The collection of waste and recycling must only occur during the designated zone collection times as outlined in the Council's Waste Policy – <i>Local Approvals Policy for Managing Waste in Public Places 2017</i> .			
H22	Garbage and recycling must not be placed on the street for collection more than half an hour before the scheduled collection time. Bins and containers are to be removed from the street within half an hour of collection.	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered
<b>Implementation of the Various Operational Management Plans</b>				
H23	<p>The following operational management plans (and any updates to those plans), shall be implemented and adhered to at all times by the Applicant following the issue of the occupation certificate:</p> <ul style="list-style-type: none"> <li>(a) Heritage Asset Maintenance Plan (<b>Condition G6</b>);</li> <li>(b) Visitor Accommodation Operational Management Plan (<b>Condition G12</b>);</li> <li>(c) Loading and Servicing Management Plan (<b>Condition G13</b>);</li> <li>(d) Green Travel Plan (<b>Condition G17</b>), which shall also be updated annually in consultation with TfNSW;</li> <li>(e) Transport Access Guide (<b>Condition G18</b>);</li> <li>(f) Stormwater Operation and Maintenance Plan (<b>Condition G30</b>);</li> <li>(g) Operational Waste Management Plan (<b>Condition G37</b>);</li> <li>(h) Operational Landscape Management Plan (<b>Condition G42</b>);</li> <li>(i) Operational Flood Emergency Management Plan (<b>Condition G46</b>); and</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Operational requirement	Not triggered

ID	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(j) Operational Fire Emergency Response Plan ( <b>Condition G49</b> ). (k) Rail Maintenance Plan (Condition G51)			
H24	<p>The use of the event space on Levels 35-36 must be:</p> <ul style="list-style-type: none"> <li>a) Restricted to staff and guests only.</li> <li>b) Restricted to a maximum capacity of 450 persons at any one time.</li> <li>c) Operated in accordance with the noise criteria and mitigation measures specified in the report titled 'Atlassian Central Development" SSD-10405 Modification 9 Acoustic Letter of Support' prepared by Stantec and dated 12 November 2024.</li> </ul>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>	Operational requirement	Not triggered

## **Appendix C Stakeholder Consultation Records**

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**From:** Gabriel Abi-Saab <Gabriel.Abi-Saab@planning.nsw.gov.au>  
**Sent:** Monday, 14 July 2025 1:46 PM  
**To:** Richard Peterson  
**Subject:** RE: SSD 10405-PA-33 - Atlassian Central Development - Independent Environmental Audit

Dear Richard,

Thank you for the email.

**Areas for consideration**

NSW Planning Compliance, would like the following issues to be considered in more detail as part of the upcoming Audit:

- noise, out of hours works and construction impacts.

**Stakeholder Consultation**

Please consult with Transport for NSW, City of Sydney Council and Heritage NSW.

Please include this email and any responses received from as evidence of consultation in the final Audit report.

Regards,

**Gabriel Abi-Saab**

**A/Team Leader**

Compliance | Department of Planning, Housing and Infrastructure

**T** 02 9274 6527 | **E** [gabriel.abi-saab@planning.nsw.gov.au](mailto:gabriel.abi-saab@planning.nsw.gov.au)

Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

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**From:** Brigitte Healey <brigitte.healey@dpie.nsw.gov.au> **On Behalf Of** DPE PSVC Compliance Mailbox  
**Sent:** Monday, 14 July 2025 1:11 PM



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**RE: SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation**

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**From** Michael Stephens <MJStephens@cityofsydney.nsw.gov.au>  
**Date** Thu 7/08/2025 10:40 AM  
**To** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Cc** Nicola Reeve <nreeve@cityofsydney.nsw.gov.au>

Hi Richard,

I understand our Environmental Health unit has reached out to you directly with comments. No other comments / issues have been identified by other units within council.

Thanks

Michael Stephens (he/him)  
Senior Planner  
Planning Assessments



Telephone: +612 9265 9040  
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the  
Eora nation as the Traditional Custodians of our local area.

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>  
**Sent:** Monday, 28 July 2025 12:27 PM  
**To:** Michael Stephens <MJStephens@cityofsydney.nsw.gov.au>  
**Subject:** Re: SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation

**Caution:** This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

thank you michael



**Richard Peterson** | Director  
**Trigalana Environmental Pty Ltd**  
**M:** 0429 227 775  
**E:** [Richard.peterson-trigalana@outlook.com](mailto:Richard.peterson-trigalana@outlook.com)



Outlook

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**RE: SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation**

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**From** Alison Lamond <[alison.lamond@environment.nsw.gov.au](mailto:alison.lamond@environment.nsw.gov.au)>

**Date** Tue 5/08/2025 10:54 AM

**To** Richard Peterson <[richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)>

Hello Richard

Thank you for your referral seeking comment from Heritage NSW on the scope for the Independent Environmental Audit for your project. Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. It is recommended that the Department of Climate Change, Energy, the Environment and Water Compliance Team be contacted via [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) to determine if there is any non-compliance with Conditions of Consent for the project.

If you have any questions regarding these comments, please contact [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au).

Kind regards,

**Alison Lamond** BSci, BA (Hons), (she/her)

A/ Strategic Manager - Major Projects

Heritage NSW

**Department of Climate Change,  
Energy, the Environment and Water**

**M** 0419 762 918 **E** [alison.lamond@environment.nsw.gov.au](mailto:alison.lamond@environment.nsw.gov.au)

[dcceew.nsw.gov.au](http://dcceew.nsw.gov.au)

Level 3, 6 Stewart Ave  
Newcastle West NSW 2303

Locked Bag 1002, Dangar NSW 2309

**Working days** Monday to Friday, 9:00am - 5:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

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**From:** Richard Peterson <[richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)>

**Sent:** Friday, 25 July 2025 3:13 PM

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**SSD 10405-PA-33 - Atlassian Central Development - Independent Environmental Audit**

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**From** Richard Peterson <richard.peterson-trigalana@outlook.com>

**Date** Mon 14/07/2025 12:13 PM

**To** Richard Peterson <richard.peterson-trigalana@outlook.com>; compliance@planning.nsw.gov.au  
<compliance@planning.nsw.gov.au>

To Whom it May Concern,

I am preparing to undertake the second Independent Environmental Audit for the Atlassian Central Development project (SSD 10405-PA-33)

The Audit is planned to commence on the 23<sup>rd</sup> of July and be concluded by the 22<sup>nd</sup> of September.

The purpose of this email is to:

- Seek feedback from the Department regarding any specific issues that the Department would like to be focussed on by the Audit
- Confirm whether the Department would like me to consult with any other stakeholders in preparation for the audit.

I would appreciate a response by the 28<sup>th</sup> of July 2025.

Many thanks in advance.



**Richard Peterson | Director**  
**Trigalana Environmental Pty Ltd**

**M:** 0429 227 775

**E:** [Richard.peterson-trigalana@outlook.com](mailto:Richard.peterson-trigalana@outlook.com)

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**Re: SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation**

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**From** Richard Peterson <richard.peterson-trigalana@outlook.com>

**Date** Fri 25/07/2025 3:09 PM

**To** MJStephens@cityofsydney.nsw.gov.au <MJStephens@cityofsydney.nsw.gov.au>

Hi Michael

I have been recently engaged to undertake the Second (6 monthly) Audit of the Atlassian Central Project.

This is following from the initial Audit undertaken earlier this year  
[015af6\\_a45c89b7e84e4356871a1f6118e774ed.pdf](#)

I will be undertaking the Audit over the next 6-8 weeks.

The purpose of this email is to consult with City of Sydney Council to determine if there are any specific issues or concerns that Council has to be considered by the Audit

In this regard, if you could please provide a response to this email by 14 August 2025, that would be greatly appreciated.

If there are any specific issues you would like to discuss, please call me on the number below



**Richard Peterson | Director**

**Trigalana Environmental Pty Ltd**

**M:** 0429 227 775

**E:** [Richard.peterson-trigalana@outlook.com](mailto:Richard.peterson-trigalana@outlook.com)

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>

**Sent:** Tuesday, January 21, 2025 4:56 PM

**To:** MJStephens@cityofsydney.nsw.gov.au <MJStephens@cityofsydney.nsw.gov.au>

**Subject:** SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation

Hi Michael

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## SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation

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**From** Richard Peterson <[richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)>

**Date** Fri 25/07/2025 3:12 PM

**To** OEH HD Heritage Mailbox <[heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)>

To whom it may concern

I have been appointed and approved by the Department of Planning, Housing and Infrastructure (DPHI) to undertake an independent environmental audit of the Atlassian Project, located adjacent to Central Station.

The Audit will be undertaken in accordance with the DPHI independent Audit Guideline [Independent Audit – Post Approval Requirements – Requirement 2 – May 2020](#), and is fundamentally an audit against the project conditions of consent.[getContent](#)

In preparing for the Audit, DPHI have requested i consult with Heritage NSW to determine if there are any specific issues or concerns that Heritage NSW has to be considered by the Audit,

In this regard, a response by 14 August 2025 would be greatly appreciated.



**Richard Peterson | Director**

**Trigalana Environmental Pty Ltd**

**M:** 0429 227 775

**E:** [Richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)

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## SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation

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**From** Richard Peterson <richard.peterson-trigalana@outlook.com>

**Date** Fri 25/07/2025 3:22 PM

**To** Brenden.Wakim@transport.nsw.gov.au <Brenden.Wakim@transport.nsw.gov.au>

Hi Brenden,

I have been recently engaged to undertake the Second (6 monthly) Audit of the Atlassian Central Project.

This is following from the initial Audit undertaken earlier this year  
[015af6\\_a45c89b7e84e4356871a1f6118e774ed.pdf](#)

I will be undertaking the Audit over the next 6-8 weeks.

The purpose of this email is to consult with TfNSW to determine if there are any specific issues or concerns that TfNSW has to be considered by the Audit

In this regard, if you could please provide a response to this email by 14 August 2025, that would be greatly appreciated.

If there are any specific issues you would like to discuss, please call me on the number below



**Richard Peterson | Director**

**Trigalana Environmental Pty Ltd**

**M:** 0429 227 775

**E:** [richard.peterson-trigalana@outlook.com](mailto:richard.peterson-trigalana@outlook.com)

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**From:** Richard Peterson <richard.peterson-trigalana@outlook.com>

**Sent:** Tuesday, January 21, 2025 4:45 PM

**To:** Brenden.Wakim@transport.nsw.gov.au <Brenden.Wakim@transport.nsw.gov.au>

**Subject:** SSD 10405 Altassian Office and Hotel Development - Independent Audit Consultation

## Appendix D Site Photographs

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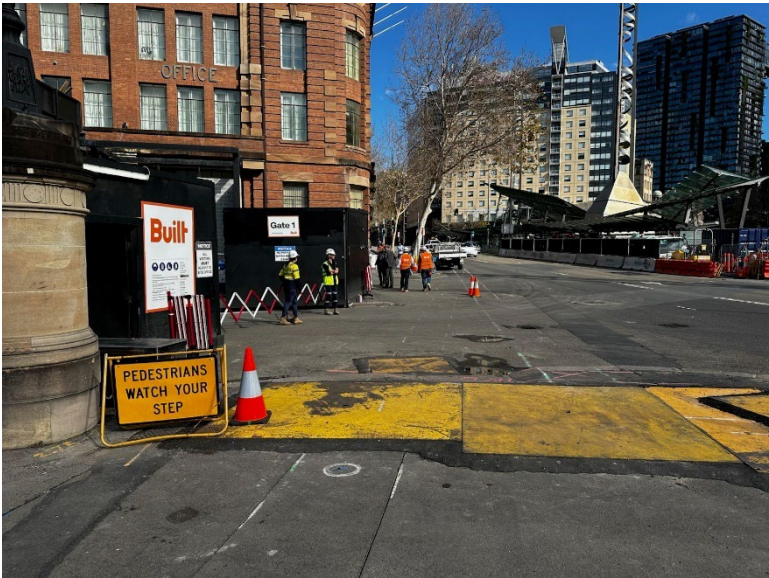
**Photo 1:** General construction and tower crane



**Photo 2:** Lee Street frontage and adjacent buildings



**Photo 3:** Site notice



**Photo 4:** Supervised traffic and pedestrian control with operational boom gates and sealed vehicle access

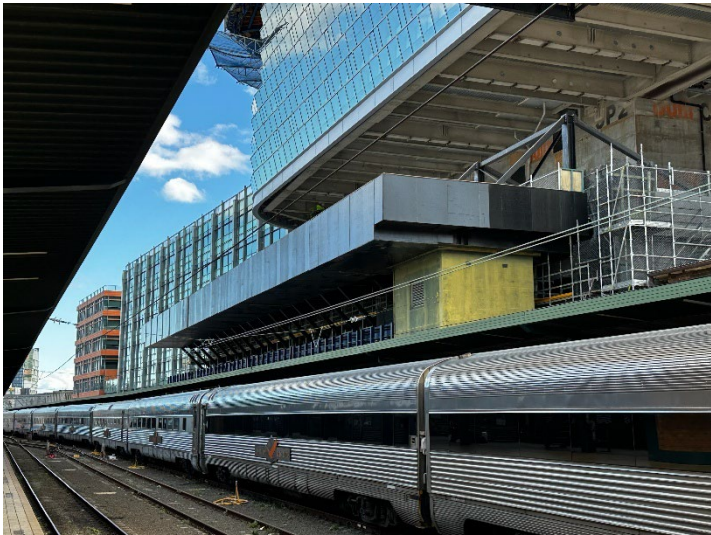




**Photo 5:** skip bin with water sprays for dust suppression



**Photo 6:** Concrete waste management system



**Photo 7:** Central station platform 1 and overhead catch protection hoarding

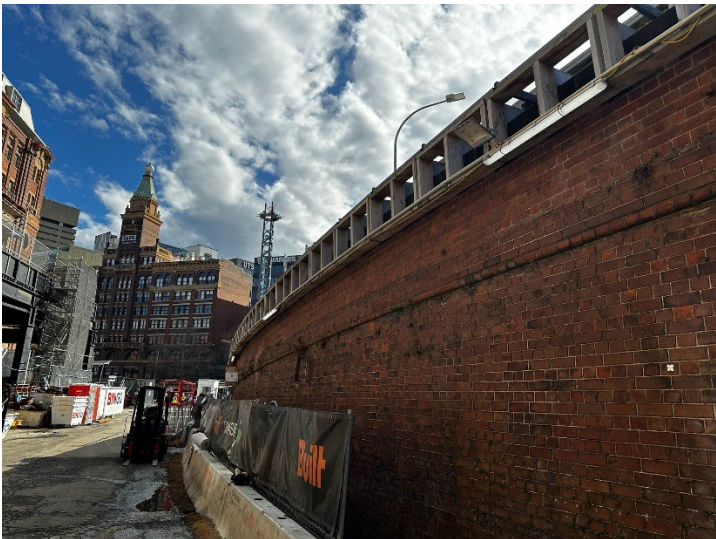


**Photo 8:** adjacent railway line and track movement monitors





**Photo 9:** Central station survey station



**Photo 10:** Timber cleats installed in lieu of screws to avoid heritage impacts



**Photo 11:** Heritage wall monitoring station



**Photo 12:** Heritage wall and survey marker





**Photo 13:** Internal works and facade



**Photo 14:** Spill Kit



**Photo 15:** Vehicle turning circle



**Photo 15:** Drainage pit with pit protection



## **Appendix E Auditor Declaration**

Project name	<b>Atlassian Central Development</b>
Consent Number	SSD 10405
Description of Project	Office and Hotel Tower and Adaptive Reuse of the Former Inwards Parcel Sheds.
Proponent	Vertical First Pty Ltd
Date	19 September 2025

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:


*I declare that*

- (i) the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2020);
- (ii) the findings of the audit are reported truthfully, accurately and completely;
- (iii) I have exercised due diligence and professional judgement in conducting the audit;
- (iv) I have acted professionally, objectively and in an unbiased manner;
- (v) I am not related to any proponent, owner or operator of the Project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- (vi) I do not have any pecuniary interest in the audited Project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- (vii) neither I nor my employer have provided consultancy services for the audited Project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- (viii) I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the Project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so

Notes:

- a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit. If the person knows that the information is false or misleading in a material respect. The proponent of an approved Project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to the false and misleading information; section 307Bv (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

**Name of Auditor** Richard Peterson

<b>Signature</b>	
<b>Qualification</b>	BE Civil, M Environmental Management
<b>Company:</b>	Trigalana Environmental Pty Ltd
<b>Project name</b>	Atlassian Central Development





Appendix 2: *BOJV Letter – F5 Sep\_20250707 – SSD10405\_Warning Letter*

## **SSDA CONDITIONS F5 CONSTRUCTION HOURS**

---

Date: Monday, 22 September 2025

Attention: NSW Planning Secretary: Compliance Officer and BM+G – Nominate Project Certifier

Reference: SSD 10405 (MOD 9)

Further to Condition A36, an Independent Environmental Audit of the Atlassian Central project has been conducted as of 23<sup>rd</sup> July 2025.

As part of this Independent Audit, we were advised by the Auditor that the project's compliance performance is excellent and that the Audit did not identify any new non compliances.

However, the DPHI Audit guideline requires the Audit Report to document any non-compliances identified during the Audit period. As there was one isolated out of hours non-compliance during the audit period, this has been included in the Audit report to comply with the DPHI guideline.

The auditor has reviewed the actions taken by BOJV in response to the out of hours activity and noted the actions taken, particularly the controls around elevator access, is best practice. There are no additional actions or recommendations required in relation to the out of hours event.

As such we are notifying the Planning Secretary and the Certifier that BOJV has previously addressed this single non-compliance raised in the Independent Audit Report no. 2 dated 23<sup>rd</sup> July 2025 and this has been closed out with the Department in their letter dated 7<sup>th</sup> July 2025 (NSW Planning ref: ENF-87084220) attached and no further actions are required.

Yours sincerely,



**Miles Nagle**  
**Project Manager**

NSW Planning ref: ENF-87084220

The Proper Officer

Built Pty Ltd

ACN 083 928 045

Level 4

185 Clarence Street

Sydney NSW 2000

7 July 2025

---

Attention: Tim Polorotoff, Project Manager

Emily LaVigne, Senior Development Manager

### WARNING LETTER

#### BREACH OF SECTION 4.2(1)(B) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

#### ATLASSIAN CENTRAL DEVELOPMENT – SSD 10405

Following an investigation, I, Gabriel Abi-Saab, an authorised person for the purposes of the *Environmental Planning and Assessment Act 1979 (Act)* have formed the opinion that Built Pty Ltd (Built) has committed an offence against section 4.2(1)(b) of the Act by carrying out development not in accordance with the conditions of development consent, SSD 10405 as modified (consent). Further details of the breach are set out below.

#### PARTICULARS OF THE BREACH

On Thursday 8 May 2025, an officer from the Department of Planning, Housing and Infrastructure (NSW Planning) Compliance Team observed hot welding works underway at the Atlassian Central Development, at 8-10 Lee Street, Sydney (project) between the hours of 8.15pm to 8.30pm.

On Friday 9 May 2025, an officer from NSW Planning's Compliance Team again observed hot welding works being carried out at the project between the hours of 7.00pm to 7.30pm.

On each occasion, the officer identified that these welding works were being carried out outside of the project's approved construction hours under Schedule 2, Condition F5(a), and the works did not fall within the exemptions under Schedule 2, Condition F6 of the consent.

Schedule 2, Conditions F5 and F6 of the consent state:

### *Construction Hours*

*F5. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:*

- (a) between 7am and 7pm, Mondays to Fridays inclusive; and*
- (b) between 7am and 3pm, Saturdays.*

*No work may be carried out on Sundays or public holidays.*

*F6. Construction activities may be undertaken outside of the hours in Condition F5 if required:*

- (a) by TfNSW to prevent significant disruption to public transport, access to public transport or public safety; or*
- (b) by the Police or a public authority for the delivery of vehicles, plant or materials; or*
- (c) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.*

On 12 May 2025, NSW Planning notified the project of the alleged breaches via email to its planning consultants. The email requested information in relation to the work, as well as, details of the appropriate contact for the matter.

On 14 May 2025, NSW Planning received an email from the project's engaged project management firm, Generate Property Group providing appropriate contacts for the matter and indicating that Built was investigating the works undertaken.

On 21 May 2025, NSW Planning received an email from Generate Property Group indicating that while investigations were being conducted by Built, all works exempt in accordance with condition F6 were halted as an interim measure.

On 2 June 2025, Built Pty Ltd, on behalf of the project and as principal contractor, provided an investigation report indicating that hot welding works had been conducted outside of approved constructions hours and were not associated with exemptions pursuant to condition F6. Additionally, they noted that the works were undertaken as a result of a miscommunication in daily prestart processes.

As the work occurred after 7 pm on Thursday 8 May 2025 and Friday 9 May 2025, and did not fall into any of the exemptions provided pursuant to Condition F6, NSW Planning has determined that Built failed has failed to comply with the approved hours of work under Condition F5(a) of the consent.

### WARNING LETTER

The breaches have been assessed in accordance with NSW Planning's Compliance Policy, and it has been determined to issue Built with a Warning Letter for the breaches. In reaching this decision, NSW Planning has considered the particulars of the breaches set out above and the following matters:

- The works were not of a high impact and NSW Planning has not received any complaints from members of the community.
- Built has cooperated with NSW Planning's investigation as has promptly provided requested information in relation to the breaches.
- Built has implemented mitigation measures, including expressly stating approved working hours in the daily builder's brief, to prevent such breaches occurring in the future.

A Warning Letter is an informal action taken where a breach has been established and NSW Planning has determined that no formal action is warranted under the circumstances.

The issue of a Warning Letter does not preclude NSW Planning from taking further enforcement action in relation to the breach, should it become apparent that an alternative response is more appropriate.

Please note NSW Planning will retain a record of this Warning Letter, and will have regard to it, should it become necessary for NSW Planning to consider taking any further enforcement action against Built in the future.

Should you wish to discuss the matter further, please contact Gabriel Abi-Saab, (A/Team Leader) on (02) 9274 6527 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in black ink, appearing to be "G. Abi-Saab".

A/Team Leader – Metro

*Authorised person under the Environmental Planning and Assessment Act 1979*