

STAGING OF CONSTRUCTION AND ASSOCIATED CERTIFICATES

5 August 2021

Due to the scale of the proposal and the complexity of the Site location, it is proposed that conditions associated with the development enable staging of construction and associated Construction Certificates. The works are proposed to occur in the following key stages:

Table 1 – Proposed Staging of Construction

Stage	Description	Associated Works
1a	Early Enabling Works, Heritage Shed Removal & Existing Building Hazmat	<ul style="list-style-type: none"> Site establishment, Heritage dismantle, strip out works, removal of non-significant fabric & reporting, archaeological investigations & make safe works Ambulance Ave Stormwater Upgrade works
1b	Demolition, Hazmat, Piling, Shoring, Bulk Excavation	<ul style="list-style-type: none"> Staged demolition of the DST Demolition of the existing structures and support of retained heritage walls Installation of pile retention wall and temporary anchors Removal of contaminated fill material below the existing "Platform 0" and surrounding the Devonshire St Tunnel (DST). Bulk excavation, anchoring and shotcrete retention systems,
2a	Detailed Excavation, Inground Services & Structure & Civil Works to UG Level	<ul style="list-style-type: none"> Installation of canopy tubes and tunnel excavation below Henry Deane Plaza Sewer diversions and connections, stormwater connections, In-ground tanks, HV connections, Basement structure from slab on grade to UGF inclusive of dive ramp, internal base-building partitions
2b	Superstructure works up to level 1 slab (inclusive)	<ul style="list-style-type: none"> OSD Level, Core to Level 1 slab, Level 1 slab, associated temporary works
2c	Superstructure works up to level 8 slab (Inclusive)	<ul style="list-style-type: none"> Inclined structure to Level 8, Exoskeleton installation (Levels 1 to 7), CLT installation through YHA floors

Stage	Description	Associated Works
2d	Superstructure works up to level 22	<ul style="list-style-type: none"> Top out low-rise core, Exo-skeleton up to Level 19, Level 19 "megafloor" slab, Installation of CLT levels up to Level 18
2e	Super structure works up to level roof	<ul style="list-style-type: none"> Top out high-rise core, Exo-skeleton up to roof parapet, Remaining typical habitat megafloors & CLT floors. Crown level CLT & concrete slabs
3a	Inground services, structure up to and including upper ground floor slabs	<ul style="list-style-type: none"> Construction of reinforced concrete basement slabs on ground, suspended structures. Construction of in ground service pits, tanks, and trenches.
3b	Building services up to UGF (inclusive)	<ul style="list-style-type: none"> Basement substations, plant rooms,
3c	Building services up to level 8 (inclusive)	<ul style="list-style-type: none"> Building services OSD, YHA and Plant rooms inclusive to Level 8.
3d	Building services up to roof	<ul style="list-style-type: none"> Remainder of Building services for Tower floors to L40 (roof) including office floors, plant rooms, and crown level
4a	Tower Facade	<ul style="list-style-type: none"> Façade, PV's, fire separation,
4b	Podium facade	<ul style="list-style-type: none"> Lobby facades and entry doors, Shed recreation facades, shop fronts, link zone sky lights, balustrading, core and L1 soffit claddings Platform 1 cladding and face brickwork
5a	Base building works up to upper ground floor slab	<ul style="list-style-type: none"> Internal partitions, ceilings, finishes, completion of fire egress system, completion of EOT
5b	Base building up to level eight (inclusive)	<ul style="list-style-type: none"> Internal partitions, ceilings, finishes, completion of fire egress system
5c	Base building up to roof (inclusive)	<ul style="list-style-type: none"> Internal partitions, ceilings, finishes, completion of fire egress system
6	Heritage reconstruction of parcel shed and heritage works	<ul style="list-style-type: none"> Installation of heritage shed recreation, and heritage brick walls recreation. Completion of Commercial lobbies and retail.
7	External works, OSD and public domain	<ul style="list-style-type: none"> External pavements, bollards, wayfinding signage, boom gates, roller shutters and screens. Landscaping and external furnishings

Stage	Description	Associated Works
8	Fit out works (YHA)	<ul style="list-style-type: none"> ▪ Integrated fitout including kitchens, bathrooms, joinery, FF&E, specialist equipment, services, and final finishes from L1 to L6 inclusive

CDC's will be utilised for fit-out works associated with all Atlassian levels.

As identified above, within each of stage, a series of Construction Certificates will be sought to allow works to be undertaken in advance of other aspects of the project. The details of this approach are outlined in the draft Construction Management Plan prepared by BUILT Obayashi.