



Pre-Development Application

Project Name: 8-10 Lee Street, Haymarket  
Case ID: PDA-1208

Proponent Details

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

Development Details

Project Info

Project Name	8-10 Lee Street, Haymarket
Industry	Entertainment, Tourism & Recreation
Development Type	Accommodation
Capital Investment Value (excl GST)	AUD10,000,000.00
Indicative Operation Jobs	4,000
Indicative Construction Jobs	576

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 Development


Are you intending to submit a Concept Application?  
No

Site Details

Site Information

Site Name	Atlassian Headquarters
Site Address (Street number and name)	8 - 10 Lee Street, Haymarket
Site Co-ordinates - Latitude	-33.883795
Site Co-ordinates - Longitude	151.205

Local Government Area

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

Lot and DP  
116/1078271, 117/1078271, part 118/1078271, 13/1062447

Statutory Context

Under Schedule 1 of the State Environmental Planning Policy (State Regional Development) 2011, which clause does your State Significant Development application relate to?  
Clause 13 – Cultural, recreation and tourist facilities

Permissibly of Proposal  
Partly Prohibited

Are you proposing to rezone any land as part of your application?  
No

Biodiversity Assessment Waiver

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the EP&A Act, require any of the following:

A permit under section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?  
No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?  
Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?  
No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?  
No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?  
No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the EP&A Act in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?  
No

An approval under [Section 15](#) of the [Coal Mine Subsidence Compensation Act 1961](#)?  
No

A mining lease under the [Mining Act 1992](#)?  
No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## Scoping Report

### Attachments

File Name	SEARs Scoping Report and Appendices
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