



ATLASSIAN CENTRAL DEVELOPMENT

SSD-10405 AMENDMENTS TO APPROVED SSDA DESIGN REPORT - SSDA MODIFICATION 11

30/09/25



AERIAL VIEW LOOKING WEST TOWARDS THE ATLASSIAN CENTRAL DEVELOPMENT

REPORT CONTRIBUTORS:



INTRODUCTION

This report describes proposed changes including removing stair , relocating stair void between Level 35-37 and deleting void on Level 38. Additionally in Level 35, remove the sky fold door and replace with light-weight wall. In Level 36, remove balustrade around mezzanine space and replace with full height temporary partition. In level 38, remove the void on level 38 slab and revert to base services conditions.

GLOSSARY OF KEY TERMS..... IV

ABBREVIATIONS **IV**

PROPONENT LED DESIGN CHANGES AND SSDA CONDITION RESPONSES

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GLOSSARY OF KEY TERMS

Term	Definition
Atlassian Site	8 – 10 Lee Street, Haymarket
The Project	Commercial and hotel development above the Former Inwards Parcel Shed at 8-10 Lee Street, Haymarket
Block B or “Dexus/ Frasers Site”	14-30 Lee Street Haymarket. Adjoining land immediately to the south currently comprising three 8 storey commercial buildings.
Block C or Adina Hotel	2 Lee Street, Haymarket The Former Parcels Post Office The Adina Apartment Hotel Sydney Central
Central Sydney	Land identified as Central Sydney under the Sydney LEP 2012 and includes Sydney’s Central Business District
Sub-precinct	Western Gateway Sub-precinct
Atlassian Central	The Atlassian tower building (building only)
Atlassian Central development	The whole Atlassian development within the Atlassian Site including the tower and public domain works.
Devonshire Street Tunnel	The pedestrian and cycle tunnel running between Chalmers Street and Lee Street
Link Zone	The publicly accessible land within The Site.
Central Walk West	The future western pedestrian entry to the new 19 metre wide underground concourse customers to suburban rail and Sydney Metro platforms.
Habitat Level 1	Flexibly ventilated workspace areas

ABBREVIATIONS

Abbreviation	Meaning
ACHAR	Aboriginal Cultural Heritage Assessment Report
AEO	Authorised Engineering Organisation
ASA	Asset Standards Authority
AHIMS	Aboriginal Heritage Information Management System
APAR	Airports Protection of Airspace Regulations
AS	Australian Standard
ASS	Acid Sulfate Soils
ATP	Australia Technology Park

Abbreviation	Meaning
BC Act	Biodiversity Conservation Act 2016
BCA	Building Code of Australia
BDAR	Biodiversity Assessment Report
Camperdown-Ultimo Strategy	Camperdown-Ultimo Collaboration Area and Place Strategy
CDRP	Central Design Review Panel
Central SSP	Central Station State Significant Precinct
C2E Strategy	Central to Eveleigh Urban Transformation Strategy
CMP	Conservation Management Plan
Council	City of Sydney Council
CPTED	Crime Prevention Through Environmental Design
CPTMP	Construction Parking and Traffic Management Plan
CSPS	Draft Central Sydney Planning Strategy
DES	Design Excellence Strategy
Design Brief	Architectural Design Competition Brief
Design Competition	Architectural Design Competition
Design Guideline	Western Gateway Design Guideline
Devonshire Tunnel	Devonshire Street Pedestrian Tunnel
District Plan	Eastern City District Plan
DPC	NSW Department of Premier and Cabinet
DPIE/Department	NSW Department of Planning, Industry and Environment
DP	Deposited Plan
DSI	Detailed Site Investigation
EIS	Environmental Impact Statement
EPA	NSW Environment Protection Authority
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
ESD	Ecologically Sustainable Development
GANSW	NSW Government Architect’s Office
GFA	Gross Floor Area (as defined under the Sydney Local Environmental Plan 2012)
HIS	Heritage Impact Statement

Abbreviation	Meaning
Infrastructure Strategy	State Infrastructure Strategy 2018-2038
LGA	City of Sydney Local Government Area
LSPS	Draft Sydney Local Strategic Planning Statement
m	metre
NIA	Noise Impact Assessment
OEH	NSW Office of Environment and Heritage
OLS	Obstacle Limitation Surface
OWMP	Operational Waste Management Plan
Parcels Shed	Former Inward Parcels Shed
PSI	Preliminary Site Investigation
Region Plan	A Metropolis of Three Cities – Greater Sydney Region Plan
RAP	Remediation Action Plan
RAPs	Registered Aboriginal Parties
RMS	Roads and Maritime Services
RTTC	Radar Terrain Clearance Chart
SEARs	Secretary’s Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SEPP 55	State Environmental Planning Policy No.55 – Remediation of Land
SEPP Infrastructure	State Environmental Planning Policy (Infrastructure) 2007
SEPP SRD	State Environmental Planning Policy (State and Regional Development) 2011
sqm	Square Metres
SREP SH	Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005
SSD	State Significant Development
SSDA	State Significant Development Application
Sub-precinct	Western Gateway Sub-precinct
Sydney 2030	Sustainable Sydney 2030 Strategy
Sydney LEP 2012	Sydney Local Environmental Plan 2012

Abbreviation	Meaning
Taskforce	Tech Taskforce
TIA	Transport and Accessibility Impact Assessment
TfNSW	Transport for New South Wales
The Minister	The Minister for Planning, Industry and Environment
The Regulation	Environmental Planning and Assessment Regulation 2000
Transport Strategy	Future Transport Strategy 2056
Urbis	Urbis Pty Ltd
VIA	Visual Impact Assessment
WMP	Waste Management Plan
WSUD	Water Sensitive Urban Design



VIEW EAST TOWARDS ATLIASSIAN CENTRAL DEVELOPMENT FROM RAILWAY SQUARE

1

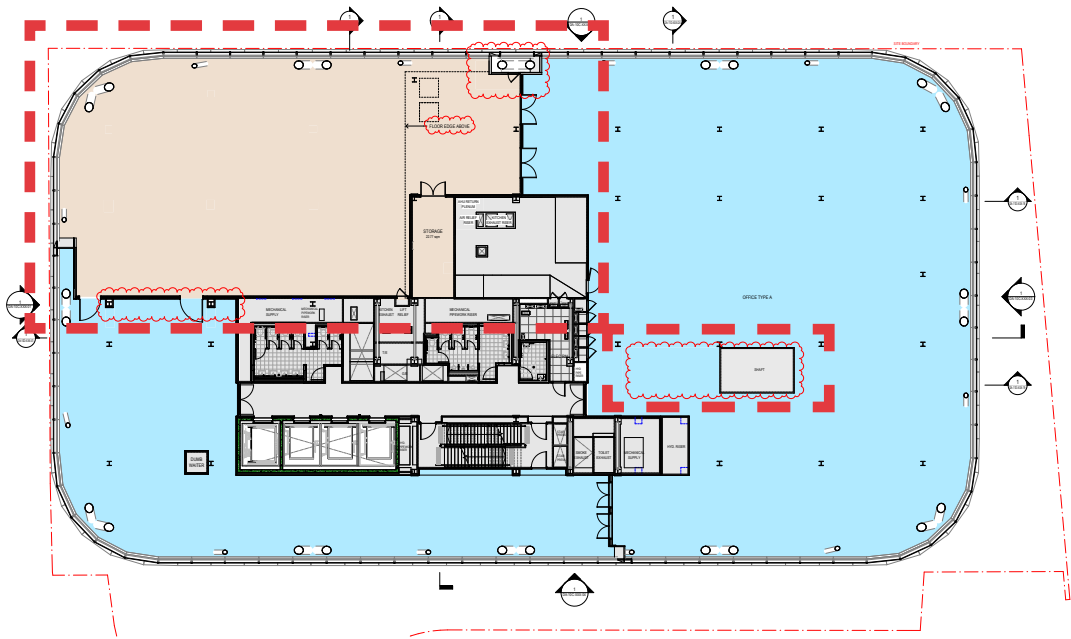
PROPONENT LED DESIGN CHANGES AND SSDA CONDITION RESPONSES

1.1 CROWN EVENTS SPACE - INTRODUCTION

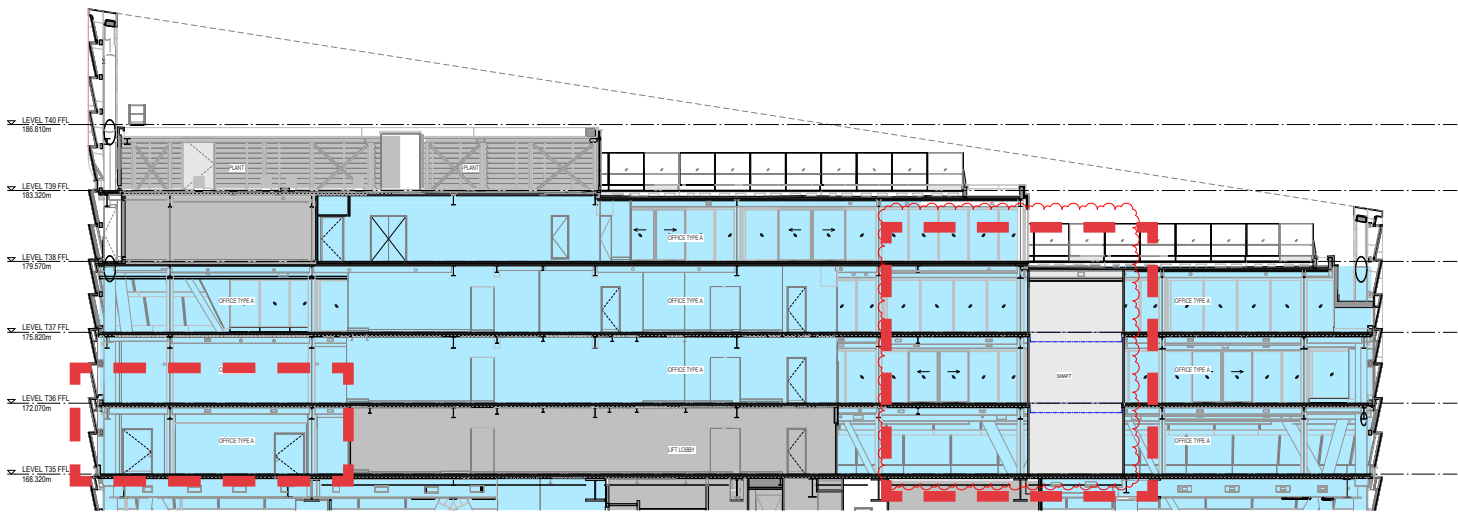
SCOPE OF WORK

The following scope of work has been identified in the briefing correspondence and noted here:

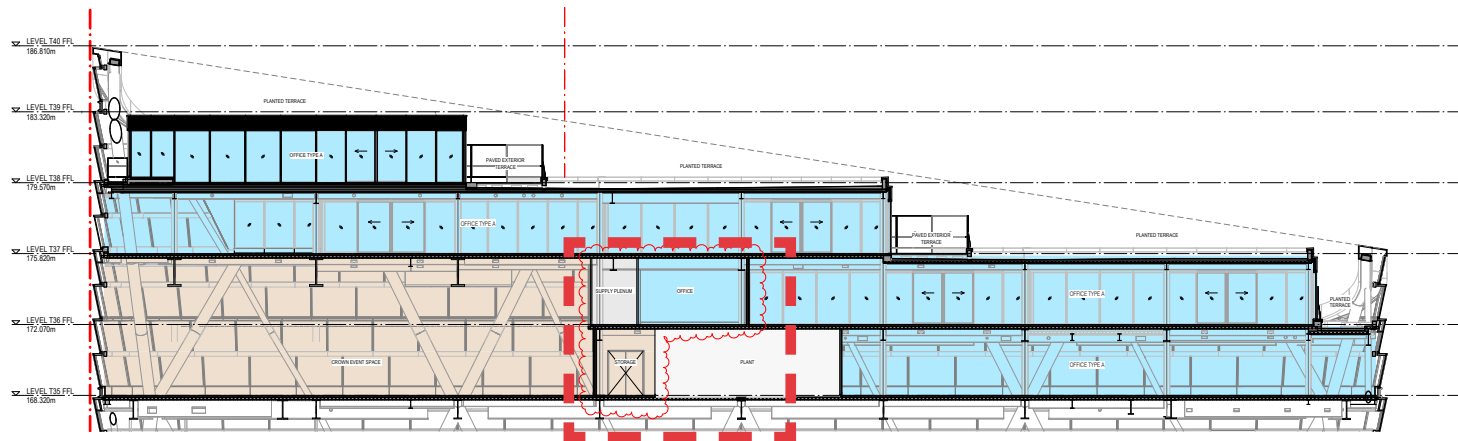
- Remove crown stair and Shift the crown stair voids one structural bay to the south and remove the void on 38.
- Replace the glazing wall of the crown stair void with full-height wall.
- Remove stair void for event space stair between Level 35-36 (Event and Previous Mezzanine space).
- Replace the mezzanine base build balustrades with full-height wall.
- Remove the Skyfold door, replace with full-height wall.



1.1 FIGURE 1 - LEVEL 35 PROPOSED FLOOR PLAN



1.1 FIGURE 2 - PROPOSED CHANGES TO TOWER CROWN

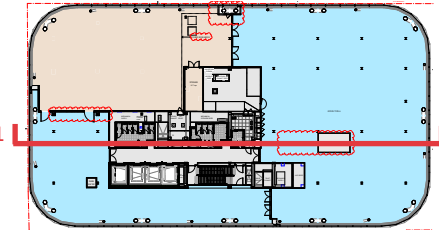


1.1 FIGURE 3 - PROPOSED CHANGES TO TOWER CROWN

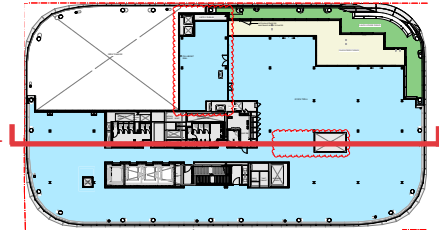
1.2 EVENTS SPACE - PROPOSED CHANGES - SECTIONS 1

Proposed Amendments to approved SSDA shown on building section cut to show proposal for modification 11.

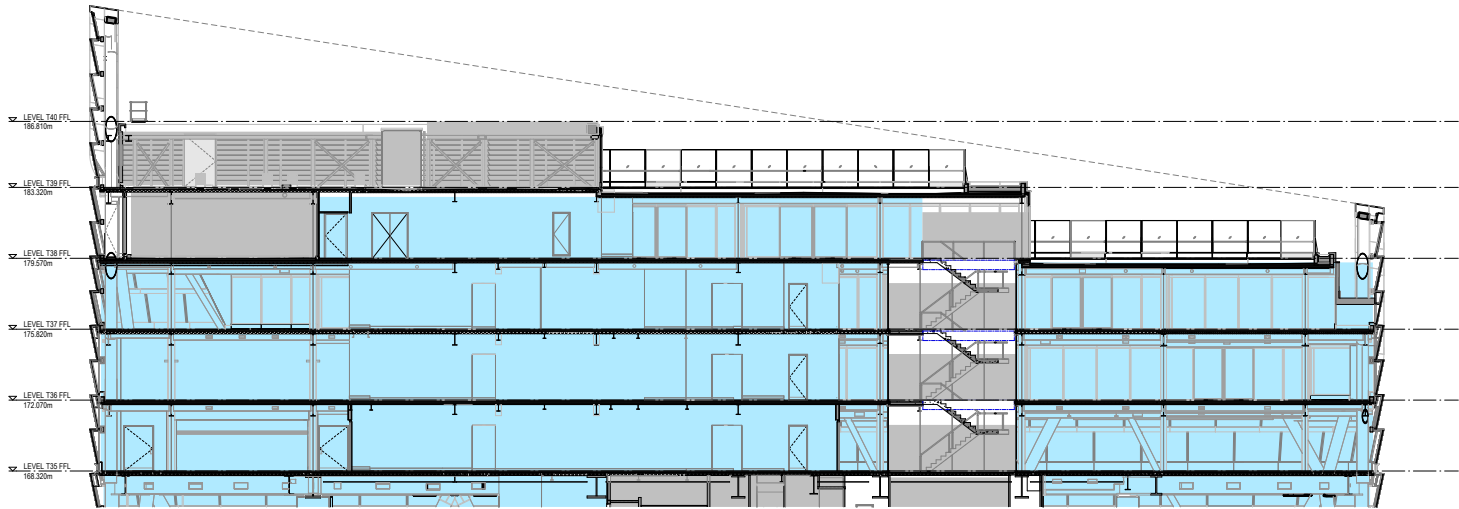
- Remove crown stair and Shift the crown stair voids one structural bay to the south and remove the void on 38.
- Replace the glazing wall of the crown stair void with full-height wall.
- Remove the Skyfold door, replace with full-height wall.



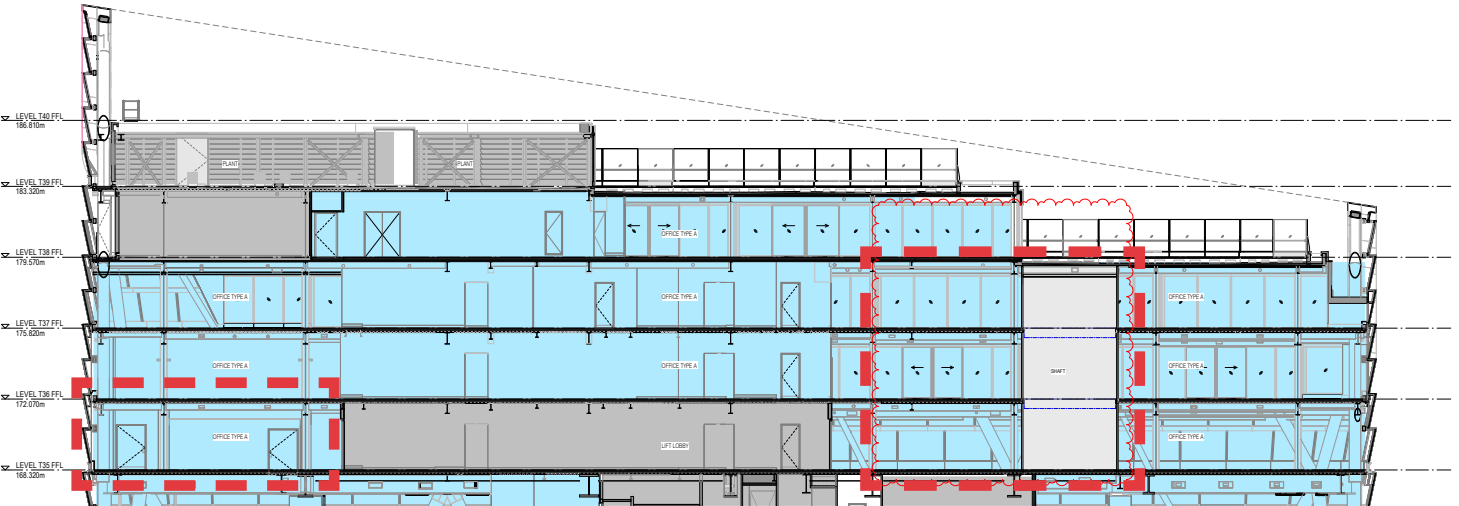
1.2 FIGURE 1 - KEY PLAN L35



1.2 FIGURE 2 - KEY PLAN L36



1.2 FIGURE 3 - CURRENT ZAPPROVED TOWER CROWN LEVELS - SECTION 1

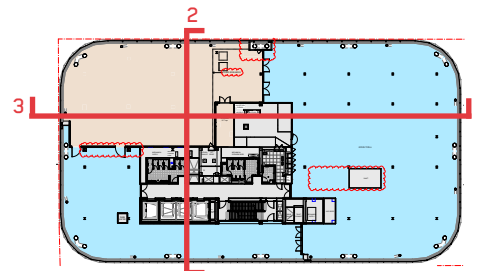


1.2 FIGURE 4 - PROPOSED MODIFIED CROWN EVENTS SPACE - SECTION 1

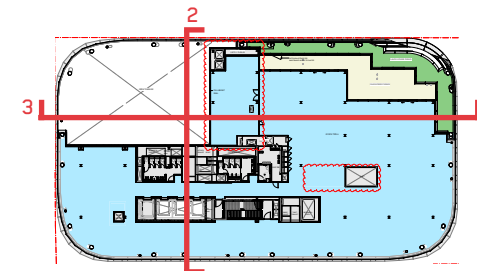
1.3 EVENTS SPACE - PROPOSED CHANGES - SECTIONS 2 & 3

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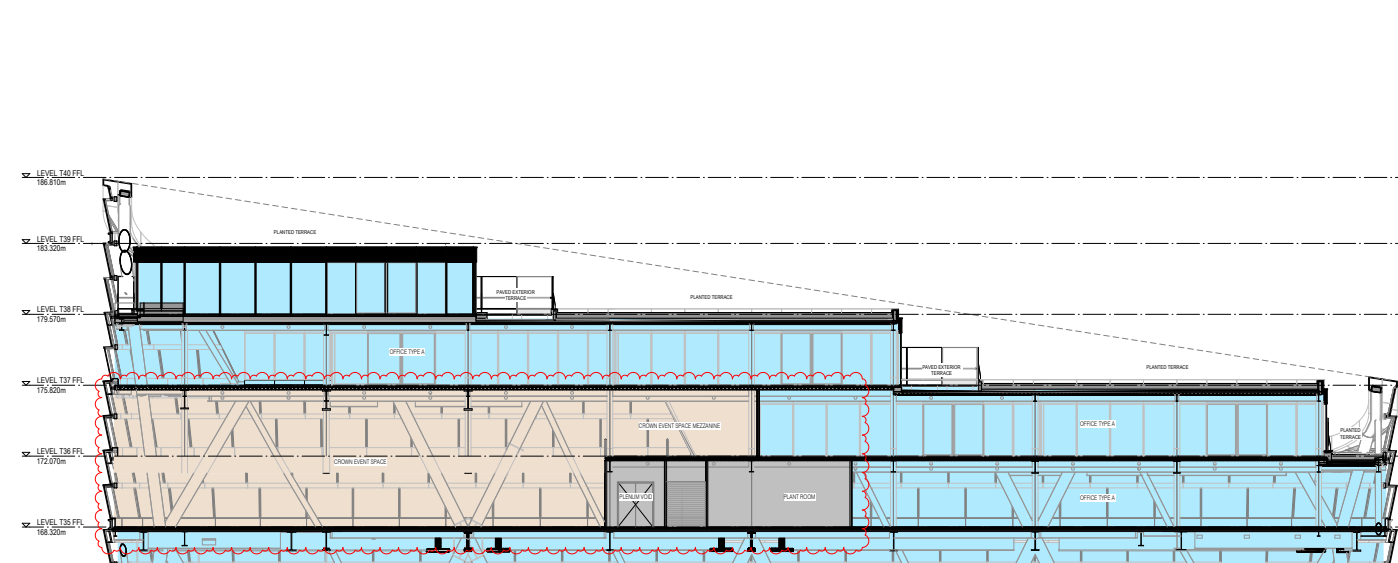
- Replace the mezzanine base build balustrades with full-height wall.
- Remove stair void for event space stair between Level 35-36 (Event and Previous Mezzanine space).



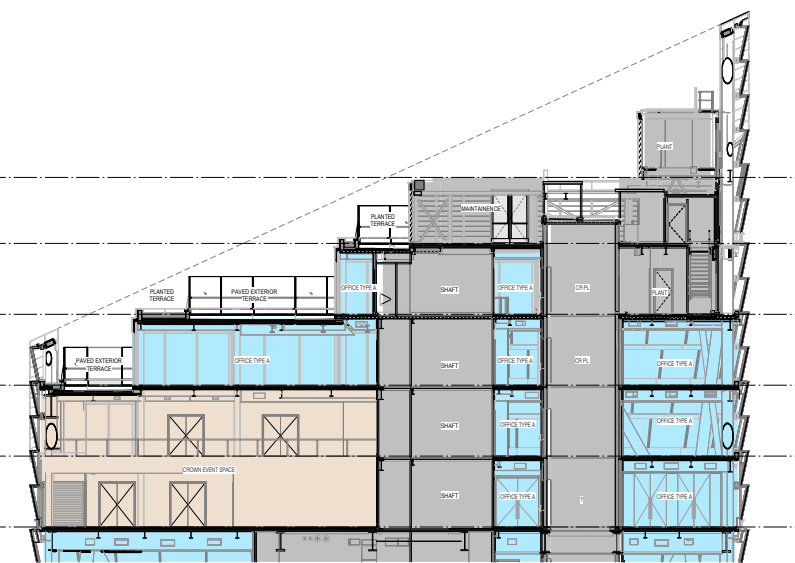
1.3 FIGURE 1 - KEY PLAN L35



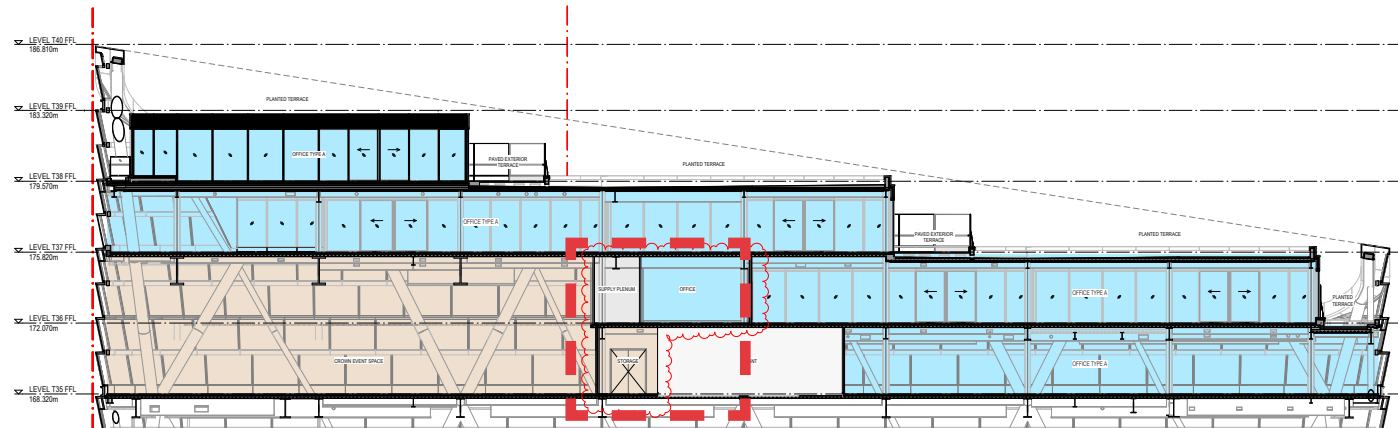
1.3 FIGURE 2 - KEY PLAN L36



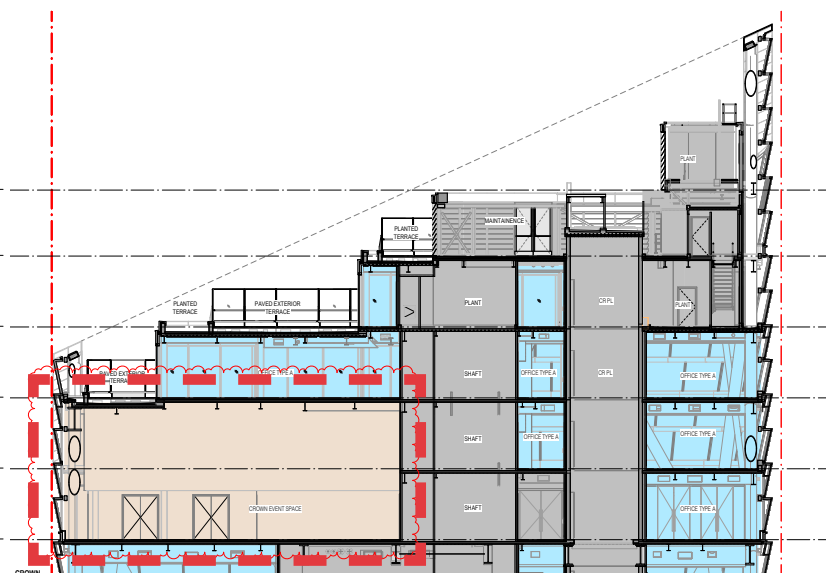
1.3 FIGURE 3 - CURRENT MOD 9 APPROVED TOWER CROWN LEVELS - SECTION 3



1.3 FIGURE 4 - CURRENT MOD 9 APPROVED TOWER CROWN LEVELS - SECTION 2



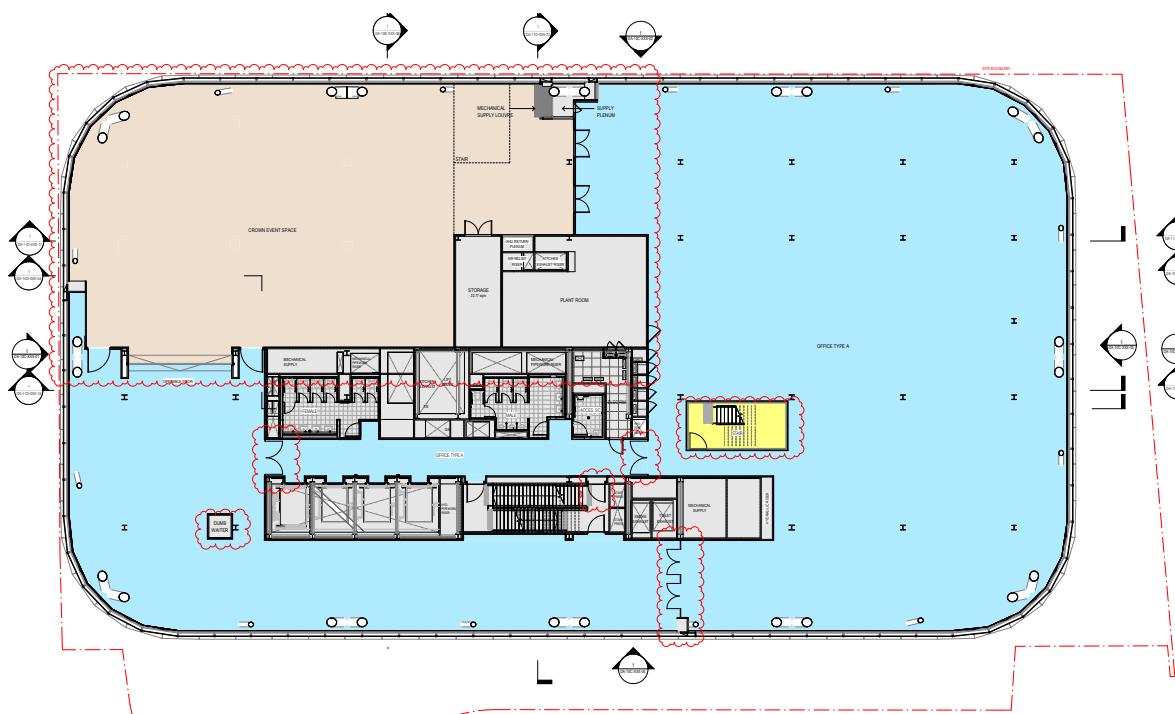
1.3 FIGURE 5 - PROPOSED MODIFIED CROWN EVENTS SPACE - SECTION 3



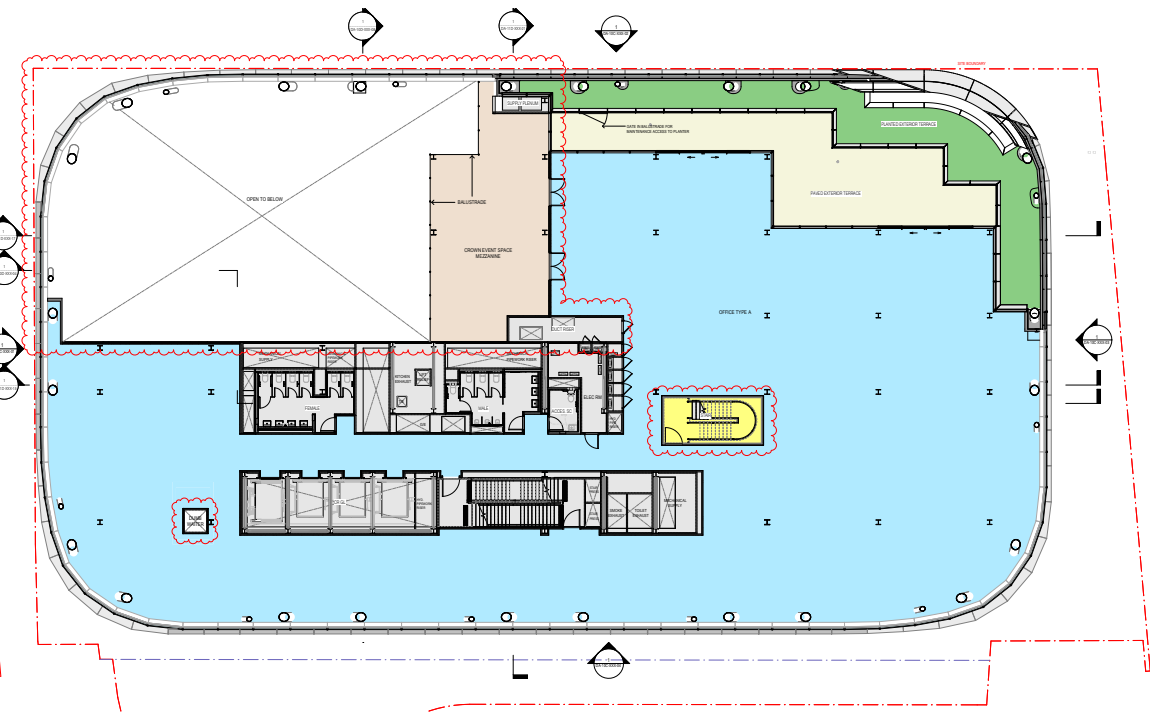
1.3 FIGURE 6 - PROPOSED MODIFIED CROWN EVENTS SPACE - SECTION 2

1.4 EVENTS SPACE - STRUCTURAL CHANGES

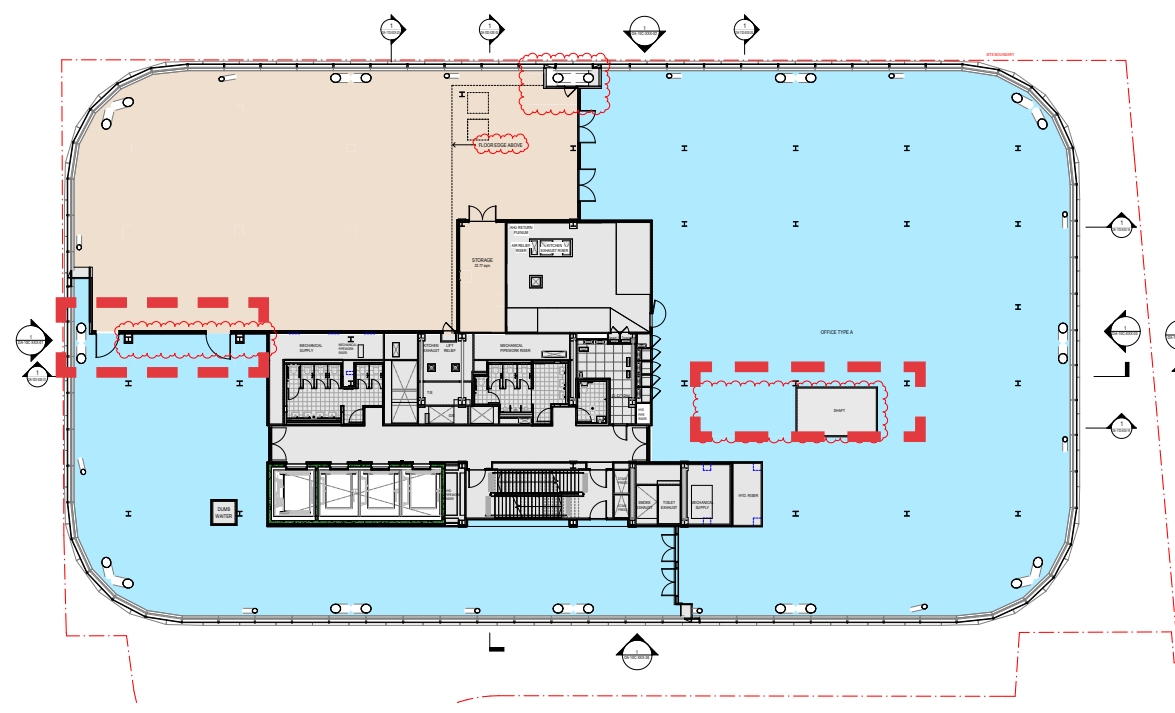
Proposed Amendments to approved SSDA
Added internal walls for crown event space mezzanine to replace balustrade on L36. Nil visual impact to external of eastern facade.



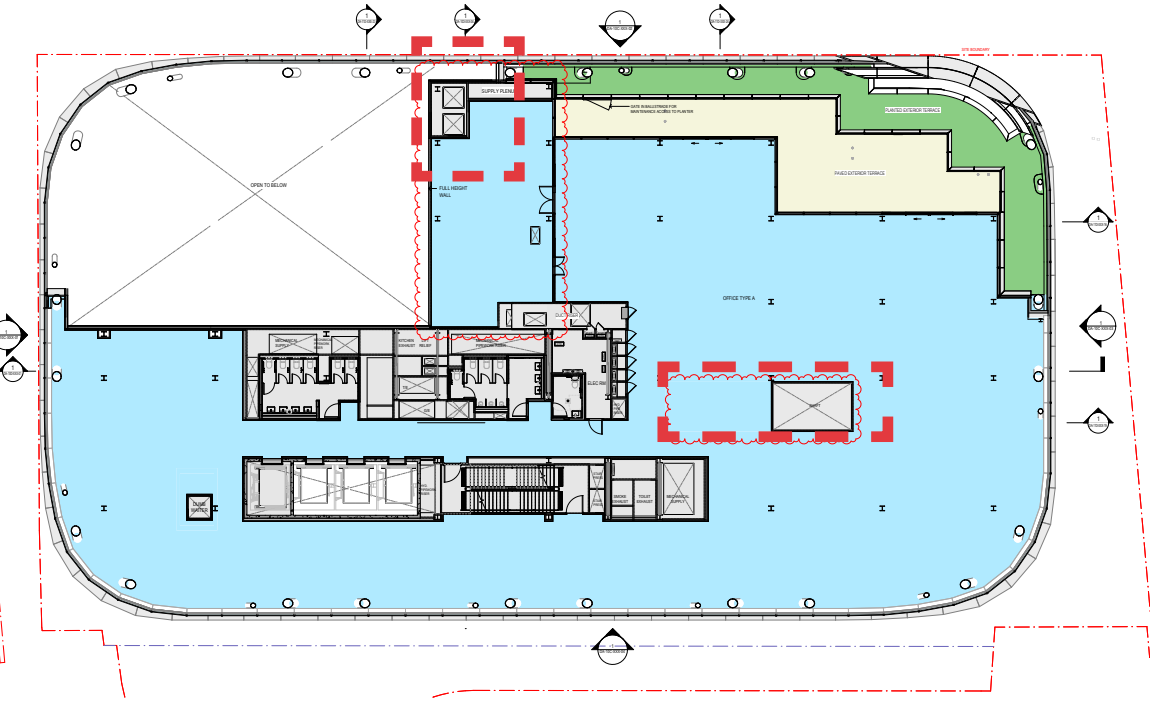
1.4 FIGURE 1 - CURRENT MOD 9 APPROVED TOWER CROWN LEVEL 35



1.4 FIGURE 2 - CURRENT MOD 9 APPROVED TOWER CROWN LEVEL 36



Z 3 - PROPOSED MODIFIED CROWN EVENTS SPACE ON LEVEL 35



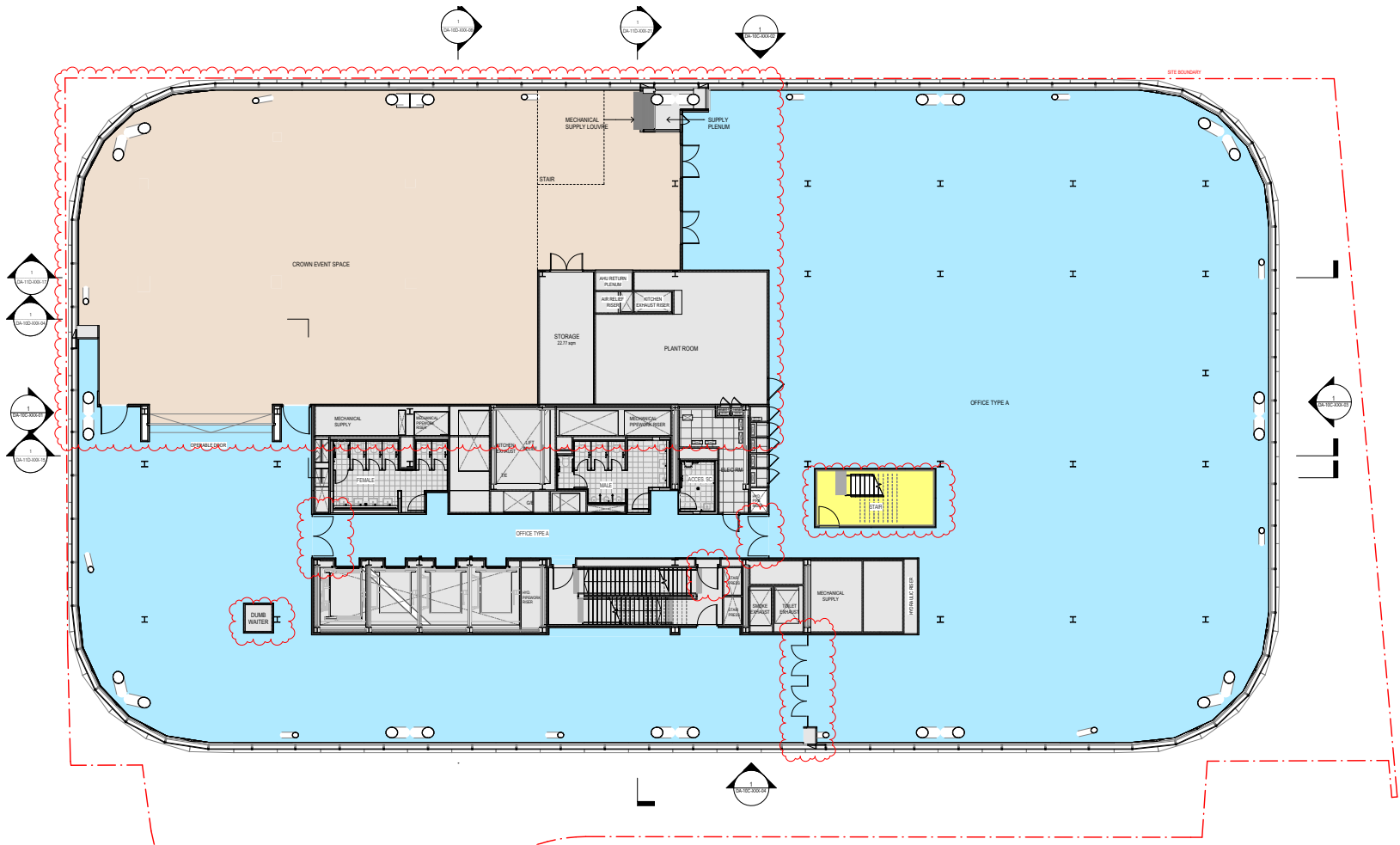
1.4 FIGURE 4 - PROPOSED MODIFIED CROWN EVENTS SPACE ON LEVEL 36

1.5 GENERAL AMENDMENTS - L35

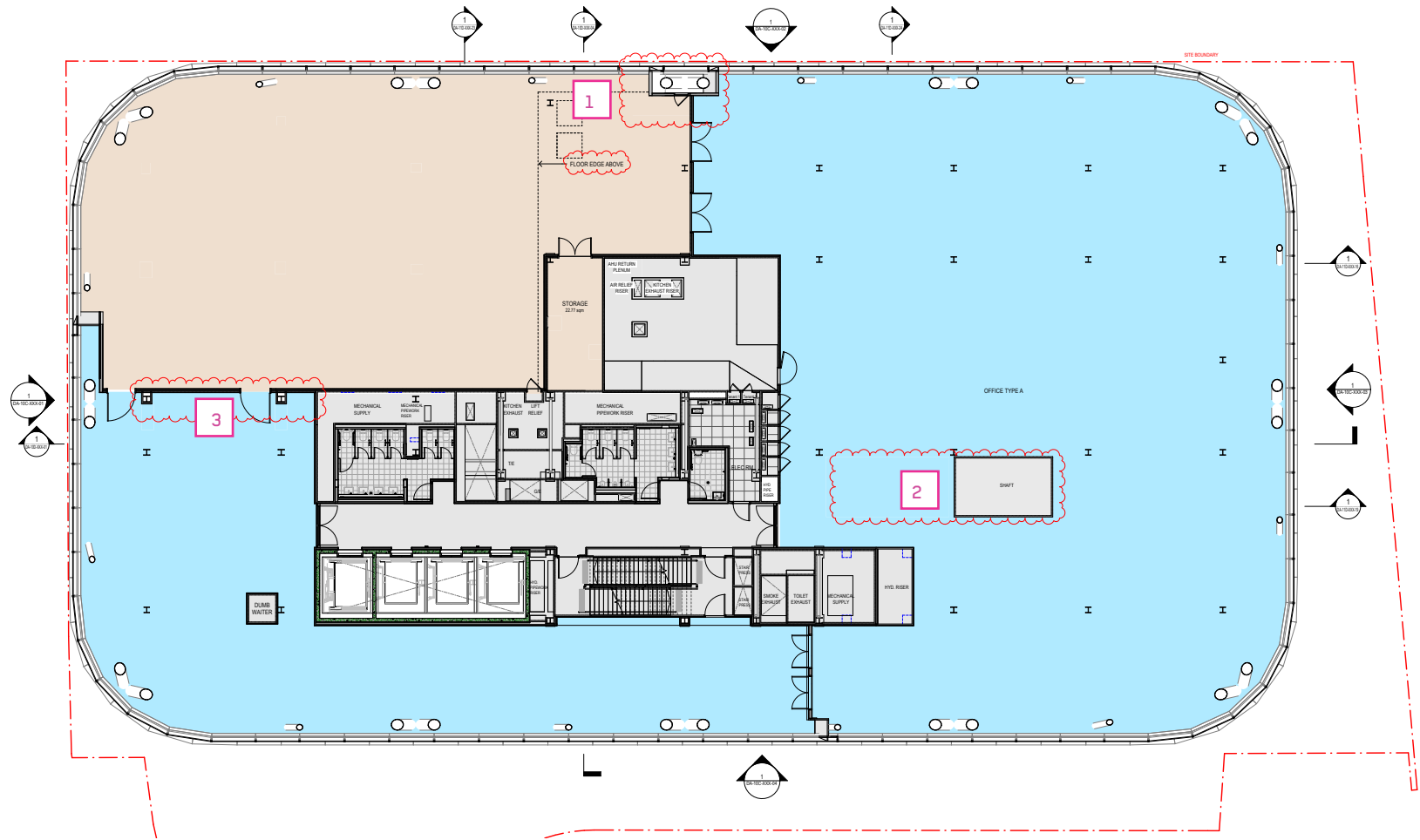
Proposed Amendments to approved SSDA MOD

Amendments to the level 35 plan include:

- 1. Remove stair void for event space stair between Level 35-36
- 2. Remove crown stair and Shift the crown stair voids one structural bay to the south
- 3. Remove the Skyfold door, replace with full-height wall



1.5 FIGURE 1 - SSDA MOD 9 APPROVED LEVEL 35 PLAN



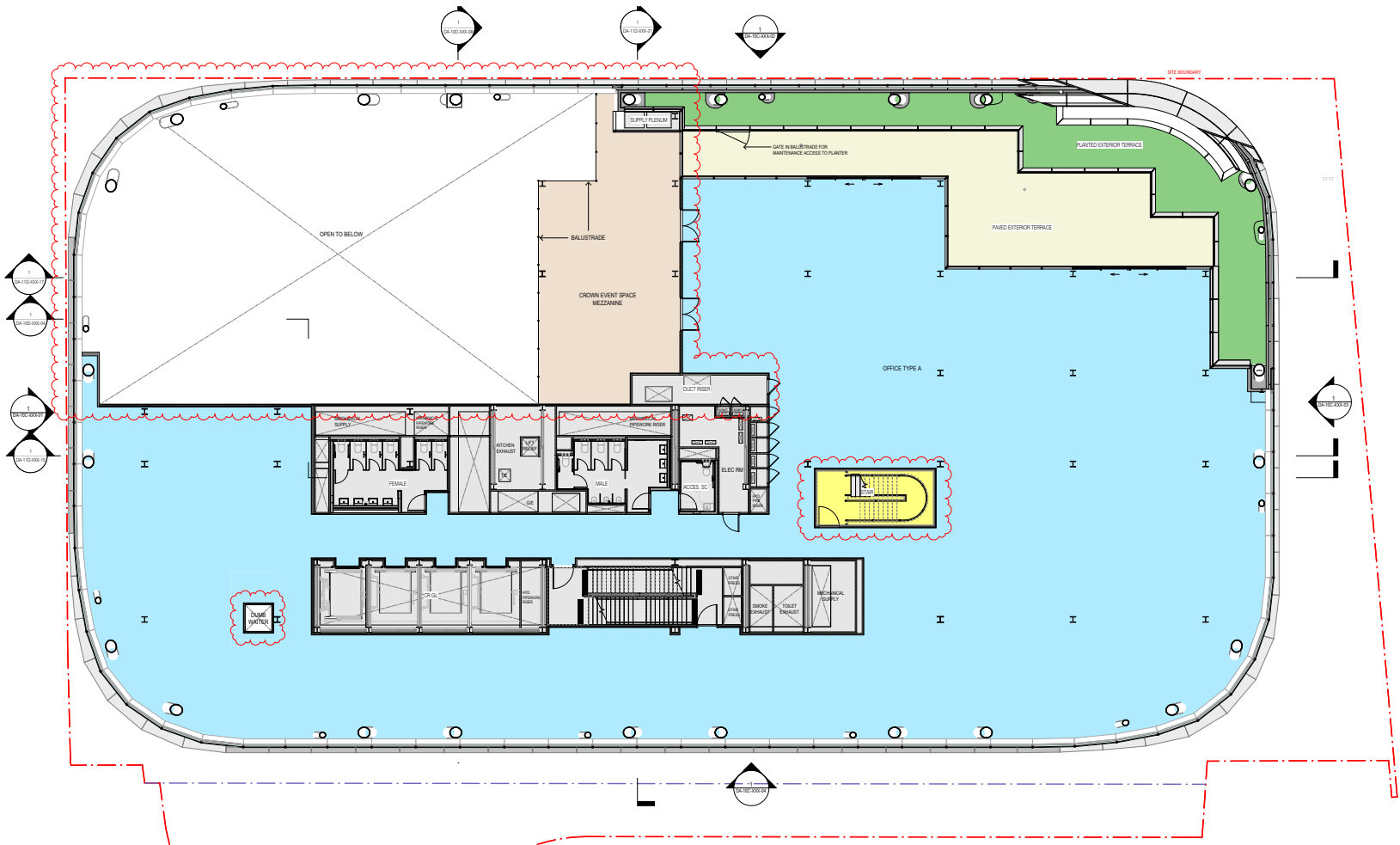
1.5 FIGURE 2 - PROPOSED MODIFIED LEVEL 35 PLAN

1.6 GENERAL AMENDMENTS - L36

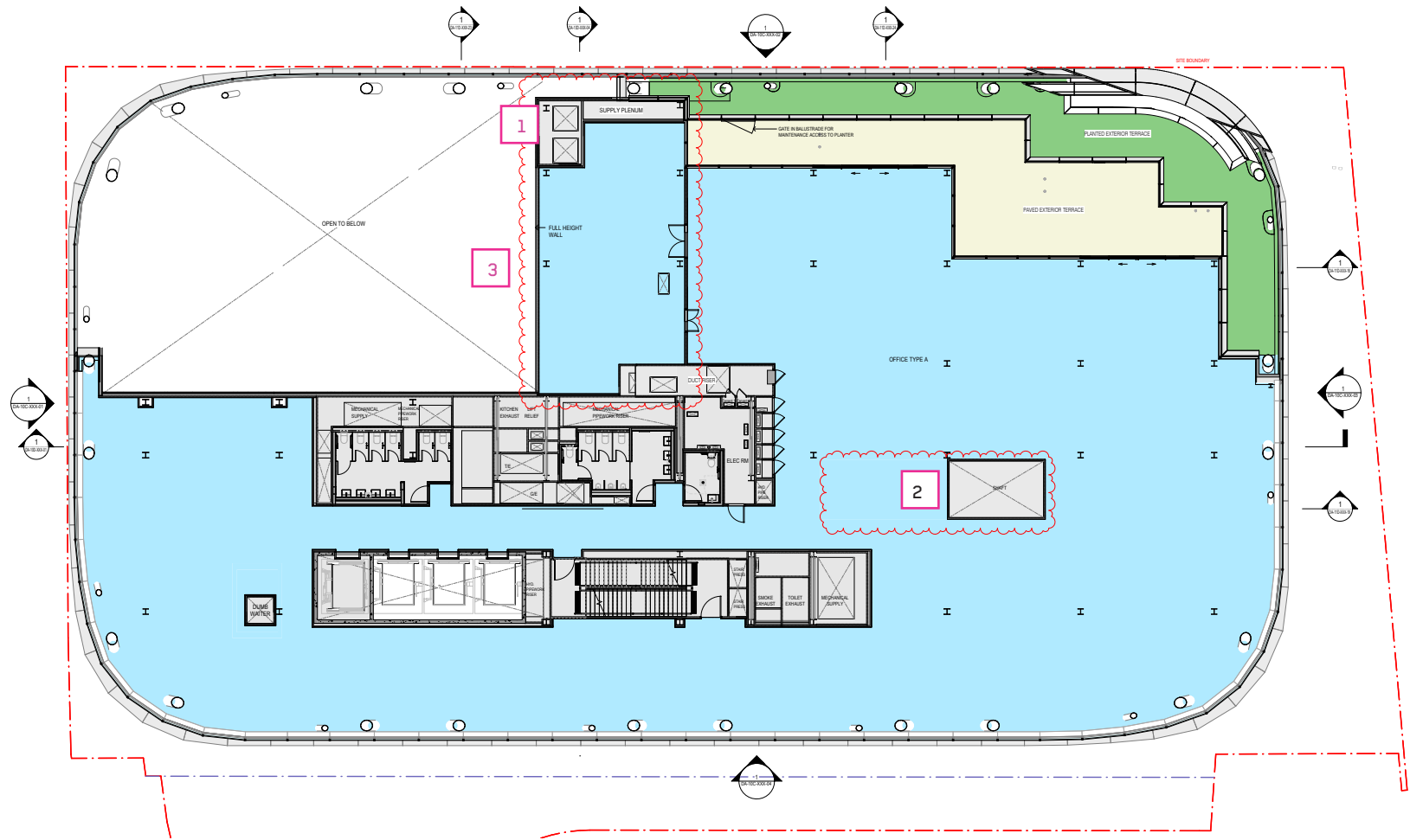
Proposed Amendments to approved SSDA MOD

Amendments to the level 35 plan include:

1. Remove stair void for event space stair between Level 35-36. Replaced with supply air plenum
2. Remove crown stair and Shift the crown stair voids one structural bay to the south
3. Replace the mezzanine base build balustrades with full-height wall



1.7 FIGURE 1 - SSDA MOD 9 APPROVED LEVEL 36 PLAN



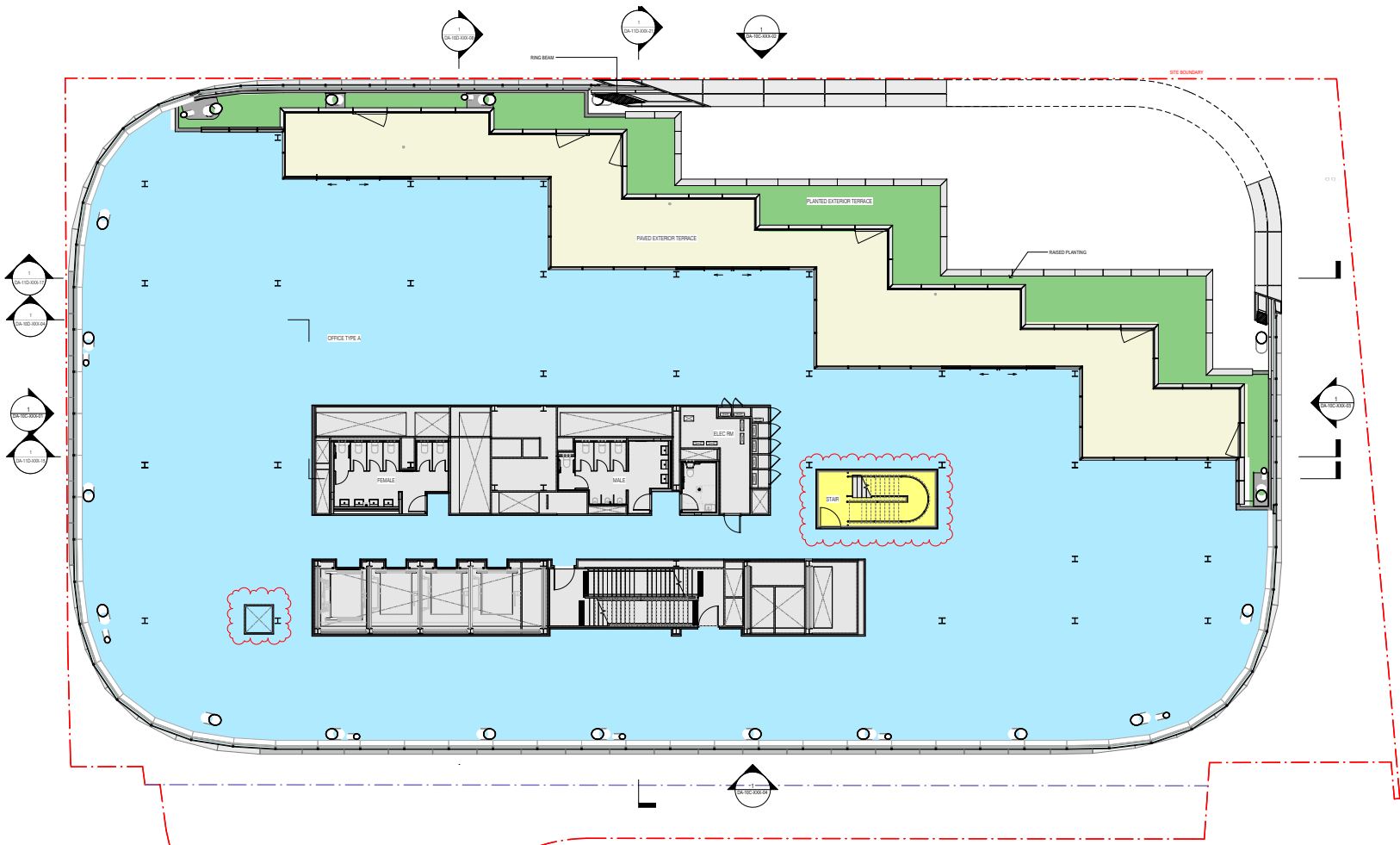
1.7 FIGURE 2 - PROPOSED MODIFIED LEVEL 36 PLAN

1.7 GENERAL AMENDMENTS - L37

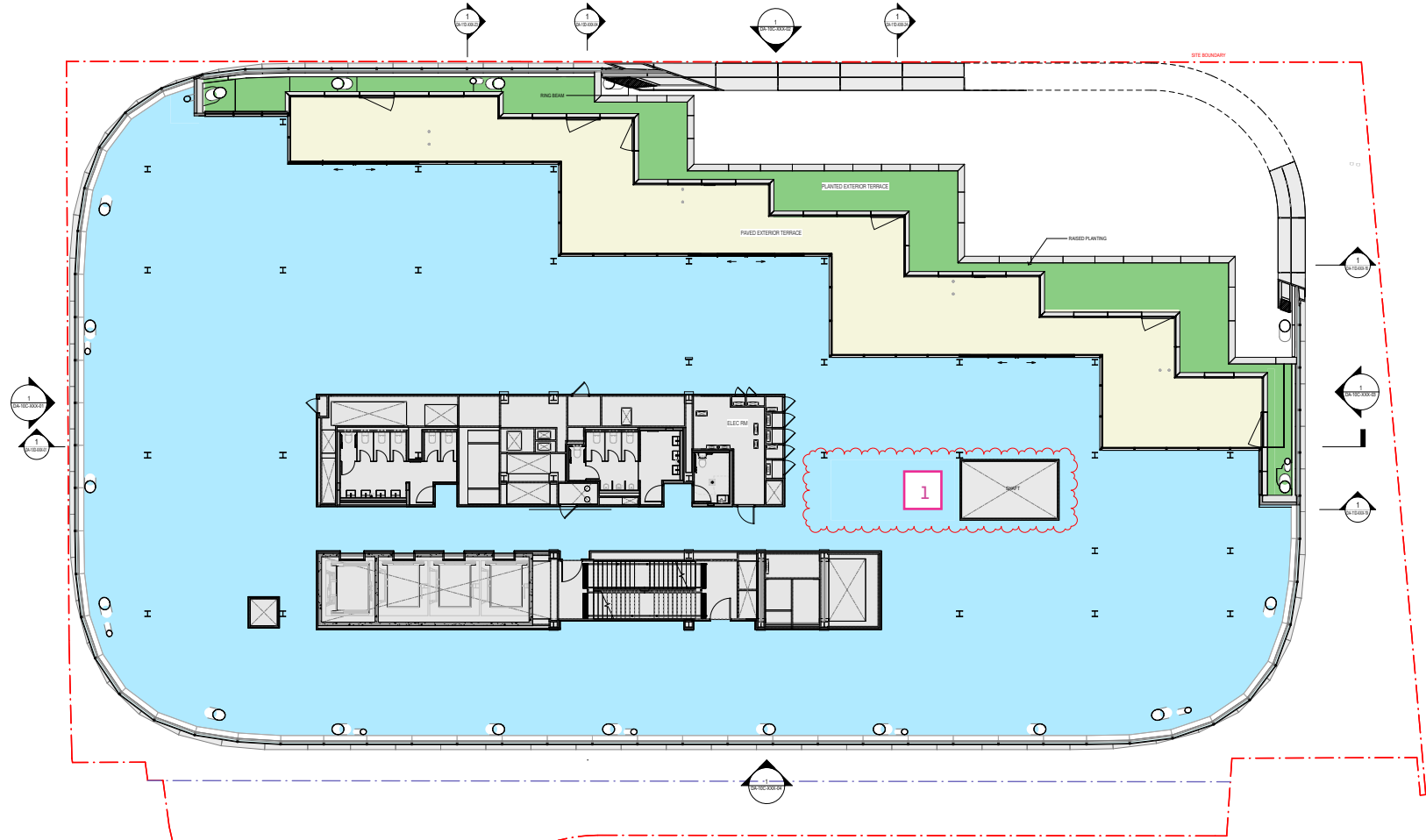
Proposed Amendments to approved SSDA MOD

Amendments to the level 37 plan include:

- 1. Remove crown stair and Shift the crown stair voids one structural bay to the south



1.7 FIGURE 1 - SSDA MOD 9 APPROVED LEVEL 37 PLAN



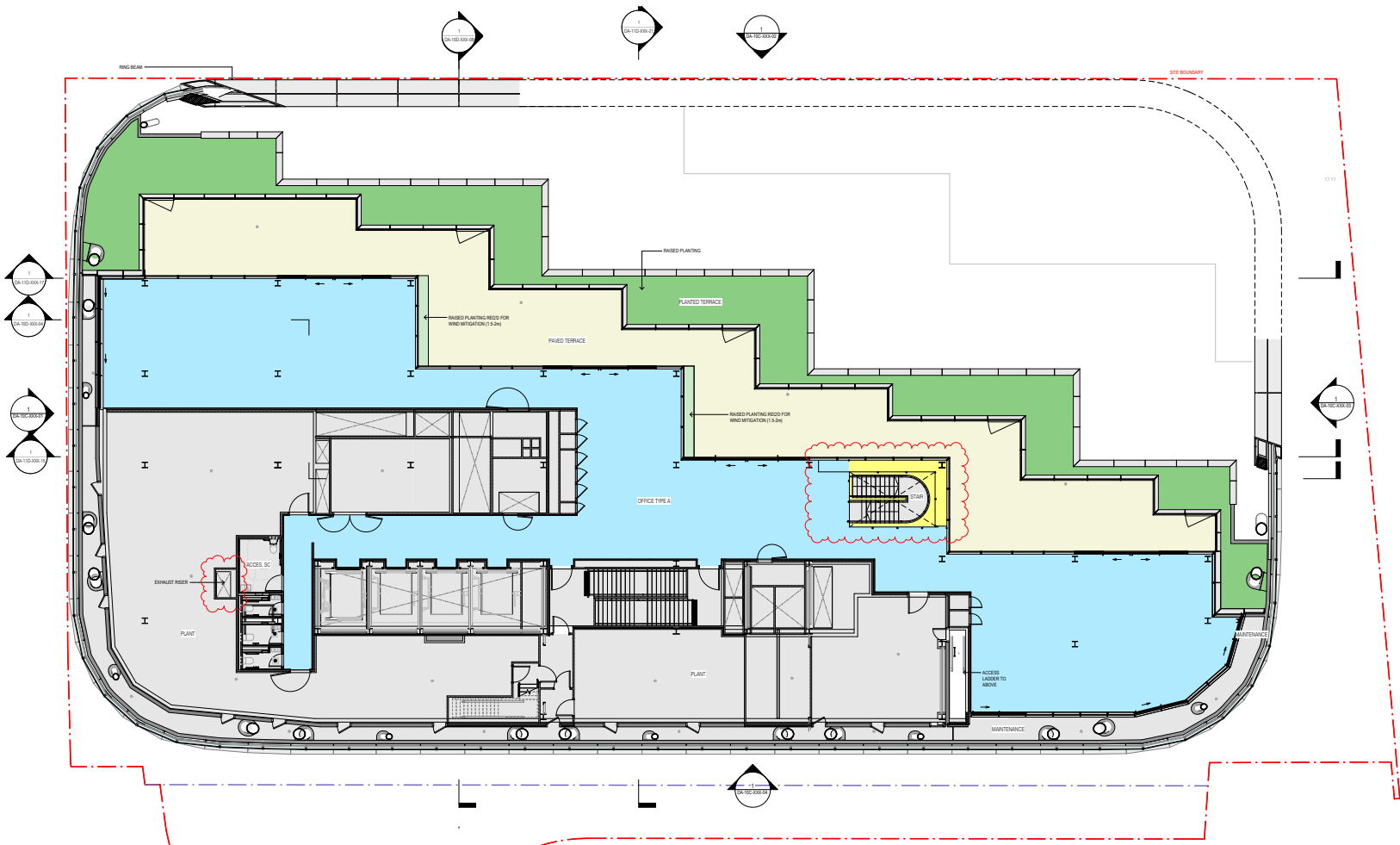
1.7 FIGURE 2 - PROPOSED MODIFIED LEVEL 37 PLAN

1.8 GENERAL AMENDMENTS - L38

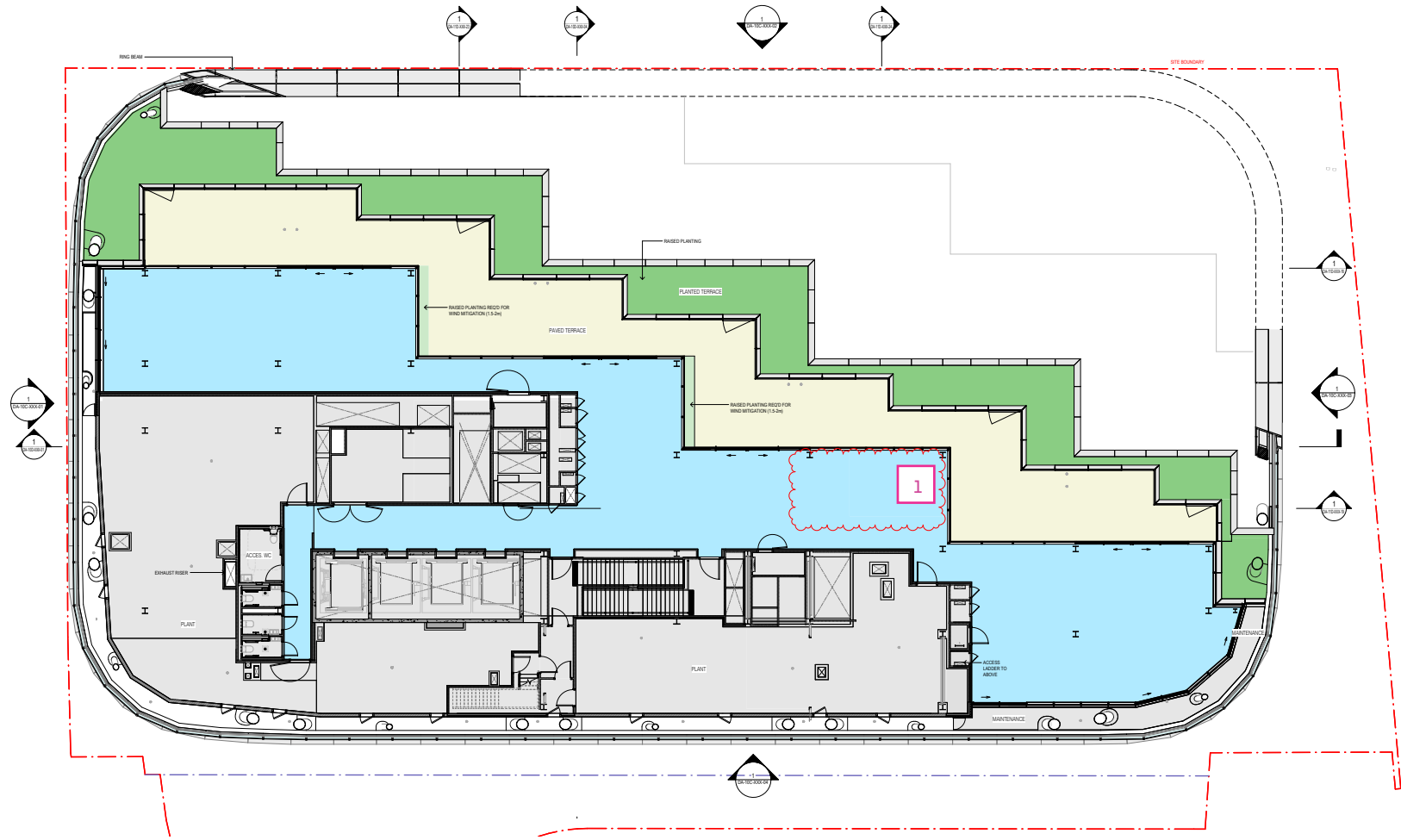
Proposed Amendments to approved SSDA MOD

Amendments to the level 38 plan include:

- 1. Remove stair and void.



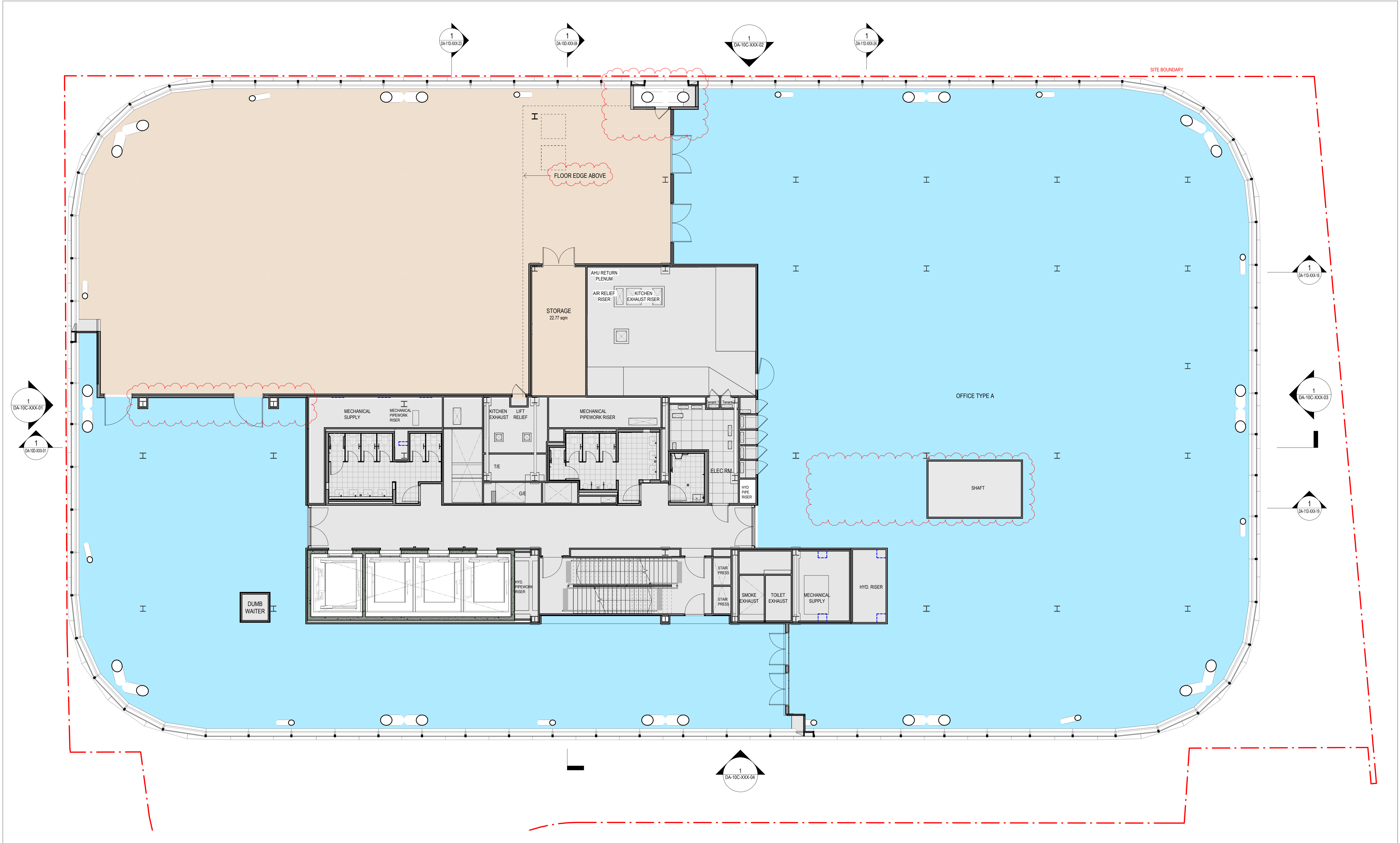
1.8 FIGURE 1 - SSDA MOD 9 APPROVED LEVEL 38 PLAN



1.8 FIGURE 2 - PROPOSED MODIFIED LEVEL 38 PLAN

2.1 APPENDIX A - ARCHITECTURAL DRAWINGS

ATTACHED.



ISSUE	DATE	FOR
1	04.05.21	SSDA SUBMISSION
2	30.05.22	SSDA SUBMISSION
3	28.10.22	SSDA SUBMISSION
4	10.11.23	SSDA MODIFICATION 7
5	05.07.24	SSDA MODIFICATION 9
6	16.12.24	SSDA MODIFICATION 9
7	28.07.25	SSDA MODIFICATION 11
8	05.08.25	SSDA MODIFICATION 11
9	29.09.25	SSDA MODIFICATION 11

GENERAL NOTES	
	OFFICE
	LOBBY - INTERNAL
	LOBBY - EXTERNAL
	YHA
	RETAIL
	VEHICLE ZONES
	COMMON CIRCULATION
	TERRACE - PLANTED
	TERRACE - OCCUPIABLE
	TERRACE - TIERED SEATING
	PASSENGER LIFT - OFFICE
	GOODS LIFT
	CORE, BASE BUILDING AMENITIES, AND FACADE
	PLANT
	CROWN EVENTS SPACE
	VOID

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ShoP Architects
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DDA CONSULTANT
Morris Goding Access Consulting
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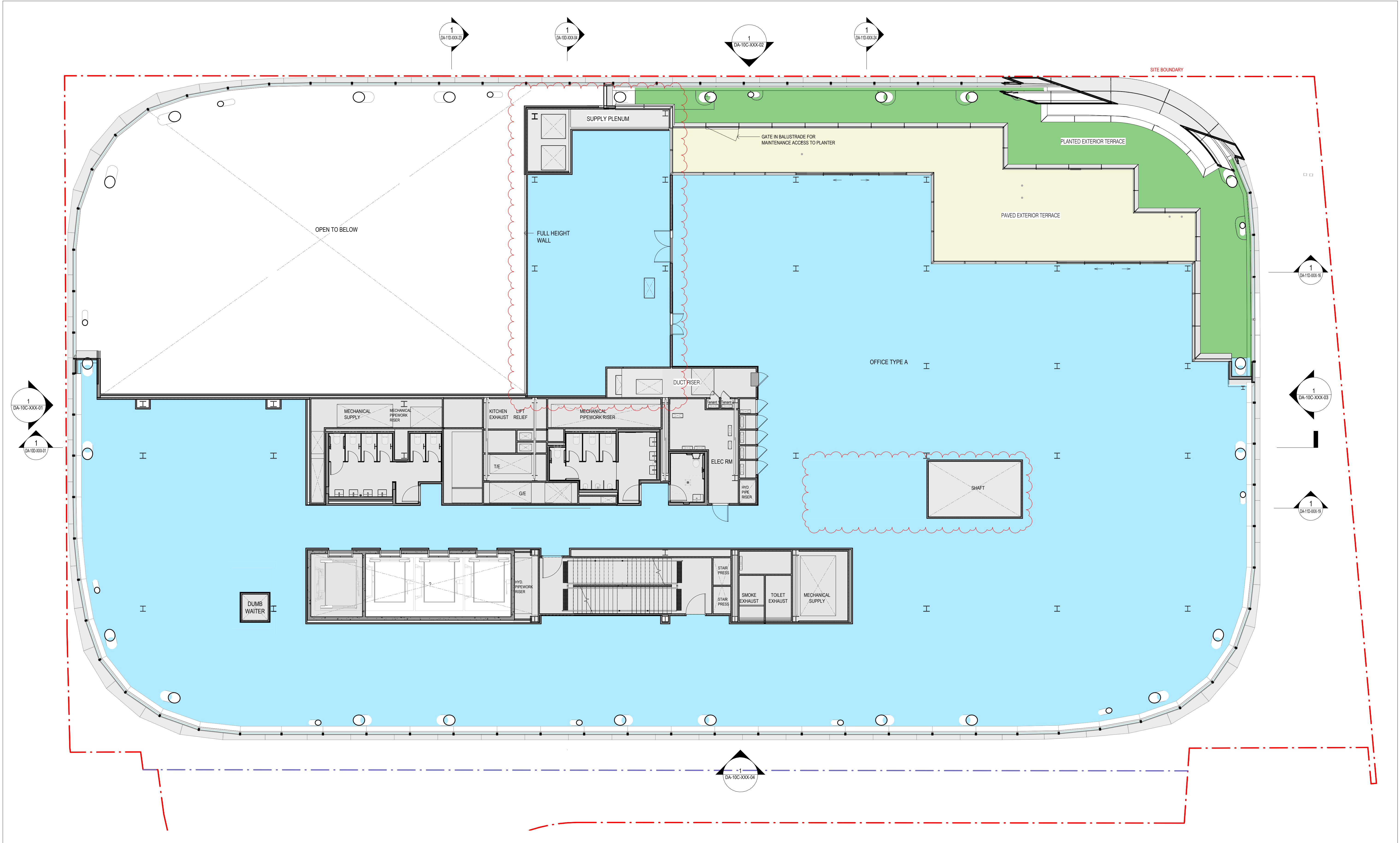
KEY PLAN

PROJECT MANAGER
Generate
TEL +61 433 706 275

CLIENT
ATLASSIAN
PROJECT
ATLASSIAN CENTRAL
No 8-10 LEE STREET, HAYMARKET
PROJECT NUMBER
1906024

TRUE NORTH
PROJECT NORTH
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STATUS
SSDA

DRAWING
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PLAN TOWER LEVEL 35**
DOCUMENT NUMBER
DA-10B-T35-01
ISSUE
9



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2	16.09.20	DRAFT SSDA
3	30.09.20	SSDA SUBMISSION
4	04.05.21	SSDA SUBMISSION
5	30.05.22	SSDA SUBMISSION
6	28.10.22	SSDA SUBMISSION
7	12.04.23	SSDA SUBMISSION
8	10.11.23	SSDA MODIFICATION 7
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10	16.12.24	SSDA MODIFICATION 9
11	28.07.25	SSDA MODIFICATION 11
12	05.08.25	SSDA MODIFICATION 11
13	29.09.25	SSDA MODIFICATION 11

GENERAL NOTES

OFFICE	PASSENGER LIFT - OFFICE
LOBBY - INTERNAL	GOODS LIFT
LOBBY - EXTERNAL	CORE, BASE BUILDING AMENITIES, AND FACADE
YHA	PLANT
RETAIL	CROWN EVENTS SPACE
VEHICLE ZONES	VOID
COMMON CIRCULATION	
TERRACE - PLANTED	
TERRACE - OCCUPIABLE	
TERRACE - TIERED SEATING	

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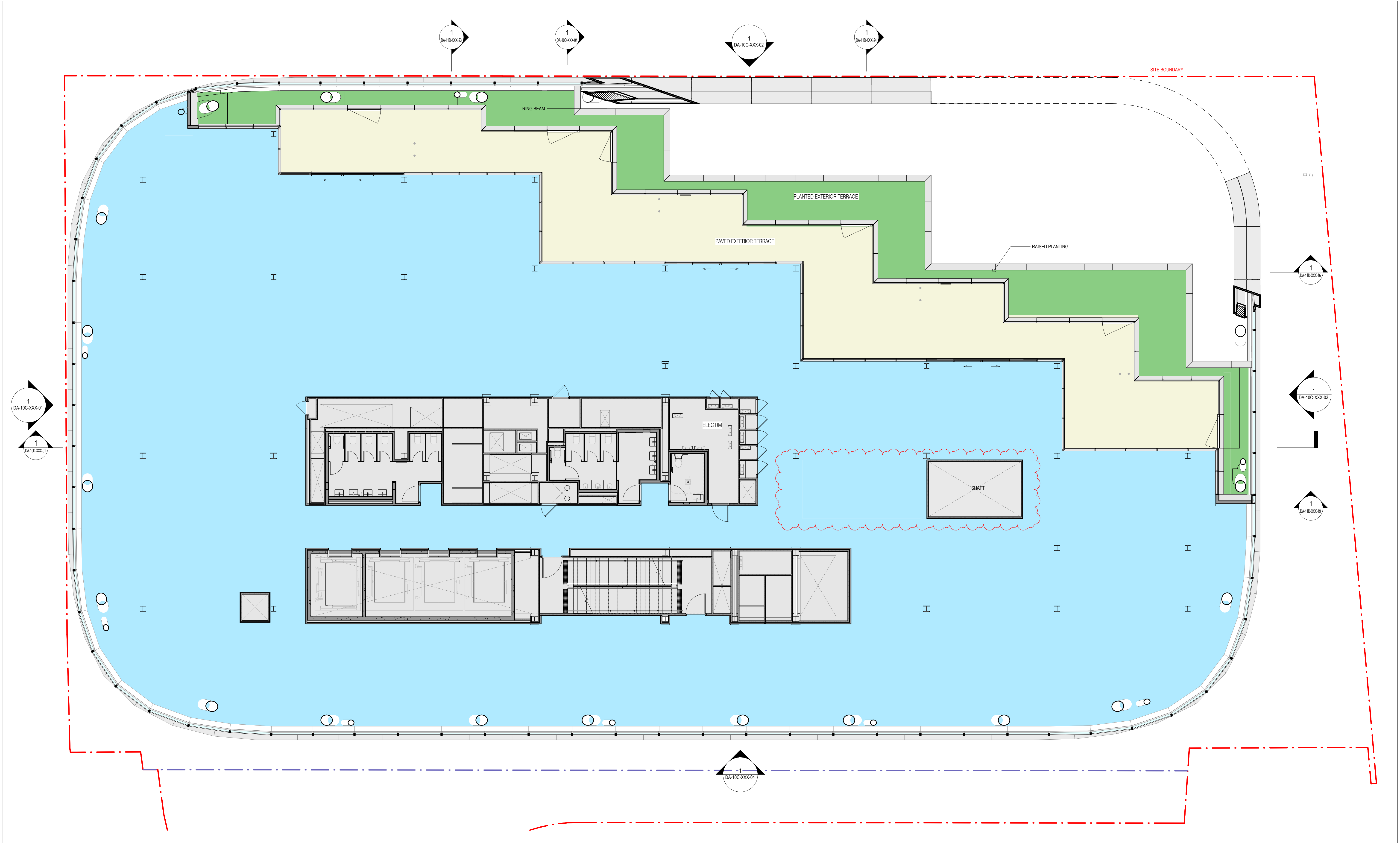
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DRAWING

**GENERAL ARRANGEMENT
PLAN TOWER LEVEL 36**

DOCUMENT NUMBER
DA-10B-T36-01

ISSUE
13



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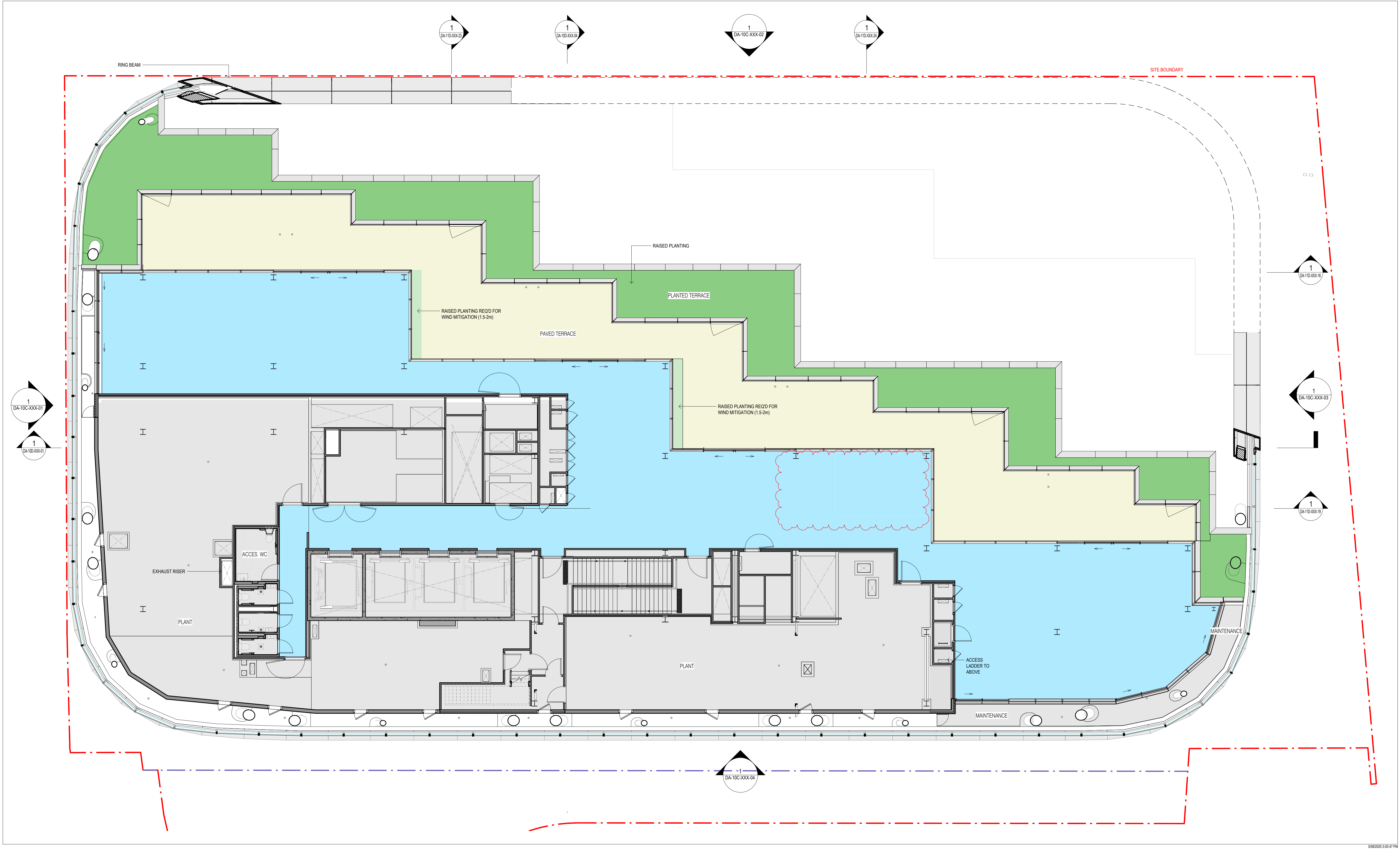
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TERRACE - TIERED SEATING	

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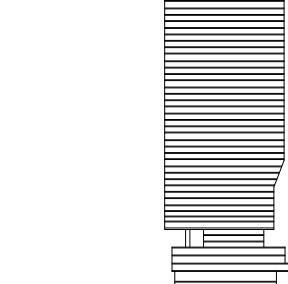
FIRE ENGINEER
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KEY PLAN



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TEL +61 433 706 275

CLIENT
ATLASSIAN

PROJECT
ATLASSIAN CENTRAL
No 8-10 LEE STREET, HAYMARKET
PROJECT NUMBER
1906024

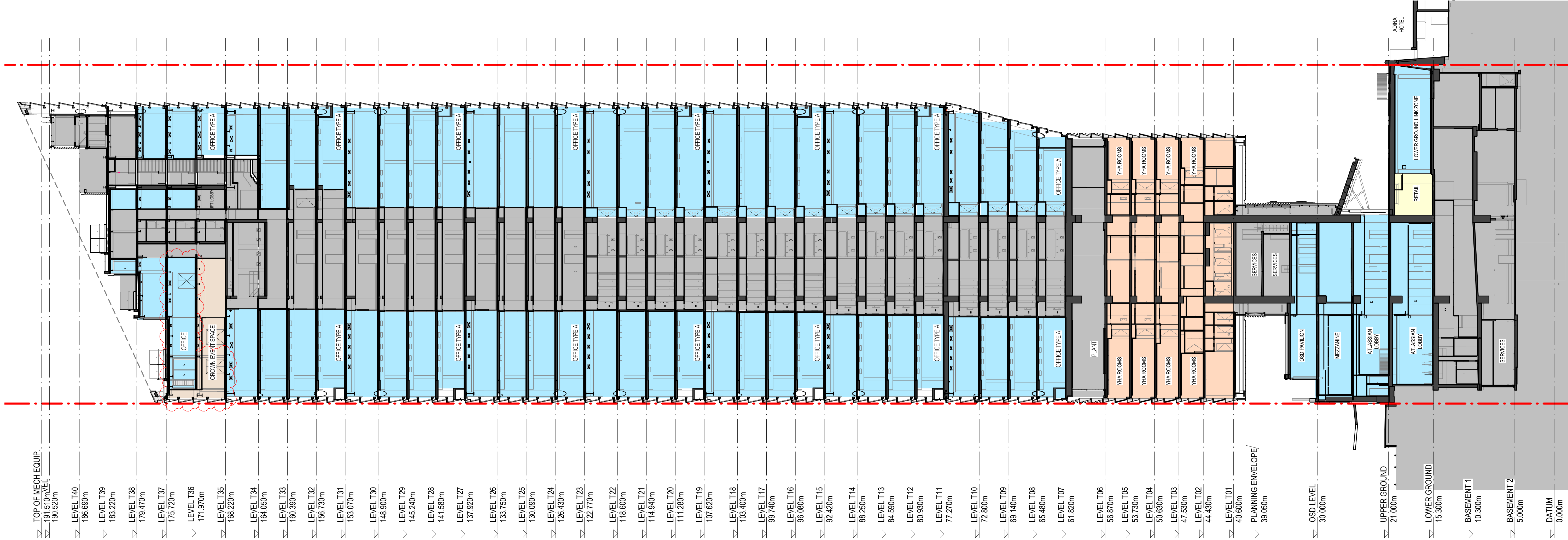
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DRAWING

**GENERAL ARRANGEMENT
PLAN TOWER LEVEL 38**

DOCUMENT NUMBER
DA-10B-T38-01

ISSUE
11



NOTE: FOR ENCLOSURE DOCUMENTATION, SEE DA-40's & DA-43's

ISSUE	DATE	FOR
1	05.07.24	SSDA MODIFICATION 9
2	22.10.24	SSDA MODIFICATION 9
3	16.12.24	SSDA MODIFICATION 9
4	28.07.25	SSDA MODIFICATION 11

- GENERAL NOTES
- ALL SHAFT LABELS AND MECH. EQUIP ARE SHOWN FOR REFERENCE ONLY. SEE MEP DWGS.
 - STRUCTURAL ELEMENTS SHOWN FOR REFERENCE ONLY. SEE STR DWGS.
 - EXISTING SERVICES SHOWN ARE BASED ON MAP DATA ONLY AND CANNOT BE RELIED UPON AS ACCURATE. FOR ENCLOSURE DOCUMENTATION, SEE DA-40's AND DA-43's.
 - FOR FURTHER INFORMATION ON ELEMENT CODES REFER ARCHITECTURAL REPORT
- XXX-XXX FOR FURTHER INFORMATION ON ELEMENT CODES REFER ARCHITECTURAL REPORT
- FWT-XXX FWT CODES REFER PROJECT ENCLOSURE SYSTEMS DA-40A-XXX-01

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STRUCTURAL & CIVIL ENGINEER
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MEP ENGINEER & VT CONSULTANT
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ELECTRICAL, FIRE SAFETY & HYDRAULIC
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KEY PLAN

PROJECT MANAGER
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CLIENT
ATLASSIAN

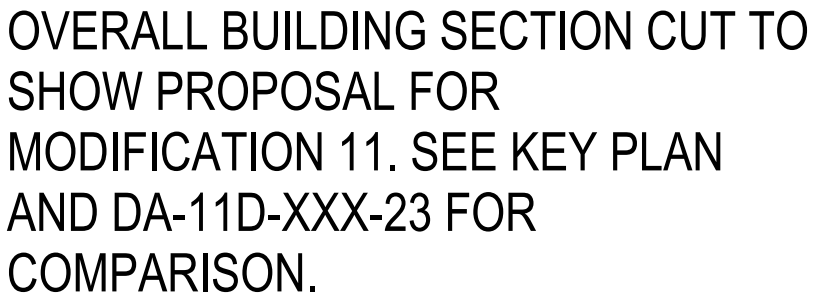
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No 8-10 LEE STREET, HAYMARKET

PROJECT NUMBER
1906024

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SECTION E-W - MOD 11
DOCUMENT NUMBER
DA-10D-XXX-04
ISSUE
4





2.1 APPENDIX B - AREA SCHEDULE

ATTACHED.

