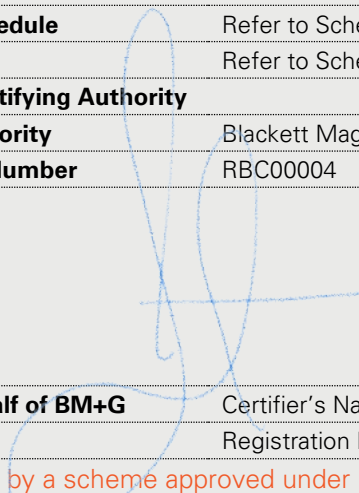


# Construction Certificate

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

Certificate No.	CC-25071	
Type & Determination	Building Work	Approved
Date of Determination	04 August 2025	
+ Subject Land		
Lot + DP	Lot 116, 117 & 118	DP 1078271
	Lot 13	DP 10662447
Address	8-10 Lee Street, Haymarket NSW 2000	
Local Government Area	City of Sydney	
+ Applicant		
Name	Steve Colomb	
Company	Vertical First PL c/- Dexus Property Services PL	
Address	Level 25, 264/278 George Street, Sydney NSW 2000	
Contact Details	Phone: 0420 944 614	Email: steve.colomb@dexus.com.au
+ Owner		
Name	Dexus Property Services Pty Limited / Vertical First PL	
Address	Level 25, 264/278 George Street, Sydney NSW 2000	
Contact Details	Phone: 0415 298 278	Email: steve.colomb@dexus.com.au
+ Description of Development		
Description	<p><b>CC4B:</b> This CC comprises the following works:</p> <ul style="list-style-type: none"><li>+ Tower façade, tower services and base build finishes: Lowrise (L7-L22).</li></ul> <p><u>only</u> associated with the Atlassian Central development including site establishment and infrastructure works: partial demolition, deconstruction, retention, reconstruction and adaptive reuse of the Inwards Parcels Shed and associated structures; construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a PUDO facility; provision of hard and soft landscaping; and creation of lower and upper ground floors through site links.</p> <p>1. This staged Construction Certificate has been issued for the building works described above only. Separate Construction Certificate/s will be required prior to commencement of any subsequent works.</p> <p>2. This Construction Certificate excludes any external ancillary services, structures or civil works required by relevant authorities, and excludes temporary ground anchors.</p>	
BCA Classification	Class 3, 5, 6, 7a, 7b, 9b	
Applicable BCA	National Construction Code 2019 Amendment 1	
Development Consent	SSD 10405 dated 15 October 2021 as modified by SSD 10405 MOD 1 dated 17 August 2022 SSD 10405 MOD 2 dated 9 December 2022 SSD 10405 MOD 3 dated 12 December 2022 SSD 10405 MOD 4 dated 14 April 2023 SSD 10405 MOD 5 dated 09 June 2023 SSD 10405 MOD 6 dated 02 November 2023 SSD 10405 MOD 7 dated 25 October 2024 SSD 10405 MOD 8 dated 25 October 2024 SSD 10405 MOD 9 dated 29 January 2025	
Statutory Certification	Work completed in accordance with documentation accompanying the application for the certificate (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 as are referred to in Part 6 of the Environmental Planning & Assessment Act 1979	

<b>Approved Plans</b>	Refer to Schedule 1
<b>Fire Safety Schedule</b>	Refer to Schedule 2
<b>Conditions</b>	Refer to Schedule 3
<b>+ Details of Certifying Authority</b>	
<b>Certifying Authority</b>	Blackett Maguire + Goldsmith Pty Ltd
<b>Accreditation Number</b>	RBC00004
<b>Signature</b>	
	
<b>Signed on Behalf of BM+G</b>	Certifier's Name: David Blackett Registration Number: BDC:0032
Liability limited by a scheme approved under Professional Standards Legislation	

## + Schedule 1 – Schedule of Documentation

### Approved Plans

Architectural Plans prepared by BVN / SHOP Architecture:

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-01A-XXX-41	A	14.05.2025	AR-10B-T07-01	M	10.07.2025
AR-10B-T08-01	J	10.07.2025	AR-10B-T09-01	M	10.07.2025
AR-10B-T10-01	K	10.07.2025	AR-10B-T11-01	J	10.07.2025
AR-10B-T12-01	J	10.07.2025	AR-10B-T13-01	L	10.07.2025
AR-10B-T14-01	H	10.07.2025	AR-10B-T14-01	G	10.07.2025
AR-10B-T15-01	J	10.07.2025	AR-10B-T16-01	K	10.07.2025
AR-10B-T17-01	K	10.07.2025	AR-10B-T18-01	J	10.07.2025
AR-10B-T19-01	K	10.07.2025	AR-10B-T20-01	K	10.07.2025
AR-10B-T21-01	L	10.07.2025	AR-10B-T22-01	H	10.07.2025
AR-10C-XXX-01	E	14.05.2025	AR-10C-XXX-02	E	14.05.2025
AR-10C-XXX-03	D	14.05.2025	AR-10C-XXX-04	D	14.05.2025
AR-10D-XXX-01	H	14.05.2025	AR-10D-XXX-02	H	14.05.2025
AR-11D-XXX-13	F	10.07.2025	AR-11D-XXX-14	F	10.07.2025
AR-11D-XXX-21	F	14.05.2025	AR-11D-XXX-22	G	14.05.2025
AR-11D-XXX-23	F	14.05.2025	AR-11E-XXX-04	A	14.05.2025
AR-11E-XXX-05	A	14.05.2025	AR-12D-TXX-01	D	14.05.2025
AR-12D-TXX-02	E	28.07.2025	AR-12D-TXX-10	D	14.05.2025
AR-12D-TXX-11	D	14.05.2025	AR-12D-TXX-12	D	14.05.2025
AR-12D-TXX-13	D	14.05.2025	AR-13B-T07-01	J	10.07.2025
AR-13B-T08-01	J	28.07.2025	AR-13B-T09-01	J	28.07.2025
AR-13B-T10-01	J	28.07.2025	AR-13B-T11-01	G	10.07.2025
AR-13B-T12-01	J	28.07.2025	AR-13B-T13-01	J	28.07.2025
AR-13B-T14-01	J	28.07.2025	AR-13B-T15-01	H	10.07.2025
AR-13B-T16-01	J	28.07.2025	AR-13B-T17-01	J	28.07.2025
AR-13B-T18-01	J	28.07.2025	AR-13B-T19-01	G	10.07.2025
AR-13B-T20-01	H	28.07.2025	AR-13B-T21-01	J	28.07.2025
AR-13B-T22-01	H	28.07.2025	AR-13F-TXX-00	K	14.05.2025
AR-13F-TXX-01	F	28.07.2025	AR-15B-T07-01	D	18.07.2025
AR-15B-T08-01	D	18.07.2025	AR-15B-T09-01	D	18.07.2025
AR-15B-T10-01	D	18.07.2025	AR-15B-T11-01	D	18.07.2025
AR-15B-T12-01	D	18.07.2025	AR-15B-T13-01	D	18.07.2025
AR-15B-T14-01	D	18.07.2025	AR-15B-T15-01	G	18.07.2025
AR-15B-T16-01	G	18.07.2025	AR-15B-T17-01	G	18.07.2025
AR-15B-T18-01	G	18.07.2025	AR-15B-T19-01	D	18.07.2025
AR-15B-T20-01	D	18.07.2025	AR-15B-T21-01	D	18.07.2025
AR-15B-T22-01	D	18.07.2025	AR-15D-XXX-12	C	18.07.2025
AR-34B-T07-05	B	14.05.2025	AR-34B-T11-05	C	14.05.2025

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-34B-T15-05	C	14.05.2025	AR-34B-T19-05	C	14.05.2025
AR-34B-T23-05	C	14.05.2025	AR-34B-TXX-11	B	14.05.2025
AR-34B-TXX-12	B	14.05.2025	AR-34B-TXX-13	B	14.05.2025
AR-34B-TXX-14	B	14.05.2025	AR-41B-T15-01	D	10.07.2025
AR-41B-T16-01	D	10.07.2025	AR-41B-T17-01	D	10.07.2025
AR-41B-T18-01	D	10.07.2025	AR-43C-TXX-04	C	14.05.2025
AR-43C-TXX-05	C	10.07.2025	AR-43C-TXX-06	C	10.07.2025
AR-43C-TXX-07	C	14.05.2025	AR-43C-TXX-08	A	14.05.2025
AR-43C-TXX-09	A	14.05.2025	AR-43E-TXX-00	B	14.05.2025
AR-43E-TXX-01	B	14.05.2025	AR-43E-TXX-02	C	14.05.2025
AR-43E-TXX-04	A	14.05.2025	AR-43E-TXX-05	A	14.05.2025
AR-43E-TXX-20	C	14.05.2025	AR-43E-TXX-21	C	14.05.2025
AR-43E-TXX-22	C	14.05.2025	AR-43E-TXX-23	C	14.05.2025
AR-50A-TXX-01	E	14.05.2025	AR-50A-TXX-05	C	14.05.2025
AR-50C-TXX-00	B	14.05.2025	AR-50C-TXX-01	G	14.05.2025
AR-50C-TXX-02	F	14.05.2025	AR-50C-TXX-03	F	14.05.2025
AR-50C-TXX-04	F	14.05.2025	AR-50D-TXX-00	B	14.05.2025
AR-50D-TXX-01	C	14.05.2025	AR-50D-TXX-02	D	14.05.2025
AR-50D-TXX-03	B	14.05.2025	AR-50D-TXX-04	D	14.05.2025
AR-50G-TXX-00	A	01.08.2025	AR-50G-TXX-01	E	14.05.2025
AR-50G-TXX-02	D	14.05.2025	AR-50G-TXX-03	C	14.05.2025
AR-50G-TXX-05	A	14.05.2025	AR-50G-TXX-06	A	14.05.2025
AR-50G-TXX-10	G	28.07.2025	AR-50G-TXX-11	F	14.05.2025
AR-50G-TXX-12	J	18.07.2025	AR-50G-TXX-13	F	14.05.2025
AR-50G-TXX-14	C	14.05.2025	AR-50G-TXX-15	G	14.05.2025
AR-50G-TXX-16	C	14.05.2025	AR-50G-TXX-17	B	14.05.2025
AR-50G-TXX-20	G	18.07.2025	AR-50G-TXX-21	F	18.07.2025
AR-50G-TXX-30	C	28.07.2025	AR-50G-TXX-31	C	28.07.2025
AR-50G-TXX-41	G	14.05.2025	AR-50G-TXX-42	D	14.05.2025
AR-50G-TXX-43	D	14.05.2025	AR-50H-TXX-01	A	14.05.2025
AR-50H-TXX-31	A	14.05.2025	AR-50H-TXX-32	A	14.05.2025
AR-50H-TXX-33	A	14.05.2025	AR-50H-TXX-34	B	14.05.2025
AR-50J-TXX-01	F	14.05.2025	AR-52A-XXX-02	E	14.05.2025
AR-53B-T07-01	G	10.07.2025	AR-53B-T07-21	B	10.07.2025
AR-53B-T08-01	H	18.07.2025	AR-53B-T08-21	B	10.07.2025
AR-53B-T09-01	G	10.07.2025	AR-53B-T09-21	B	10.07.2025
AR-53B-T10-01	G	10.07.2025	AR-53B-T10-21	B	10.07.2025
AR-53B-T11-01	G	10.07.2025	AR-53B-T11-21	B	10.07.2025
AR-53B-T12-01	G	10.07.2025	AR-53B-T12-21	B	10.07.2025
AR-53B-T13-01	G	10.07.2025	AR-53B-T13-21	B	10.07.2025
AR-53B-T14-01	G	10.07.2025	AR-53B-T14-21	B	10.07.2025
AR-53B-T15-01	G	10.07.2025	AR-53B-T15-21	B	10.07.2025
AR-53B-T16-01	G	10.07.2025	AR-53B-T16-21	B	10.07.2025

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
AR-53B-T17-01	G	10.07.2025	AR-53B-T17-21	B	10.07.2025
AR-53B-T18-01	G	10.07.2025	AR-53B-T18-21	B	10.07.2025
AR-53B-T19-01	G	10.07.2025	AR-53B-T19-21	B	10.07.2025
AR-53B-T20-01	G	10.07.2025	AR-53B-T20-21	B	10.07.2025
AR-53B-T21-01	G	10.07.2025	AR-53B-T21-21	B	10.07.2025
AR-53B-T22-01	G	10.07.2025	AR-53B-T22-21	B	10.07.2025
AR-59H-XXX-50	B	28.07.2025	AR-59H-XXX-51	A	14.05.2025
AR-59H-XXX-52	A	14.05.2025	AR-60B-T11-01	B	10.07.2025
AR-60B-T12-01	B	10.07.2025	AR-60B-T13-01	B	10.07.2025
AR-60B-T14-01	B	10.07.2025	AR-62H-TXX-01	F	14.05.2025
AR-62H-TXX-02	F	14.05.2025			

### Document Relied Upon

In conjunction with the approved plans and specifications the following documentation was relied upon in issuing the Construction Certificate:

#### Documentation:

+ Item	+ Documentation	+ Prepared by	+ Date
1.	Construction Certificate Application Form	Vertical First Pty Ltd	18 July 2025
2.	Structural Design Certificate	TTW (NSW) Pty Ltd	02 June 2025
3.	Electrical Design Certificate	Heyday5 Pty Ltd	30 May 2025
4.	Hydraulic Services Design Certificate	Sparks & Partners Consulting Engineers	11 July 2025
5.	Door Threshold Performance Based Design Brief (PBDB)	Philip Chun BC NSW Pty Ltd	11 September 2024
6.	Touchless Accessible WC Performance Based Design Brief (PBDB)	Jensen Hughes	28 July 2025
7.	Access Performance Based Design Brief	Morris Goding Accessibility Consulting	16 May 2025
8.	Section J Part J1 Building Fabric - JV3 Verification Assessment Rev.08	LCI Consultants	14 May 2025
9.	JV1 Performance Based Design Brief Rev.01	LCI Consultants	01 July 2024
10.	External Wall System Disclosure Statement	Core Façade Delivery Management Pty Ltd	07 July 2025
11.	Email Confirmation – Façade System Subject to FP1.4 Weatherproofing Performance Solution	Dexus Property Services PL	07 February 2025
12.	Email Evidence – No Objection to JV1 Report with LCI Confirmation of Roller Shade Performance	Shop Architects PC	21 March 2025
13.	Acoustic Certification	Stantec Australia Pty Ltd	12 May 2025
14.	Acoustic Services Specification	Stantec Australia Pty Ltd	15 May 2025
15.	Architectural Design Certificate	BVN Architecture Pty Ltd	10 July 2025

+ Item	+ Documentation	+ Prepared by	+ Date
16.	Façade Design Certificate	Core Façade Delivery Management Pty Ltd	22 July 2025
17.	BCA 2019 Amendment 1 Assessment Report (Levels 7-23 Part of the Building)	Philip Chun BC NSW Pty Ltd	07 July 2025
18.	Email correspondence confirming IFSR will NOT be provided	FRNSW	21 July 2025
19.	Access Assessment Report (Levels 7-22 Part of the Building) V3	Morris Goding Access Consulting	22 May 2025
20.	Accessibility Design Statement	Morris Goding Access Consulting	11 July 2025
21.	Architectural Design Certificate	BVN / SHOP Architecture	01 August 2025

## Performance Solutions

In conjunction with the approved plans and specifications the following Performance Solutions were relied upon in issuing the Construction Certificate:

### Proposed Performance Solution Reports

+ Item	+ Title of Report	+ Ref.	+ Company	+ Author	+ Date
<b>Fire Safety Requirement</b>					
PS-1.	Fire Engineering Report	140033.01.F ER03G-3, Revision G-3	Holmes Australia LP	Glen Mitchell (BDC0724) Linus Lim (BDC2167) Richard Green (BDC05153)	27.06.2025
<b>Other BCA Requirement</b>					
PS-2.	Performance Solution Report – External Wall FP1.4 Weatherproofing	CORE-REP-WPS001, Revision B	Core Façade Delivery Management Pty Ltd	Colin Ross	07.07.2025
PS-3.	Door Threshold Performance Solution Report	22-015258_DoorThreshold_PerfSol_R02_250514	Philip Chun BC NSW Pty Ltd	Manisha Kerai / Robert Marinelli	14.05.2025
PS-4.	Access Performance Solution Report	Rev 9	Morris Goding Access Consulting	David Goding (ACAA0151)	19.05.2025
PS-5.	Touchless Accessible Toilet Controls Performance Solution Report	J000913	Morris Goding Access Consulting / Jensen Hughes	Edward Daniel	28.07.2025

## EP&A (Development Certification and Fire Safety) Regulation 2021 – Fire Safety Systems in Class 2-9 Buildings

Documentation relied upon as required by the section 22 of the Environment Planning & Assessment (Development Certification and Fire Safety) Regulation 2021:

### Plans and Specifications Relating to Relevant Fire Safety Systems:

+ Item	+ Documentation	+ Prepared by	+ Date
FS-1.	Dry Fire Service Plan – Drawing Numbers: F-SD-60-X01 (M), F-SD-60-X03 (L), F-SD-63-T07 (E), F-SD-63-T08 (E), F-SD-63-T09 (E), F-SD-63-T10 (E), F-SD-63-T11 (E), F-SD-63-T12 (E), F-SD-63-T13 (E), F-SD-63-T14 (E), F-SD-63-T15 (E), F-SD-63-T16 (E), F-SD-63-T17 (E), F-SD-63-T18 (E), F-SD-63-T19 (E), F-SD-63-T20 (E), F-SD-63-T21 (E), F-SD-63-T22 (E), F-SD-64-T07 (I), F-SD-64-T08 (I), F-SD-64-T09 (I), F-SD-64-T10 (D), F-SD-64-T11 (G), F-SD-64-T12 (G), F-SD-64-T13 (G), F-SD-64-T14 (F), F-SD-64-T15 (D), F-SD-64-T16 (D), F-SD-64-T17 (D), F-SD-64-T18 (D), F-SD-64-T19 (C), F-SD-64-T20 (C), F-SD-64-T21 (C), F-SD-64-T22 (C).	Extinguished Fire (NSW) Pty Ltd	18 February 2025
FS-2.	Wet Fire Service Plan – Drawing Numbers: F-SD-65-T07 (B), F-SD-65-T08 (B), F-SD-65-T09 (B), F-SD-65-T10 (B), F-SD-65-T11/15/19 (C), F-SD-65-T12/16/20 (C), F-SD-65-T13/17/21 (C), F-SD-65-T14/22/30 (C), F-SD-65-T18 (C)	Extinguished Fire (NSW) Pty Ltd	18 February 2025
FS-3.	Certificate of Design by Competent Fire Safety Practitioner – Dry Fire Services	Extinguished Fire (NSW) Pty Ltd	11 July 2025
FS-4.	Certificate of Design by Competent Fire Safety Practitioner – Wet Fire Services	Extinguished Fire (NSW) Pty Ltd	11 July 2025
FS-5.	Certificate of Design by Competent Fire Safety Practitioner – Hydraulic Services	Sparks + Partners Consulting Engineers Pty Ltd	25 July 2025
FS-6.	Mechanical Services Design Certificate	A.G. Coombs Pty Ltd	25 July 2025
FS-7.	Mechanical Services Plans	A.G. Coombs Pty Ltd	31 March 2025
FS-8.	Mechanical Services Specification	A.G. Coombs Pty Ltd	15 April 2025

Pursuant to section 22 of the EP&A(DC&FS) Regulation 2021, Blackett Maguire + Goldsmith Pty Ltd (RBC00004) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.



## + Schedule 2 – Fire Safety Schedule

Part 10 of the Environmental Planning and Assessment Act (Development Certification and Fire Safety) Regulation 2021.

Please note:

- + A fire safety Schedule must deal with the whole of the building not just part of the building
- + Please complete all sections in full using CAPITAL LETTERS

### Section 1: Location of building

Address (Street No., Street Name, Suburb and Postcode)

8-10 LEE STREET, HAYMARKET NSW 2000

Lot No. (if known)	CP/DP/SP No. (if known)	Building name (if applicable)
LOT 116, 117, 18	DP 1078271	Atlassian Central
LOT 13	DP 10662447	

### Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

- ☐ Not applicable – Fire Safety Schedule is not being re-issued.
- ☐ Reissued Fire Safety Schedule (please state reason below)

*Reason for Reissue of Schedule*

- ☐ Original Schedule Lost or Destroyed      ☐ Correction of errors or omissions.

### Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
CONSTRUCTION CERTIFICATE	CC-25071

### Section 4: Fire Safety Measures for the building – excluding Critical Fire Safety Measures (Section 79 of the Regulation)

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	N/A	

<b>Proposed (New or Modified including section 84(6) of the Regulation)</b>		
1.	ACCESS PANELS, DOORS & HOPPERS	BCA 2019 AMENDMENT 1, CLAUSE C3.13 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATIONS
2.	ALARM SIGNALLING EQUIPMENT	AS 1670.3 – 2018
3.	AUTOMATIC FAIL-SAFE DEVICES	BCA 2019 AMENDMENT 1, CLAUSE D2.21 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
4.	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	BCA 2019 AMENDMENT 1, SPEC. E2.2A AS 1670.1 – 2018 & FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.



5.	AUTOMATIC FIRE SUPPRESSION SYSTEMS	BCA 2019 AMENDMENT 1, SPEC. E1.5 AS 2118.1 – 2017 AND AS 2118.6 – 2012 & FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
6.	EMERGENCY LIFTS	BCA 2019 AMENDMENT 1, CLAUSE E3.4 AS 1735.2 – 2001
7.	EMERGENCY LIGHTING	BCA 2019 AMENDMENT 1, CLAUSE E4.2 & E4.4 AS 2293.1 – 2018 & FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
8.	EMERGENCY EVACUATION PLAN	AS 3745 – 2010 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
9.	EMERGENCY WARNING INTERCOM SYSTEM (EWIS)	BCA 2019 AMENDMENT 1, E4.9, CLAUSE 5 OF BCA SPEC G3.8 AS1670.4 – 2018 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
10.	EXIT SIGNS	BCA 2019 AMENDMENT 1, CLAUSES E4.5, NSW E4.6 & E4.8 AS 2293.1 – 2018 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
11.	FIRE CONTROL ROOM	BCA 2019 AMENDMENT 1, SPEC E1.8 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
12.	FIRE DAMPERS	BCA 2019 AMENDMENT 1, CLAUSE C3.15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 AND MANUFACTURER'S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
13.	FIRE DOORS	BCA 2019 AMENDMENT 1, CLAUSE C2.12, C2.13, C3.2, C3.4, C3.5, C3.8 & C3.11 AS 1905.1 – 2015 AND MANUFACTURER'S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
14.	FIRE HOSE REELS	BCA 2019 AMENDMENT 1, CLAUSE E1.4 AS 2441 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
15.	FIRE HYDRANT SYSTEMS	BCA 2019 AMENDMENT 1, CLAUSE E1.3 AS 2419.1 – 2021

		FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
16.	FIRE SEALS	BCA 2019 AMENDMENT 1, CLAUSE C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2014 AND MANUFACTURER'S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
17.	FIRE SHUTTERS	BCA 2019 AMENDMENT 1, SPEC C3.4 AS 1905.2 – 2005 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
18.	LIGHTWEIGHT CONSTRUCTION	BCA 2019 AMENDMENT 1, CLAUSE C1.8 AS 1530.4 – 2014 AND MANUFACTURER'S SPECIFICATION FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
19.	<p>MANAGEMENT IN USE PLAN - CONTROL OF FUEL LOADS (PODIUM LEVELS):</p> <p>a) ON THE OSD LEVEL, MANAGEMENT PROCEDURES ARE TO BE IMPLEMENTED TO KEEP THE DOORWAY (IN THE UNDERCOVER DISCHARGE AREA FROM THE FIRE ISOLATED CORRIDOR), AND THE PATH FROM THIS DOORWAY TO THE SOUTHERN STAIR, CLEAR OF COMBUSTIBLES AND OBSTRUCTIONS.</p> <p>b) ON THE UPPER GROUND LEVEL, THE AREAS IN FRONT OF THE SOUTHERN YHA LOBBY AND NORTHERN ATLISSIAN LOBBY, AS WELL AS THE EXTERNAL WESTERN CANOPY AWNING ARE TO BE KEPT CLEAR OF IGNITION SOURCES, COMBUSTIBLES, OBSTRUCTIONS AND BUILD-UP OF ANY STORAGE OR THE LIKE.</p> <p>c) BUILDING MANAGEMENT IN-USE PROCEDURES ARE TO BE PROVIDED TO PROHIBIT STORAGE AROUND THE GOODS LIFT LOBBIES. BUILDING MANAGEMENT IS REQUIRED TO MONITOR AND INSPECT THESE AREAS ON A MONTHLY BASIS, WITH THE INSPECTION BEING LOGGED TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF THE INSPECTION UNDERTAKEN AND NAME OF THE INSPECTOR.</p>	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.

20.	<p>MANAGEMENT IN USE PLAN - CONTROL OF FUEL LOADS (OFFICE LEVELS):</p> <p>a) THE INTERNAL LOBBY / FIRE-ISOLATED STAIR ENTRY POINTS ON LEVEL 38 (REFER TO FIGURE 2-93) ARE PROHIBITED FROM HAVING ANY STORAGE AND/OR FURNITURE.</p> <p>BUILDING MANAGEMENT STAFF (OF THE NOMINATED OFFICE TENANCY ON LEVEL 38) ARE REQUIRED TO REGULARLY MAINTAIN AND MONITOR THIS SPACE (MONTHLY SERVICE ROUTINE) WITH THE INSPECTION BEING LOGGED TO INCLUDE, BUT NOT BE LIMITED TO, THE DATE OF THE INSPECTION UNDERTAKEN AND NAME OF THE INSPECTOR.</p>	<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
21.	PATH OF TRAVEL	<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
22.	PORTABLE FIRE EXTINGUISHERS	<p>BCA 2019 AMENDMENT 1, CLAUSE E1.6 AS 2444 – 2001</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
23.	REQUIRED EXIT DOORS (POWER OPERATED)	<p>BCA CLAUSE D2.19(B)</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
24.	SMOKE AND HEAT VENTS / AUTOMATIC OPERABLE LOUVRES (TOWER ATRIUMS)	<p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
25.	<p>SMOKE HAZARD MANAGEMENT SYSTEMS</p> <p>+ STAIR PRESSURISATION (TOWER STAIRS – STAIRS 10 AND 11).</p> <p>+ SMOKE EXHAUST ZONE SMOKE CONTROL</p>	<p>BCA 2019 AMENDMENT 1, PART E2 AS/NZS 1668.1 –2015</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
26.	SMOKE DAMPERS	<p>BCA 2019 AMENDMENT 1 AS/NZS 1668.1 – 2015</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
27.	SMOKE DOORS	<p>BCA 2019 AMENDMENT 1, SPEC C3.4</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>
28.	STAND-BY POWER SYSTEMS	<p>BCA 2019 AMENDMENT 1, SPEC G3.8 CLAUSE 6</p> <p>FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.</p>

29.	SMOKE SEALS	AS 1530.7-2007 & AS 6905-2007 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
30.	SMOKE PROOF CONSTRUCTION	FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
31.	WALL-WETTING SPRINKLERS	BCA 2019 AMENDMENT 1, CLAUSE C3.4 AS 2118.1 – 2017 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.
32.	WARNING & OPERATIONAL SIGNS	BCA 2019 AMENDMENT 1, CLAUSE D2.23, D3.6, E3.3 AS 1905.1 – 2015 & SECTION 108 OF THE EP&A (DC&FS) REGULATION 2021 FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.

#### Details of Fire Safety Building Code of Australia (BCA) Performance Solutions Report(s)

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
<b>BUILDING WIDE / MULTIPLE AREAS</b>		
FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.	EP1.3 & EP1.4	BCA 2019 (AMDT 1) CLAUSES E1.3 & E1.4 - LOCATION OF COMBINED FIRE HYDRANT & SPRINKLER BOOSTER ASSEMBLY OVER THE ALLOTMENT BOUNDARY
	EP1.3 & EP1.4	BCA 2019 (AMDT 1) CLAUSES E1.3 & E1.5 - FIRE PUMP ROOM LOCATIONS
	EP1.6	BCA 2019 (AMDT 1) CLAUSE E1.8 - LOCATION OF FIRE CONTROL ROOM
	EP1.3	BCA 2019 (AMDT 1) CLAUSE E1.3 - FIRE HYDRANT STANDARD (AS 2419.1-2021)
	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 - SPRINKLER OMISSION TO THE UNDERSIDE OF YHA LEVEL 1 SLAB
	EP4.3	BCA 2019 (AMDT 1) CLAUSE E4.9 - RATIONALISED EWIS CASCADE FOR BUILDING EVACUATION
	CP2	BCA 2019 (AMDT 1) CLAUSE C3.5 - FIRE RESISTANCE LEVELS OF FIRE SHUTTERS
	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 - SPRINKLER OMISSION TO ELECTRICAL SWITCH ROOMS
	EP2.2	BCA 2019 (AMDT 1) CLAUSE E2.2 (TABLE E2.2A) - OMISSION OF STAIR PRESSURISATION TESTING REQUIREMENTS TO STAIR DOORS
	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 - BESPOKE SPRINKLER COVERAGE TO TOILET CUBICLES

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	CP2	BCA 2019 (AMDT 1) CLAUSE E2.2 - FIRE SEPARATION OF KITCHEN EXHAUSTS
	CP2	BCA 2019 (AMDT 1) CLAUSE C3.15, AS 1668.1-2015 – CLAUSE 4.8.1 - ACTUATOR TEMPERATURES OF SMOKE DAMPERS
	CP2	BCA 2019 (AMDT 1) CLAUSE C3.15, AS 1668.1-2015 – CLAUSE 3.2.3.1- FIRE DAMPER DUCT INSULATION
	CP2	BCA 2019 (AMDT 1) CLAUSE C3.15, AS 1668.1-2015 – CLAUSE 5.4.1 - MOTORISED SMOKE DAMPERS
	EP4.3	BCA 2019 (AMDT 1) CLAUSE SPEC G3.8 CLAUSE 5 - OMISSION OF “EVACUATE” SIGNAGE
	CP2	BCA 2019 (AMDT 1) CLAUSE C1.1, SPEC C1.1 - FAÇADE SYSTEM INTERFACE AT THE SLAB EDGES
	EP1.1	BCA 2019 (AMDT 1) CLAUSE E1.4 - OMISSION OF FIRE HOSE REELS FROM PLANT ROOMS
	CP2 AND EP 1.6	BCA 2019 (AMDT 1) CLAUSES C1.1, C3.2, C3.4, E1.8, SPEC C1.1, SPEC E.18 – CLAUSE 10(B)(III) - FIRE CONTROL ROOM AIR INTAKE AND RELIEF
<b>BASEMENT</b>		
FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.	CP1 & CP2	BCA 2019 (AMDT 1) CLAUSES C1.1, SPEC C1.1, C2.7, C2.8 & C2.9 - BASEMENT LEVELS STORAGE AND SUBSTATION FRLS
	DP4 & EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.4(C) & D1.5 (C) - EXTENDED TRAVEL DISTANCES – BASEMENT LEVELS 1 AND 2
	DP5 & EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.7(B) & D1.7(C) - DISCHARGE FROM SOUTHERN BASEMENT FIRE-ISOLATED STAIR
	DP2 & DP4	BCA 2019 (AMDT 1) CLAUSES D1.9(A) & D2.20(B) - DISCHARGE OF BASEMENT MEZZANINE STAIRS
	DP4	BCA 2019 (AMDT 1) CLAUSES D1.10(A) & D1.10(B) - DISCHARGE OF BASEMENT STAIRS OVER ADJACENT ALLOTMENTS
	EP2.2	BCA 2019 (AMDT 1) CLAUSES E2.2(A) & TABLE E2.2A - OMISSION OF BASEMENT SOUTHERN FIRE-ISOLATED STAIR PRESSURISATION
	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 - SPRINKLER OMISSION TO BASEMENT SPOON DRAINS
<b>PODIUM (LOWER GROUND, UPPER GROUND, OSD, MEZZANINE, PLANT LEVELS 1 &amp; 2)</b>		
FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO	CP1 & CP2	BCA 2019 (AMDT 1) CLAUSES C1.1, SPEC C1.1, C2.7, C2.8 & C2.9 - REDUCED FRLS OF RETAIL AREAS – UPPER GROUND LEVEL

+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
140033.01 REVISION G-3 DATED 27 JUNE 2025.	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 – SPRINKLER OMISSION TO LOWER AND UPPER GROUND REVOLVING DOORS
	CP1 and CP2	BCA 2019 (AMDT 1) CLAUSE C1.1 AND SPECIFICATION C1.1 - OMISSION OF FRLS TO EXTERNAL WALLS ON LOWER AND UPPER GROUND
	CP2	BCA 2019 (AMDT 1) CLAUSE C1.9 - HERITAGE SHED TIMBER WALLS
	CP2	BCA 2019 (AMDT 1) CLAUSES C3.2 & C3.4 - OPENINGS WITHIN 3 M OF BOUNDARIES ON LOWER AND UPPER GROUND
	CP2	BCA 2019 (AMDT 1) CLAUSE C3.2 & SPECIFICATION C1.1 - OPENINGS IN TOWER ADJACENT TO NORTHERN AND EASTERN TFNSW BOUNDARY
	DP4	BCA 2019 (AMDT 1) CLAUSE D1.2(B)(I) - SINGLE EXIT FROM SELECTED AREAS IN LIEU OF TWO EXITS
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.2(B)(I) & D1.4(C) - SINGLE EXIT AND TRAVEL DISTANCES – MEZZANINE AND OSD
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.4(C)(II) & D1.5(C)(III) - EXTENDED TRAVEL DISTANCES – LOWER GROUND LEVEL
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.4 & D1.5 - EXTENDED TRAVEL DISTANCES – LOWER GROUND LEVEL
	DP4 AND DP5	BCA 2019 (AMDT 1) CLAUSE D1.7(B)(III) - OSD FIRE-ISOLATED STAIR DISCHARGE
	DP2	BCA 2019 (AMDT 1) CLAUSE D2.13 - NUMBERS OF RISERS IN SOUTHERN STAIR FROM OSD LEVEL
	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 - LOWER GROUND SPRINKLERS LOCATED OUTSIDE PROPERTY BOUNDARY
	EP2.2	BCA 2019 (AMDT 1) CLAUSE E2.2, SPEC E2.2A - LOWER GROUND DETECTION LOCATED OUTSIDE PROPERTY BOUNDARY
	EP4.3	BCA 2019 (AMDT 1) CLAUSE E4.9 - LOWER GROUND EWS INFRASTRUCTURE LOCATED OUTSIDE PROPERTY BOUNDARY
	EP2.2	BCA 2019 (AMDT 1) CLAUSE E2.2, TABLE E2.2B - LOWER LINK SMOKE EXHAUST SYSTEM
	EP2.2	BCA 2019 (AMDT 1) CLAUSE E2.2, TABLE E2.2A - OMISSION OF ZONE SMOKE CONTROL TO BASEMENT, LOWER GROUND, UPPER GROUND, OSD, MEZZANINE, AND PLANT LEVELS



+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	CP1	BCA 2019 (AMDT 1) CLAUSE C1.1 AND SPEC. C1.1 - OMISSION OF PASSIVE PROTECTION TO STUB COLUMNS
	CP2 & EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5 - LOWER GROUND DST SPRINKLER AND NON-SPRINKLER PROTECTED AREAS
	CP2	BCA 2019 (AMDT 1) SPEC C1.1 – CLAUSE 2.7(A), AS 1668.1-2015 - CORE PLANT LEVEL 1 AND 2 DUCT FIRE RATING
<b>YHA LEVELS</b>		
FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.	CP1 AND CP2	BCA 2019 (AMDT 1) CLAUSES C1.1, SPEC C1.1, C2.7, C2.8 & C2.9 - FRLS OF YHA LEVELS
	CP2, DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES C1.1, C3.11(E), D1.12(C), SPEC C1.1 & PART G3 - NON DTS ATRIUM IN THE YHA LEVELS AND INTERCONNECTION VIA NON-REQUIRED STAIR
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES C2.14 & D1.5(C)(I) - DISTANCE BETWEEN HOSTEL ALTERNATIVE EXITS
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSE D1.4(A)(I)(A) - EXTENDED TRAVEL DISTANCES TO A POINT OF CHOICE OF EXITS WITHIN HOSTEL LEVEL 2 ACCOMMODATION AREAS
	DP4, DP6 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.4, D1.5 & D1.6(D) - REDUCED AGGREGATE EGRESS WIDTHS AND EXTENDED TRAVEL DISTANCES ON YHA LEVEL 1
	EP2.2	BCA 2019 (AMDT 1) CLAUSE E2.2 - RATIONALISED ZONE SMOKE CONTROL SYSTEM
<b>COMMERCIAL TOWER HABITATS</b>		
FIRE SAFETY ENGINEERING REPORT PREPARED BY HOLMES REPORT NO 140033.01 REVISION G-3 DATED 27 JUNE 2025.	CP1 AND CP2	BCA 2019 (AMDT 1) CLAUSES C1.13, C1.9, C3.17 & SPEC C1.1 - UNPROTECTED TIMBER STRUCTURAL ELEMENTS
	CP1 AND CP2	BCA 2019 (AMDT 1) CLAUSES C1.1 & SPEC C1.1 - UNPROTECTED STEEL FAÇADE TRANSOMS AND SECONDARY BEAMS OF MEGAFLOORS
	CP1 AND CP2	BCA 2019 (AMDT 1) CLAUSE C1.1 AND SPEC C1.1 - REDUCED FRLS AND UNPROTECTED BEAMS OF CROWN LEVELS
	CP2 AND CP9	BCA 2019 (AMDT 1) CLAUSE C1.9 - PHOTOVOLTAIC (PV) GLASS IN EXTERNAL FACADE
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES D1.4(C)(I), D1.9(A), D1.16(A)(II) & INDIRECTLY D1.2(B)(I) - EGRESS FROM PLANT LEVEL 39 AND 40



+ (Ref No./Title of report/Author/Date)	+ BCA Performance Requirement(s)	+ BCA DtS Provision(s) and details of non-compliance
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSE D1.5 - CLAUSE DISTANCE OF SEPARATION BETWEEN ALTERNATIVE EXITS – LEVEL 38
	DP4 AND EP2.2	BCA 2019 (AMDT 1) CLAUSE D1.4 & D1.5 - EXTENDED TRAVEL DISTANCES IN COMMERCIAL, PLANT AND ASSEMBLY AREAS
	CP2 AND EP2.2	BCA 2019 (AMDT 1) CLAUSES C1.1, E2.2 & PART G3 - RATIONALISATION OF ATRIUM PROVISIONS – OFFICE HABITATS
	EP2.2	BCA 2019 (AMDT 1) CLAUSE E2.2 - RATIONALISATION OF ZONE SMOKE CONTROL SYSTEM – OFFICE TOWER
	EP1.4 & EP2.2	BCA 2019 (AMDT 1) CLAUSE E1.5 & E2.2 - SMOKE DETECTION AND SPRINKLER OPTIMISATION ANALYSIS
	CP1 AND CP2	BCA 2019 (AMDT 1) CLAUSES C1.9, C1.13, C3.17 & SPEC C1.1 - CLT TOWER LADDER STEEL FRAME FIRE PROTECTION
	DP6	BCA 2019 (AMDT 1) CLAUSE D1.6(B) - COMMERCIAL TOWER COMMUNICATIONS RISER ACCESS
	DP6	BCA 2019 (AMDT 1) CLAUSE D1.6(B) - PLANT ROOM PATH OF TRAVEL EGRESS WIDTHS
	EP1.4	BCA 2019 (AMDT 1) CLAUSE E1.5, SPEC E1.5 & AS 2118.1-2017 - SPRINKLER COVERAGE TO DIAGRID COLUMNS AND PERIMETER BEAMS
	CP1 AND CP2	BCA 2019 (AMDT 1) CLAUSE C1.1, SPEC C1.1 - OPTIMISATION OF FIRE PROOFING OF EXOSKELETON MEMBERS OF CROWN LEVELS
	CP2 AND EP2.2	BCA 2019 (AMDT 1) CLAUSE D2.7(D)(II) & (V) - SMOKE SEPARATION TO DAS RISER CUPBOARDS
	DP4 AND DP6	BCA 2019 (AMDT 1) CLAUSE D1.6(D) - REDUCED AGGREGATE EGRESS WIDTHS TO LEVEL 35

### Section 5: Critical Fire Safety Measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

+ Item No.	+ Fire safety measure	+ Minimum standard of performance
<b>Current (Existing)</b>		
1.	N/A	
<b>Proposed (New or Modified)</b>		
1.	N/A	

**Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)**

+ Item No.	+ Relevant fire safety measures	+ Description of exemption
1.	N/A	

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

Name

Organisation (Business name)

DAVID BLACKETT

BLACKETT MAGUIRE + GOLDSMITH PTY LTD

Business Address (Street No., Street Name, Suburb and Postcode)

SUITE 2.01, 22-36 MOUNTAIN ST, ULTIMO NSW 2007

Registration Number (Where Applicable)

RBC00004 (BDC0032)

Date of Issue

4/08/2025

### **+ Schedule 3 – Conditions of Construction Certificate**

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There are no conditions pursuant to section/s 27, 22, 116 or of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 at the date of issue of this Construction Certificate.

4 August 2025

The General Manager  
City of Sydney  
GPO Box 1591  
SYDNEY NSW 2001

Dear Sir/Madam

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

---

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

<b>Applicant</b>	Dexus Property Services Pty Limited
<b>Subject Address</b>	8-10 Lee Street, Haymarket NSW 2000
<b>Project No.</b>	200068
<b>Date Received</b>	18 July 2025
<b>Date Determined</b>	04 August 2025

Please find undercover a copy of the Construction Certificate CC-25071 for the proposed tower façade, tower services and base build finishes: Low-rise (L7-L22) only associated with the Atlassian Central development including site establishment and infrastructure works; partial demolition, deconstruction, retention, reconstruction and adaptive reuse of the Inwards Parcels Shed and associated structures; construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links; and subdivision and stratum subdivision of the site.

We have also enclosed a copy of the approved documentation and other documentation relied upon as indicated on the Construction Certificate following for Council's record.

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$47.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

**Yours sincerely,**



Antonio Canuto  
Associate Director

**BM+G**

Building Surveyor-Unrestricted (NSW)

**BDC No.:** 04786

4 August 2025

The Secretary  
Department of Planning, Housing and Infrastructure  
4 Parramatta Square  
12 Darcy Street  
Parramatta NSW 2150

Dear Sir/Madam

**Re: SSDA No. 10405 Atlassian Central – 8-10 Lee Street, Haymarket**

---

As required by Section 13(2) of the EP&A (DC&FS) Regulation 2021 (The Regulation) notice is hereby given that the following application for Construction Certificate has now been approved.

<b>Applicant</b>	Dexus Property Services Pty Limited
<b>Subject Address</b>	8-10 Lee Street, Haymarket NSW 2000
<b>Project No.</b>	200068
<b>Date Received</b>	18 July 2025
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Please find undercover a copy of the Construction Certificate No. CC-25071 for the proposed tower façade, tower services and base build finishes: Lowrise (L7-L22) only associated with the Atlassian Central development including site establishment and infrastructure works; partial demolition, deconstruction, retention, reconstruction and adaptive reuse of the Inwards Parcels Shed and associated structures; construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links; and subdivision and stratum subdivision of the site.

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

Pursuant to Schedule 4 Item 9 of the EP&A Regulation 2021, a sum of \$47.00 for the submission of this Part 6 Certificate has been processed on the NSW Planning Portal.

Please contact the undersigned should you have any further enquiries on 02 9211 7777.

**Yours sincerely,**



Antonio Canuto  
Associate Director

**BM+G**  
Building Surveyor-Unrestricted (NSW)  
**BDC No.:** 04786

4 August 2025

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

Dear Sir/Madam

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

---

Your recent application for a Construction Certificate dated 18 July 2025 has now been approved. We hereby enclose a copy of the Construction Certificate No. CC-25071 and associated documentation for the proposed tower façade, tower services and base build finishes: Lowrise (L7-L22) only associated with the Atlassian Central development including site establishment and infrastructure works; partial demolition, deconstruction, retention, reconstruction and adaptive reuse of the Inwards Parcels Shed and associated structures; construction of a 39 storey tower for office and tourist and visitor accommodation; basement parking for service vehicles and bicycles; a pick-up/drop off facility; provision of hard and soft landscaping; creation of lower and upper ground floor through site links; and subdivision and stratum subdivision of the site.

We have forwarded a copy of the Construction Certificate together with the approved documentation to Council for its record.

Please also find attached an inspection and certification schedule relevant to this development. The inspection schedule identifies the necessary Statutory Mandatory Critical Stage Inspections that must be undertaken together with other inspections of the progress building works that we will require to be undertaken by our office.

It is the client's responsibility to ensure that our office is contacted with not less than 48 hours' notice for our attendance to each of these inspections.

We thank you for your assistance in this matter and should you have any enquiries please do not hesitate to contact me on 9211 7777.

**Yours sincerely,**



Antonio Canuto  
Associate Director

**BM+G**

Building Surveyor-Unrestricted (NSW)

**BDC No.:** 04786

## **+ Inspection and Certification Schedule**

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### **Statutory Mandatory Critical Stage Inspections**

The following statutory mandatory critical stage inspections must be undertaken during the construction program.

- + After the commencement of the excavation for, and before the placement of, the first footing for Class 3, 5, 6, 7, or 9 buildings.
- + Prior to covering of waterproofing in any wet areas, for a minimum 10% of rooms with wet areas within a building.
- + Prior to covering of any stormwater drainage connections.
- + In the case of Class 3 buildings:
  - prior to covering of fire protection at service penetrations to building elements that are required to resist internal fire or smoke spread, inspection of a minimum of one of each type of protection method for each type of service, on each storey of the building comprising the building work; and
  - prior to covering the junction of any internal fire-resisting construction bounding a sole-occupancy unit, and any other building element required to resist internal fire spread, inspection of a minimum of 30% of sole-occupancy units on each storey of the building containing sole-occupancy units.
  - After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.
- + After the building works has been completed and prior to any Occupation Certificate being issued in relation to the building.

### **Other Required Inspections**

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Placement of erosion & sedimentation control measures.
- + Completion of smoke proof walls prior to installation of ceiling.
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of fire rated plasterboard material to walls and or ceilings.
- + Installation of concealed essential fire safety measures prior to covering.
- + Testing of newly installed active fire safety measures within the building.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.



### **Compliance with the Building Code of Australia**

All building works must be carried out strictly in accordance with the Building Code of Australia 2019 (Amendment 1) (BCA). Any departure from the deemed-to-satisfy (DTS) requirements of the BCA must have the prior approval of Blackett Maguire + Goldsmith Pty Ltd