



**Pre-Development Application**

**Project Name:** Atlassian Headquarters  
**Case ID:** PDA-1208

Scoping Meeting Request

Project Owner Info

Title	Ms
First Name	Danielle
Last name	Blakely
Role/Position	Associate Director
Phone	0412330884
Email	dblakely@urbis.com.au
Address	, , ,

Company Info

Are you applying as a company/business?  
Yes

Company Name	ATLASSIAN PTY LTD
ABN	53102443916

Primary Contact Info

Are you the primary contact?  
Yes

Primary Contact  
Danielle Blakely

Title	Ms
First Name	Danielle
Last Name	Blakely
Role / Position	Associate Director
Phone	0412330884
Email	dblakely@urbis.com.au

Project Details

Project Info

Project Name	Atlassian Headquarters
Industry	Entertainment, Tourism & Recreation
Development Type	Accommodation
Capital Investment Value (excl GST)	AUD10,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0

Indicative Assessment Pathway  
State Significant Development  
Description of Development

The proposed SSDA will facilitate the development of a new mixed-use development comprising 'tourist and visitor accommodation' (in the form of a 'backpackers') and commercial office space within the tower form with retail, lobby and food and drink premises at the Lower Ground level and Upper Ground level. The new building will be purpose built to accommodate the new Atlassian Headquarters and new Railway Square YHA backpacker's accommodation.

Concept and Staged Applications Info


Are you intending to submit a Concept or Staged Application?  
No

Site Details

Site Information

Site Name	Atlassian Headquarters
Site Address (Street number and name)	8 - 10 Lee Street, Haymarket

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Sydney	Eastern City District	Sydney	

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Clause 13(2) of SRD SEPP identifies development with a CIV of more than \$10 million for the purpose of ‘other tourist related purposes’ located ‘in an environmentally sensitive area of State significance’ is declared SSD. It is noted that the CIV for the ‘tourist and visitor accommodation’ (the YHA) component of the development will be greater than \$10 million and the Site is occupied by the Parcels Shed which is forms part of the State Heritage listing for Central Station.

Permissibility of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The Site is currently zoned B8 Metropolitan Zone, except for a small part of Lot 118 in DP 1078271 which is currently zoned SP2 Railway Infrastructure which is proposed to be rezoned B8 Metropolitan Zone as part of the Western Gateway Sub-precinct Planning Proposal.  
The proposed development is permissible within the B8 Metropolitan Zone.

Other

Is the proposal likely to require approval under the Commonwealth [Environmental Protection and Biodiversity Conservation Act 1999?](#)

No

Attachments

File Name	Category
site location	Site Context Map