



ATLASSIAN CENTRAL DEVELOPMENT
SSD-10405 AMENDMENTS TO APPROVED SSDA DESIGN REPORT

29/04/22



AERIAL VIEW LOOKING WEST TOWARDS THE ATLASSIAN CENTRAL DEVELOPMENT

REPORT CONTRIBUTORS:



INTRODUCTION

SHoP BVN has been commissioned by Atlassian (the Applicant) to prepare this design report which describes amendments to the approved design for the Atlassian Central State Significant Development (SSD) application (SSD-10405) in relation to the site at 8-10 Lee Street, Haymarket.

This report describes proposed changes to the floor plans layouts from Basement Level 2 to and including the Upper ground level to the SSDA approved on the 15th of October 2021. Conditions from the Development Consent to the exterior have not been addressed in this submission, and will be addressed in later SSDA amendment submission for the Shed, Podium and Tower.

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APPENDIX

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



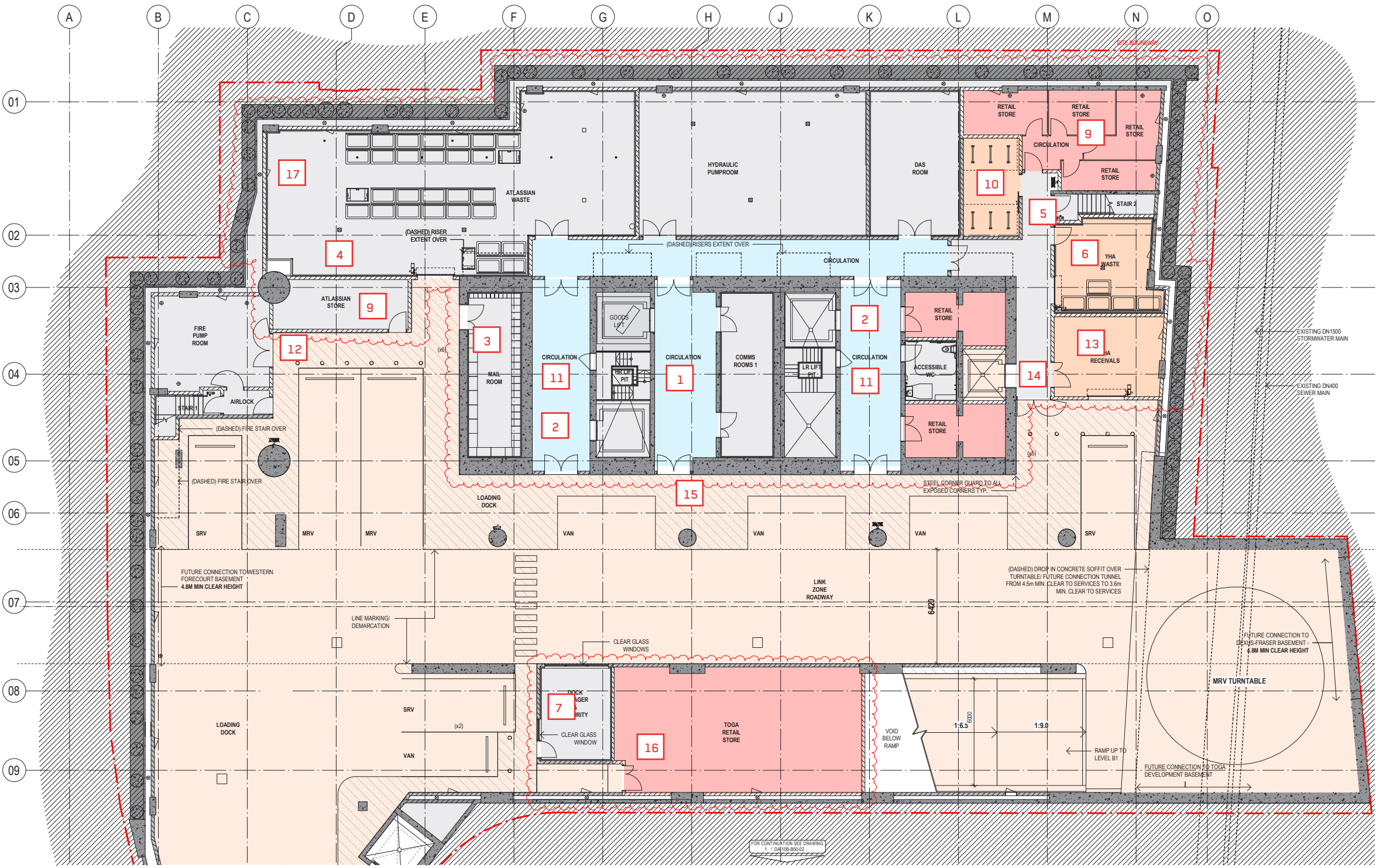
VIEW EAST TOWARDS ATLIASSIAN CENTRAL DEVELOPMENT FROM RAILWAY SQUARE

1

PROPONENT LED DESIGN CHANGES

1.1 BASEMENT LEVEL 2

- Proposed Amendments to approved SSDA
- Amendments to the Basement Level 2 plan includes:
1. Shuttle lift stops at B1
 2. 1 low rise and 1 high lift has access to B2
 3. Mail room added to northern lift shaft
 4. Structural wall to north east corner of the core replaced with blockwork wall
 5. South-east corner fire stair reconfigured
 6. YHA waste room separated from Atlassian waste room and relocated to the south of the core
 7. Relocation of security room to space under dive ramp and combined with relocated dock managers office
 8. Old dock master location north of core to be store room
 9. Retail spaces added to south-east corner and southern core
 10. New YHA bike parking added to south west corner
 11. Stair access provided to allow access to lift pits
 12. Access doors provided to south wall of fire pump room
 13. YHA receivals room increase in size
 14. YHA lift accessing B2 move to centre of shaft
 15. Reduction to core dimensions in both east-west and north-south directions
 16. Store room lowered under ramp and ramp added
 17. Piles configuration amended to north of waste room



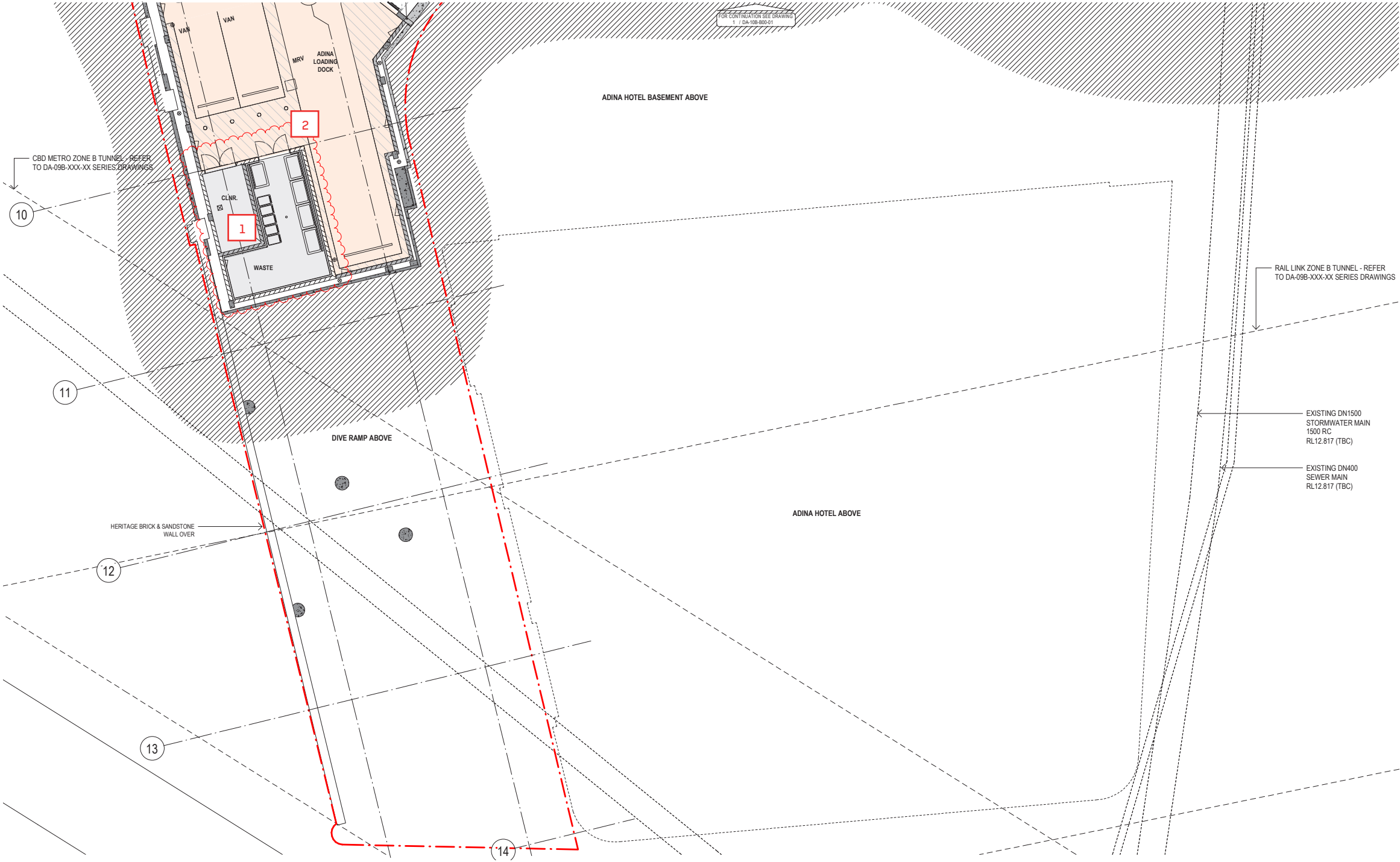
1.1 FIGURE 1 - PROPOSED BASEMENT LEVEL 2 PLAN

1.1 BASEMENT LEVEL 2 CONT'D

Proposed Amendments to approved SSDA

Amendments to the Basement Level 2 plan includes:

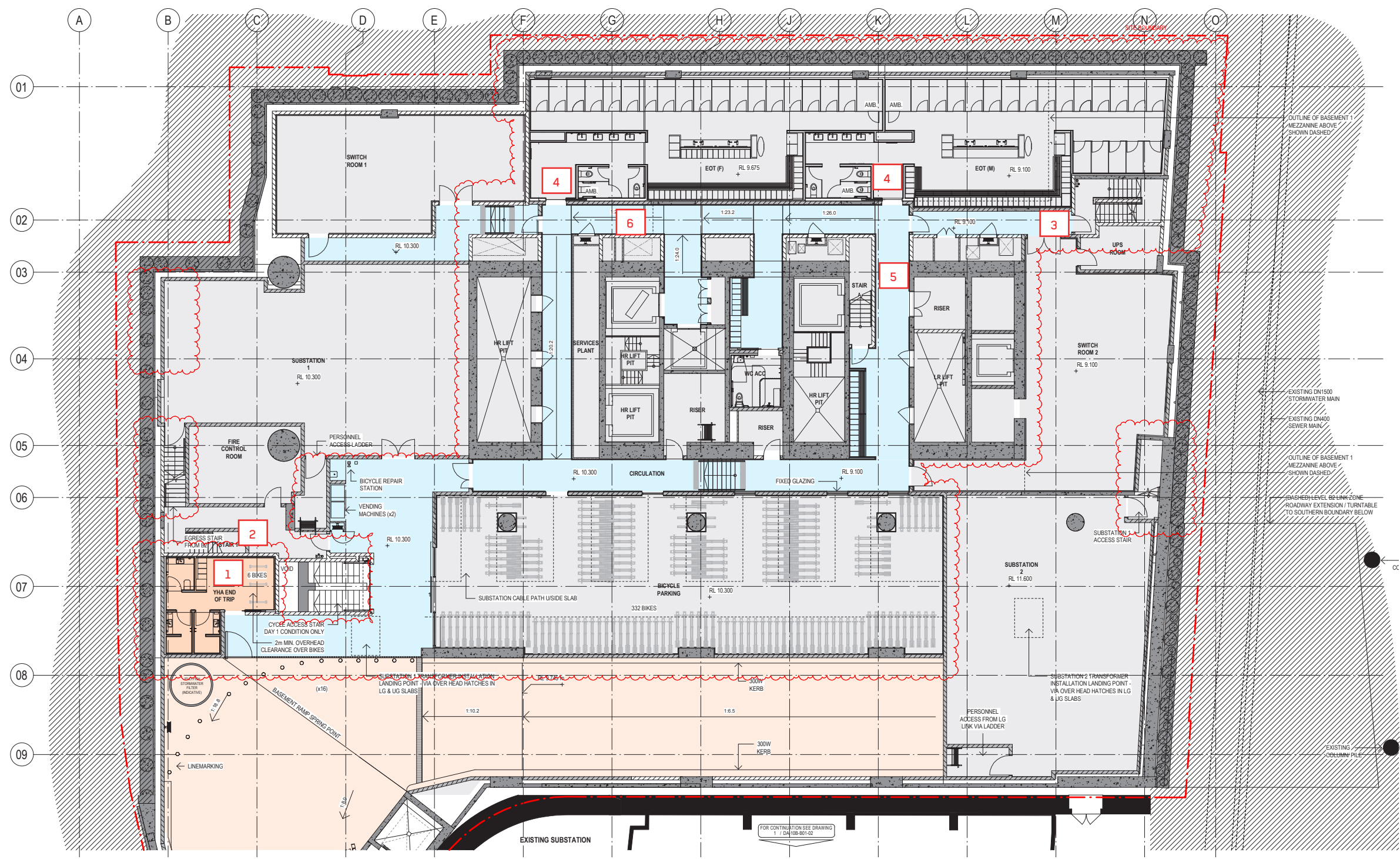
- 1. New cold room added to north - west loading load
- 2. Minor reduction to loading area in front of waste room



1.1 FIGURE 1 - PROPOSED BASEMENT LEVEL 2 PLAN (CONTINUED)

1.2 BASEMENT LEVEL 1

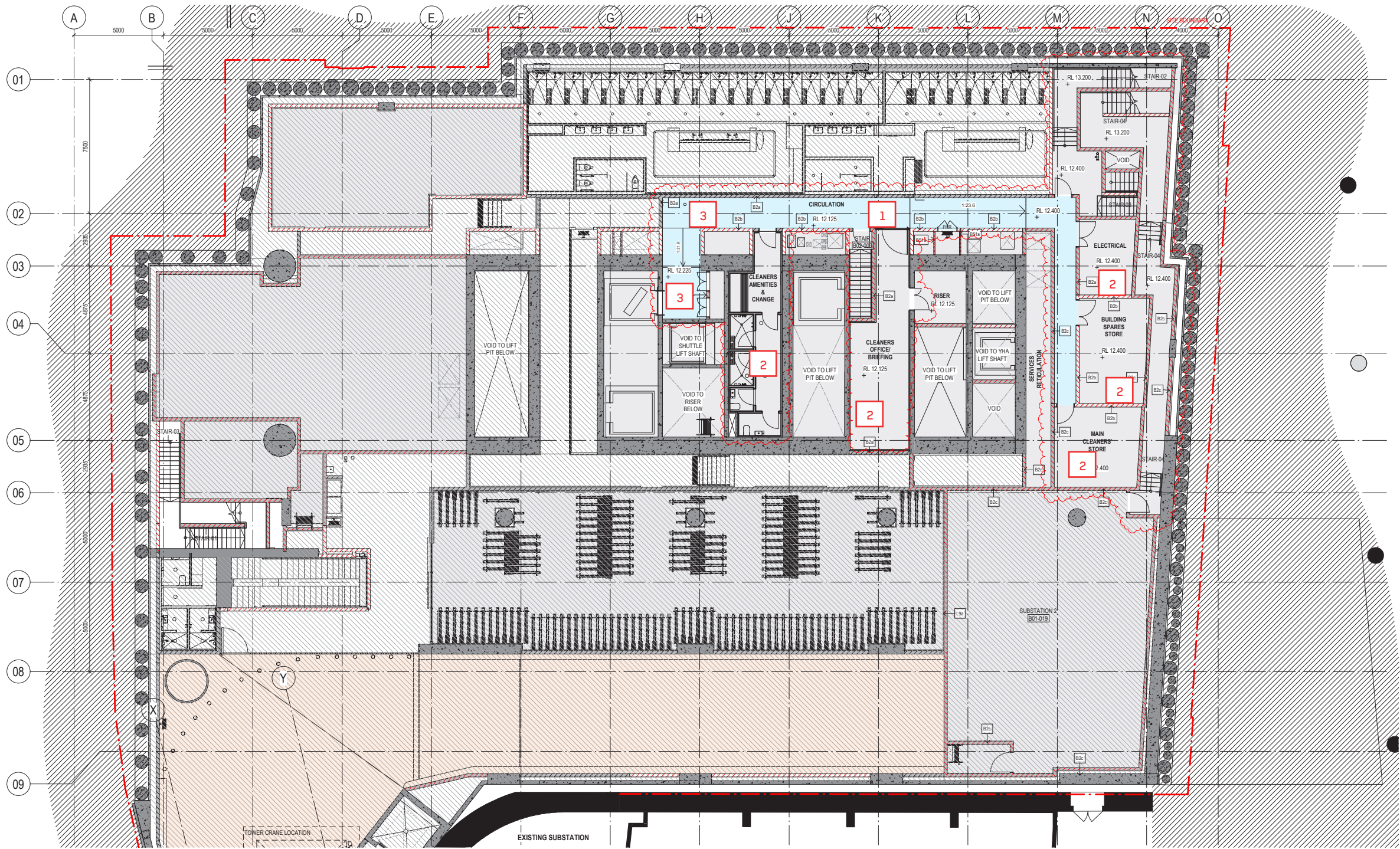
- Proposed Amendments to approved SSDA
- Amendments to the Basement Level 1 plan includes:
- 1. New YHA EOT north of bike stair
 - 2. North-west fire stair reconfigured
 - 3. South-east fire stair reconfigured
 - 4. Adjustments to EOT facilities layout including location of entries and relocation of DDA toilet/shower to centre of core
 - 5. New mezzanine egress stair added
 - 6. New corridor ramps to lower south east corner of EOT to allow for new basement mezzanine above.
 - 7. Reduction to core dimensions in both east-west and north-south directions



1.2 FIGURE 1 - PROPOSED BASEMENT LEVEL 1 PLAN

1.3 BASEMENT MEZZANINE

- Proposed Amendments to approved SSDA
- Insertion of a new basement mezzanine Level which includes:
- 1. New basement level inserted between basement level 1 and lower ground level to the south of the floor plan to add back of house spaces essential for the tower. This level, and all new spaces are completely underground.
 - 2. New spaces include a cleaners office, Building spares room, main cleaners store, cleaners amenities and change room, and additional plant spaces
 - 3. Horizontal circulation spaces and vertical circulation including fire stair access, new mezzanine egress stair to B1 and good lift access.



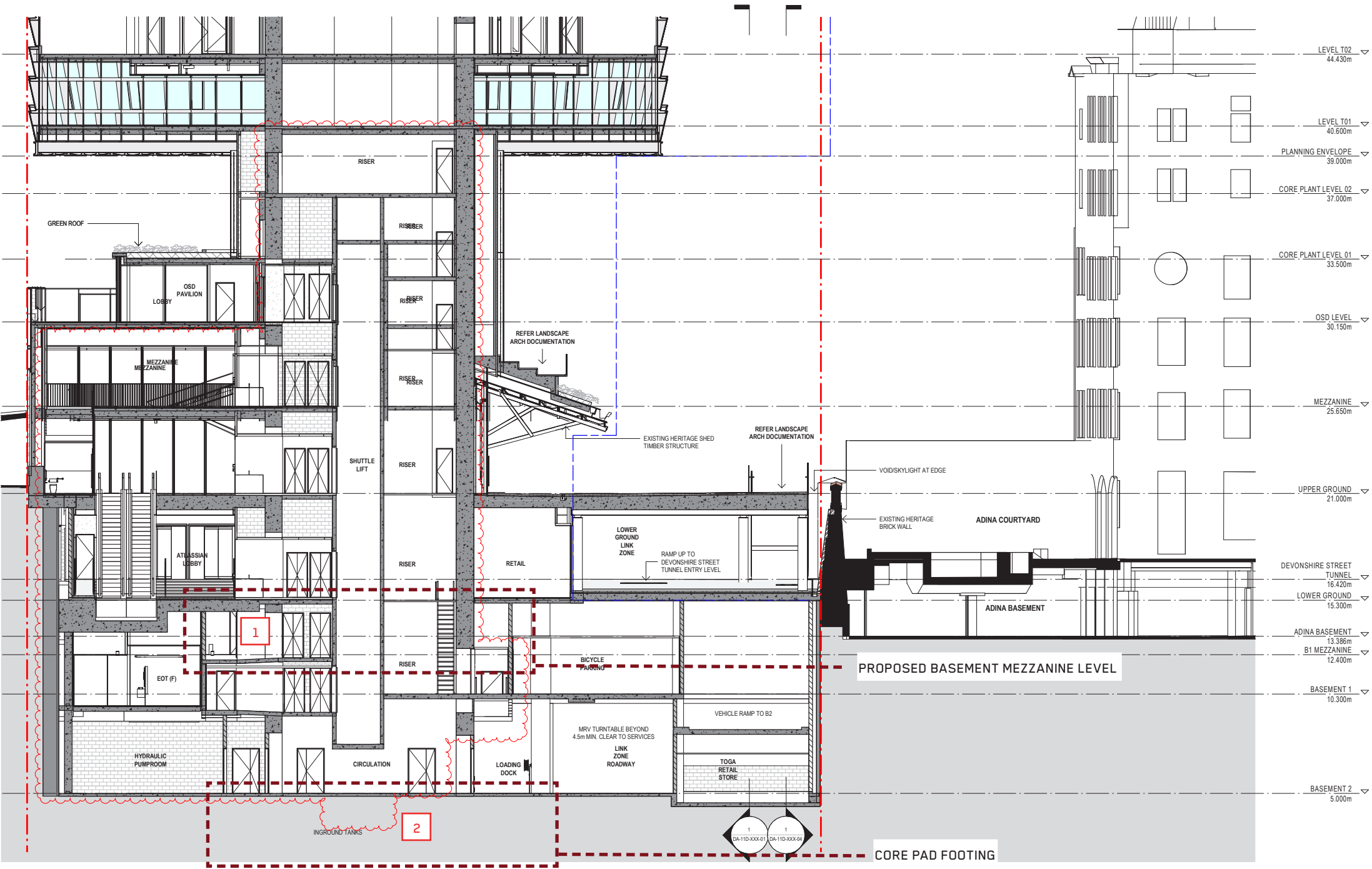
1.3 FIGURE 1 - PROPOSED MEZZANINE PLAN

1.3 BASEMENT MEZZANINE CONT'D

Proposed Amendments to approved SSDA

Insertion of a new basement mezzanine Level which includes:

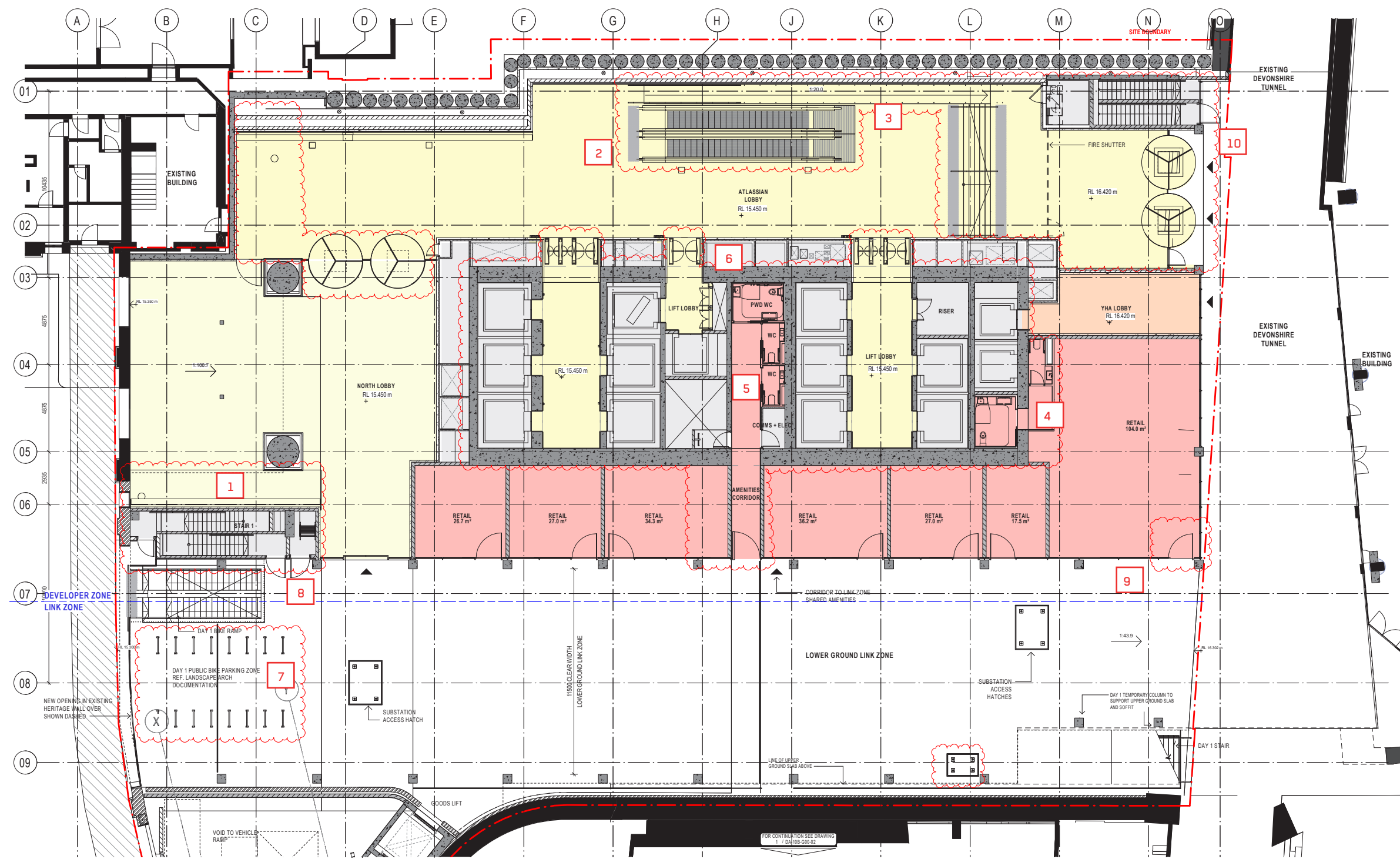
- 1. New basement level inserted between basement level 1 and lower ground level to the south of the floor plan to add back of house spaces essential for the tower.
- 2. Core pad footing added to all sections. Refer to Architectural Drawings in Appendix A. The basement level 2, Relative Level (RL) has not changes and remains as per approved SSDA drawings



1.3 FIGURE 1 - PROPOSED SECTION - BASEMENT MEZZANINE LEVEL BETWEEN BASEMENT LEVEL 1 AND LOWER GROUND LEVEL

1.4 LOWER GROUND LEVEL

- Proposed Amendments to approved SSDA
- Amendments to the Lower Ground level plan includes:
- 1. Retail space to northern lobby deleted
 - 2. Escalators added between lower ground and upper ground level
 - 3. Disabled access ramp reconfigured to eastern side of main lobby
 - 4. Toilets added to south-west retail space
 - 5. Amenities mirrored and corridor from Lower Ground Link Zone straightened. Plant room to western end of amenities.
 - 6. Reduction to core dimensions in both east-west and north-south directions
 - 7. Day 1 visitor bikes added
 - 8. Western wall to the north-east corner fire stair shifted east to expose column.
 - 9. Door to retail space relocated to south-west corner of space
 - 10. Nib wall to south-east corner fire stair deleted. Fire doors shifted north to align with column.



1.4 FIGURE 1 - PROPOSED LOWER GROUND FLOOR PLAN

1.4 LOWER GROUND LEVEL CONT'D

Proposed Amendments to approved SSDA

Amendments to the Lower Ground level plan includes:

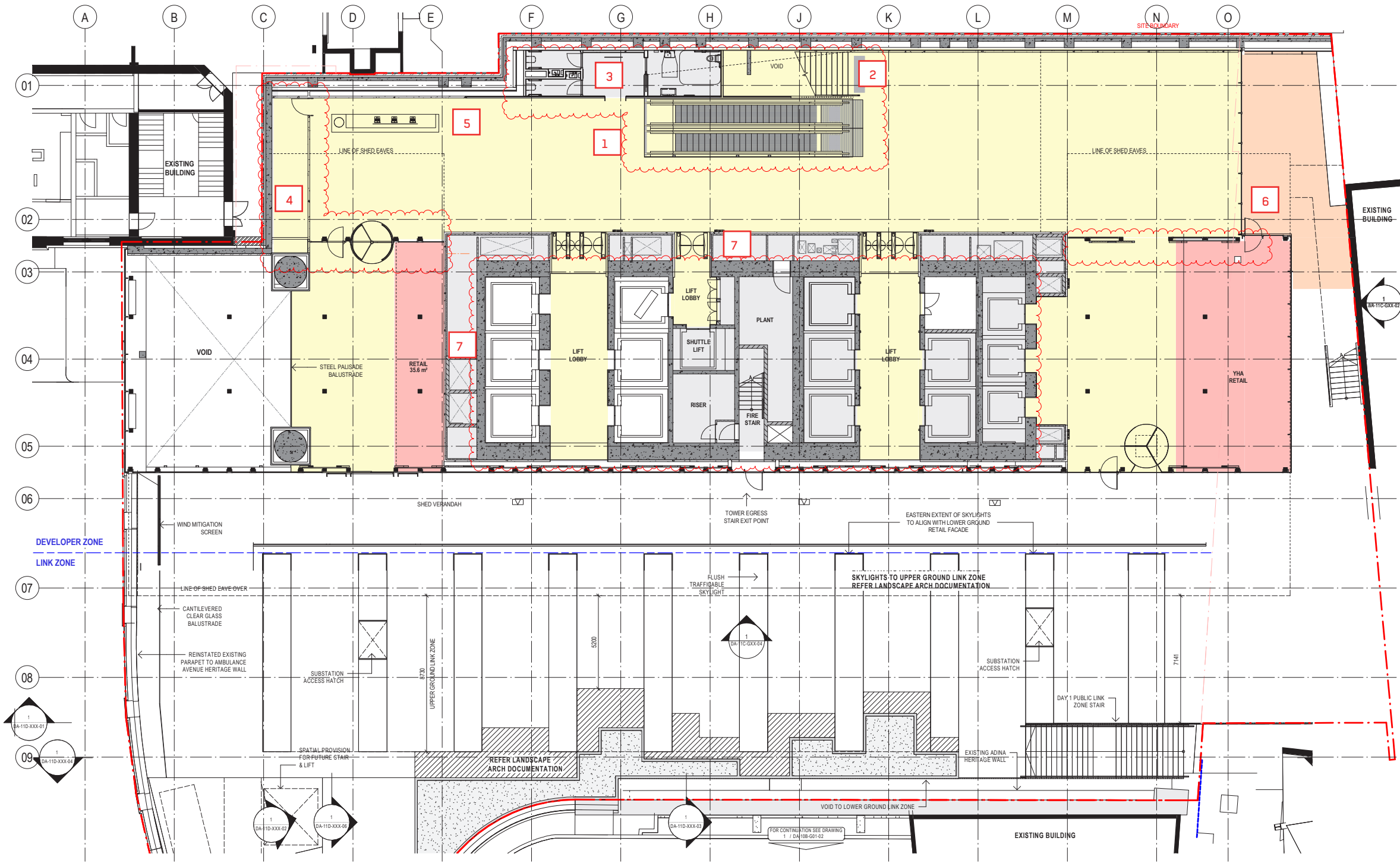
- 1. Wall added around lift landing for fire separation
- 2. Structure revised new entry to Adina loading dock
- 3. Flood gate relocated
- 4. Existing Adina hotel basement walls added
- 5. Adina hotel heritage skylights added.



1.4 FIGURE 1 - PROPOSED LOWER GROUND FLOOR PLAN (CONTINUED)

1.5 UPPER GROUND LEVEL

- Proposed Amendments to approved SSDA
- Amendments to the Upper Ground level plan includes:
- 1. Escalators added between lower ground and upper ground level
 - 2. Stair to Mezzanine reconfigured
 - 3. Toilet relocated from north-east corner adjacent to escalators
 - 4. North-corner changed from amenities to concierge store
 - 5. Concierge desk added
 - 6. Door from Atlassian lobby to southern courtyard relocated off YHA retail space
 - 7. Reduction to core dimensions in both east-west and north-south direction.



1.5 FIGURE 1 - PROPOSED UPPER GROUND FLOOR PLAN

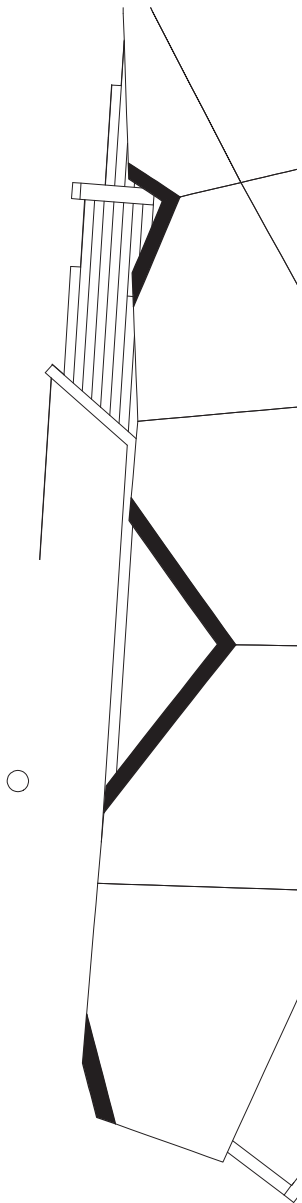
1.5 UPPER GROUND LEVEL CONT'D

Proposed Amendments to approved SSDA
Amendments to the Upper Ground level plan includes:

- 1. Bollards added to entry to up ramp
- 2. Flood gate added
- 3. Adina Heritage skylights added



1.5 FIGURE 1 - PROPOSED UPPER GROUND FLOOR PLAN (CONTINUED)

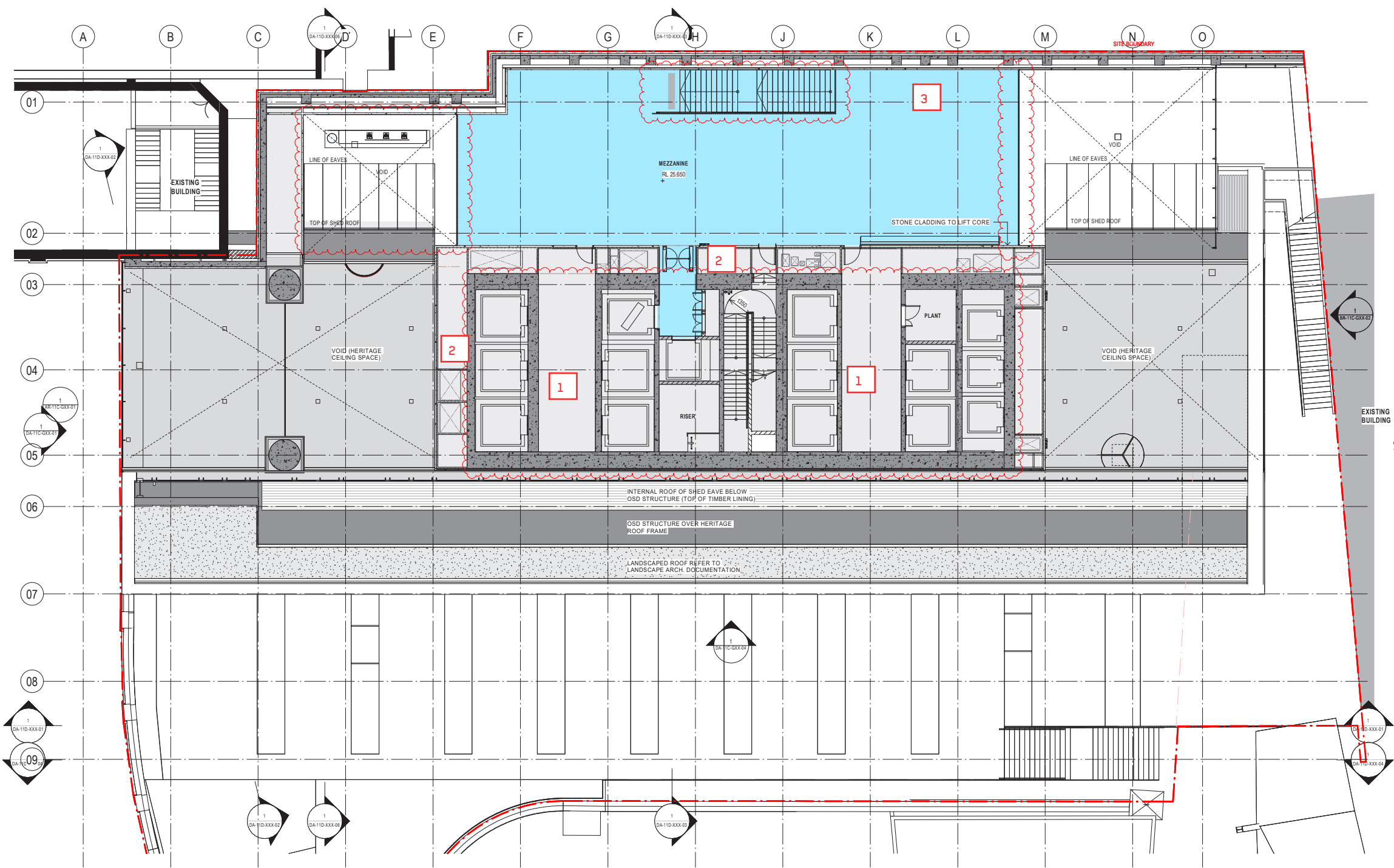


1.6 MEZZANINE LEVEL

Proposed Amendments to approved SSDA

Amendments to the Mezzanine Level plan includes:

- 1. Northern and southern spaces between lift shafts changed to plant rooms
- 2. Reduction to core dimensions in both east-west and north-south directions
- 3. Mezzanine floor plan and the stair have been reconfigured, with small reduction in GFA.



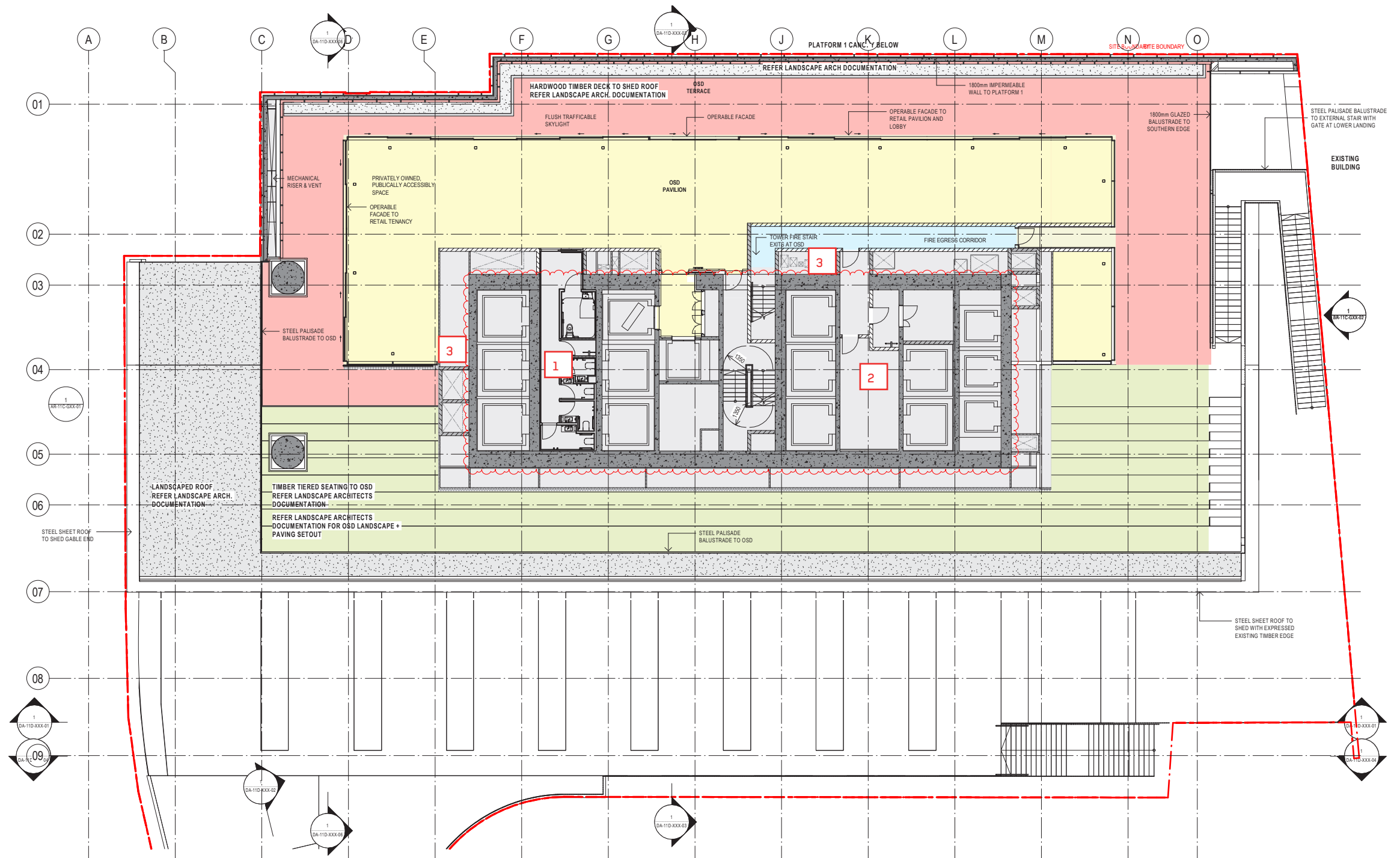
1.6 FIGURE 1 - PROPOSED MEZZANINE PLAN

1.7 OSD LEVEL

Proposed Amendments to approved SSDA

Amendments to the OSD Level plan includes:

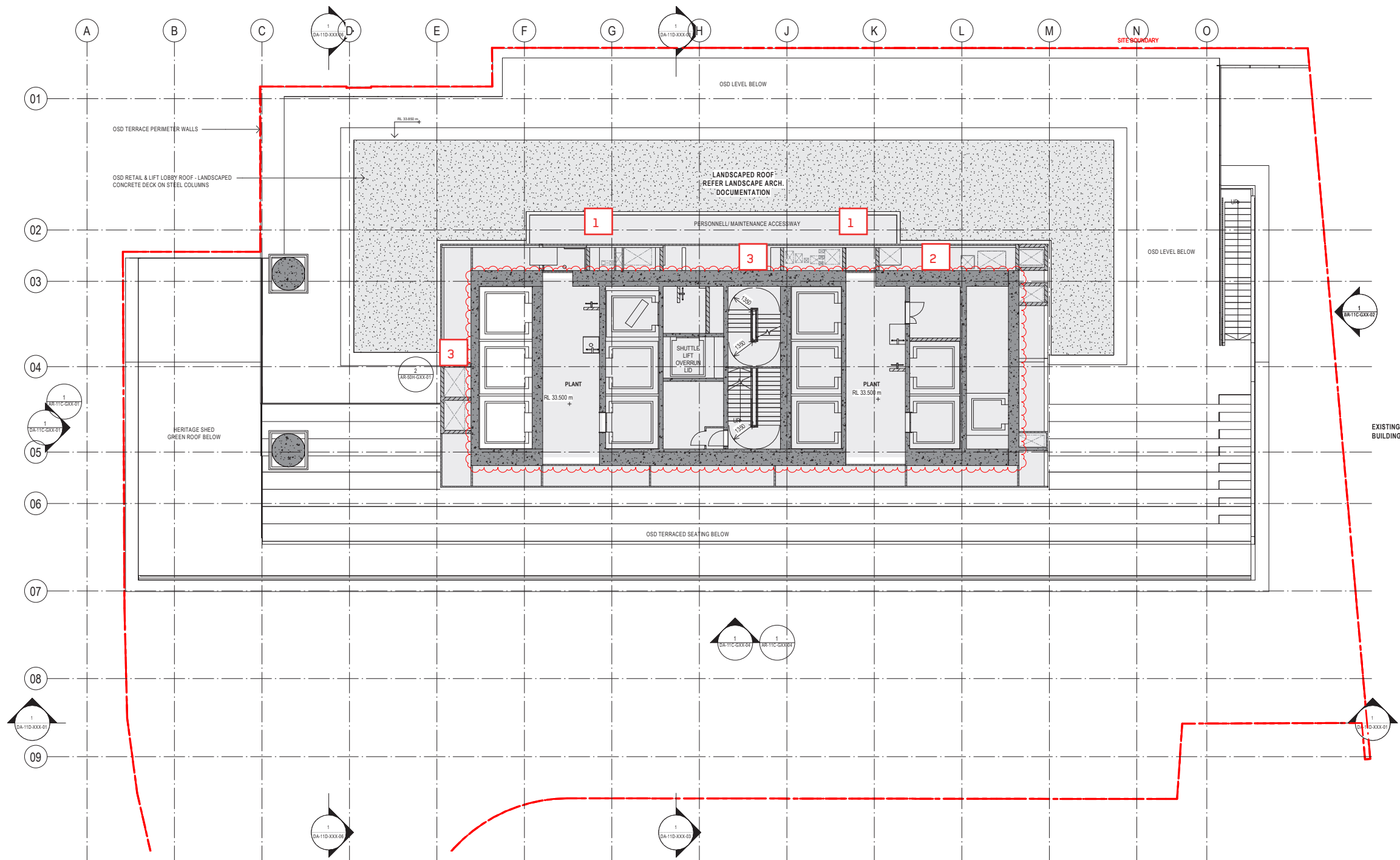
1. Amenities consolidated to northern space between lift shafts
2. Southern space between lift shafts changed to plant space
3. Reduction to core dimensions in both east-west and north-south directions



1.7 FIGURE 1 - PROPOSED OSD PLAN

1.8 CORE PLAN 1

- Proposed Amendments to approved SSDA
- Amendments to the Core Level 1 plan includes:
- 1. Access doors to plant room no longer required
 - 2. Risers around core reconfigured
 - 3. Reduction to core dimensions in both east-west and north-south directions



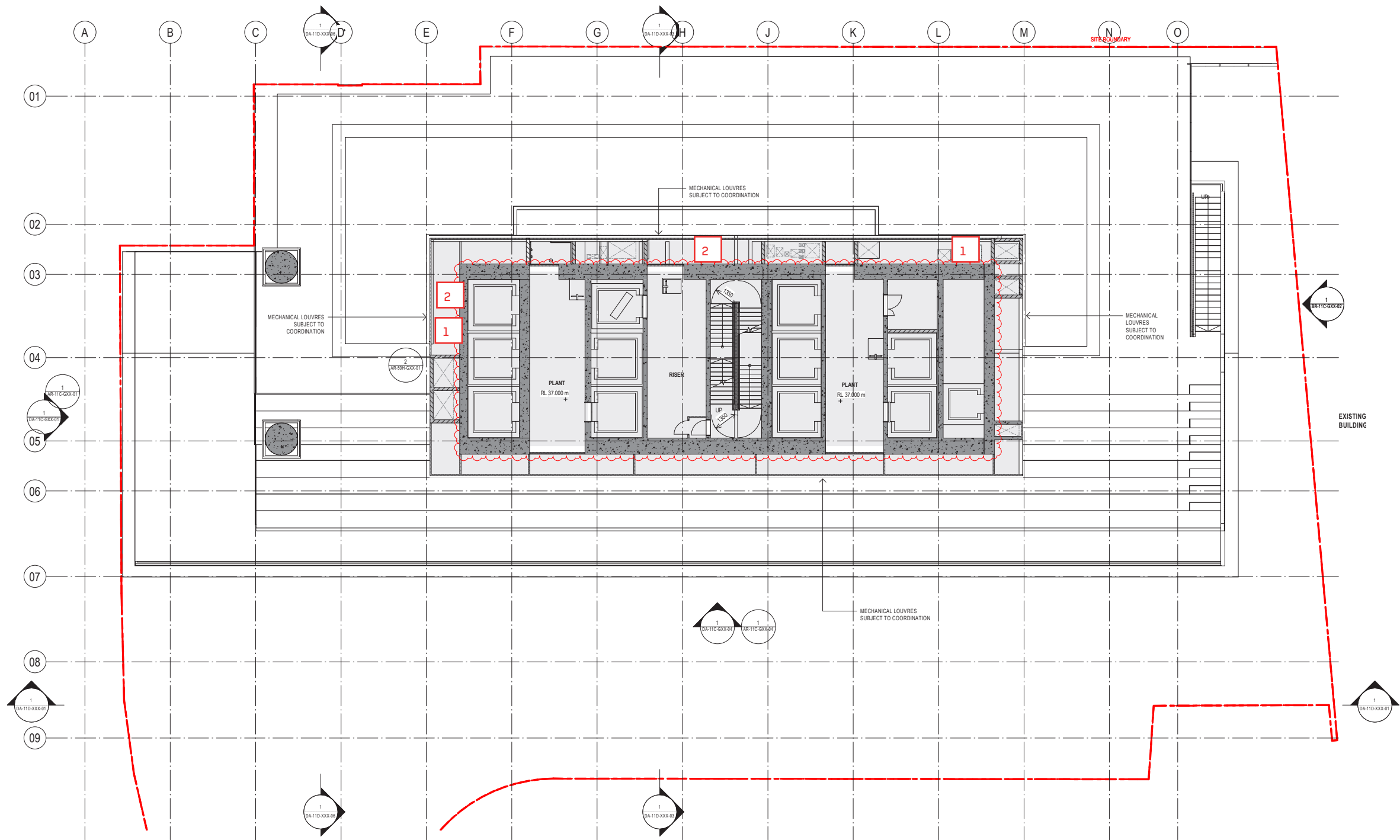
1.8 FIGURE 1 - PROPOSED CORE PLAN 1

1.9 CORE PLAN 2

Proposed Amendments to approved SSDA

Amendments to the Core level 2 plan includes:

- 1. Risers around core reconfigured
- 2. Reduction to core dimensions in both east-west and north-south directions

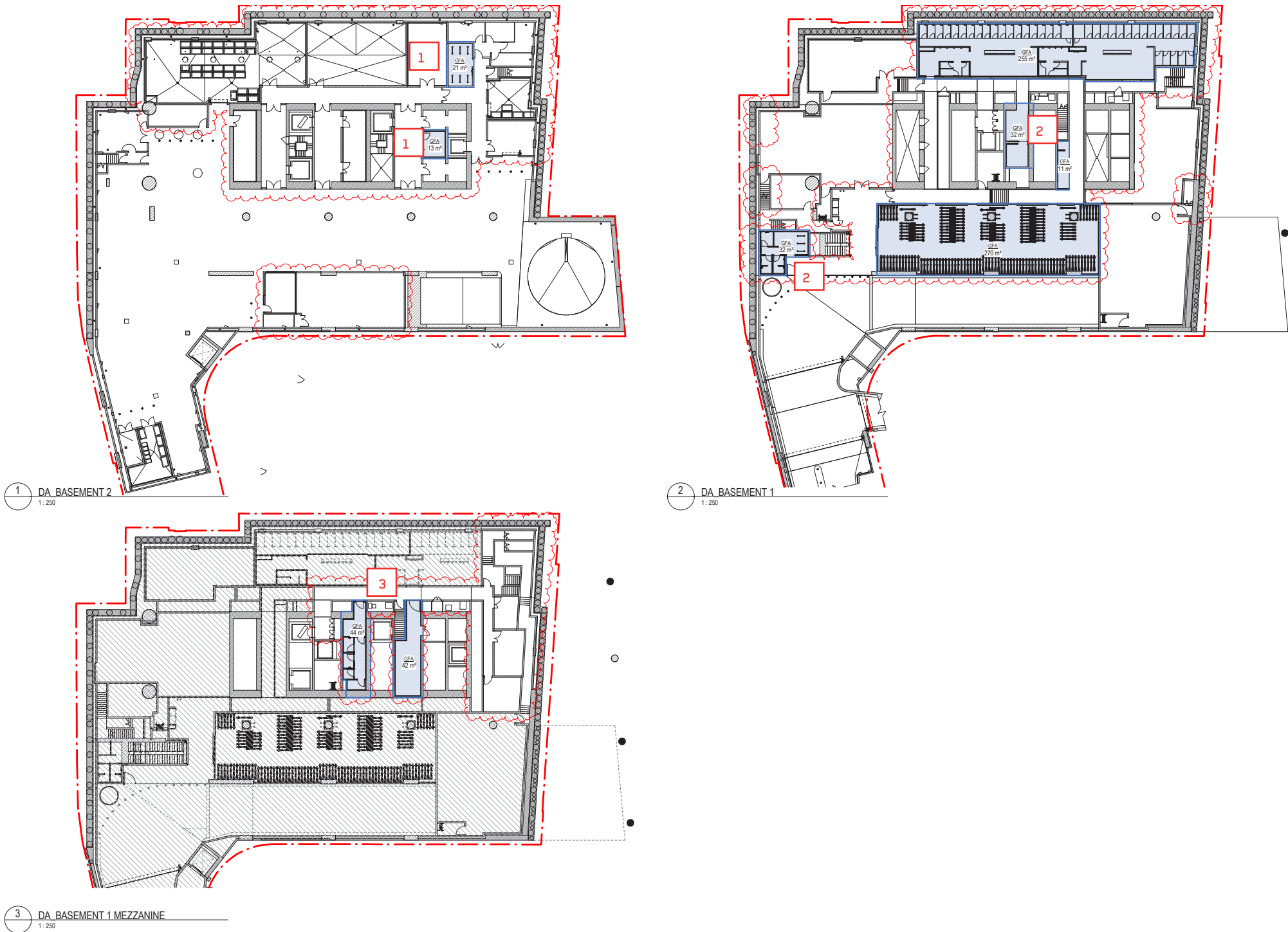


1.9 FIGURE 1 - PROPOSED CORE PLAN 2

1.10 GFA CHANGES

Proposed Amendments to approved SSDA
GFA Changes to Basement levels up to and including upper ground include:

- 1. Minor additional GFA for basement 2 YHA bike parking
- 2. Minor changes GFA for basement 1 YHA EOT bike parking and amenities
- 3. Minor additional GFA for new basement Mezzanine

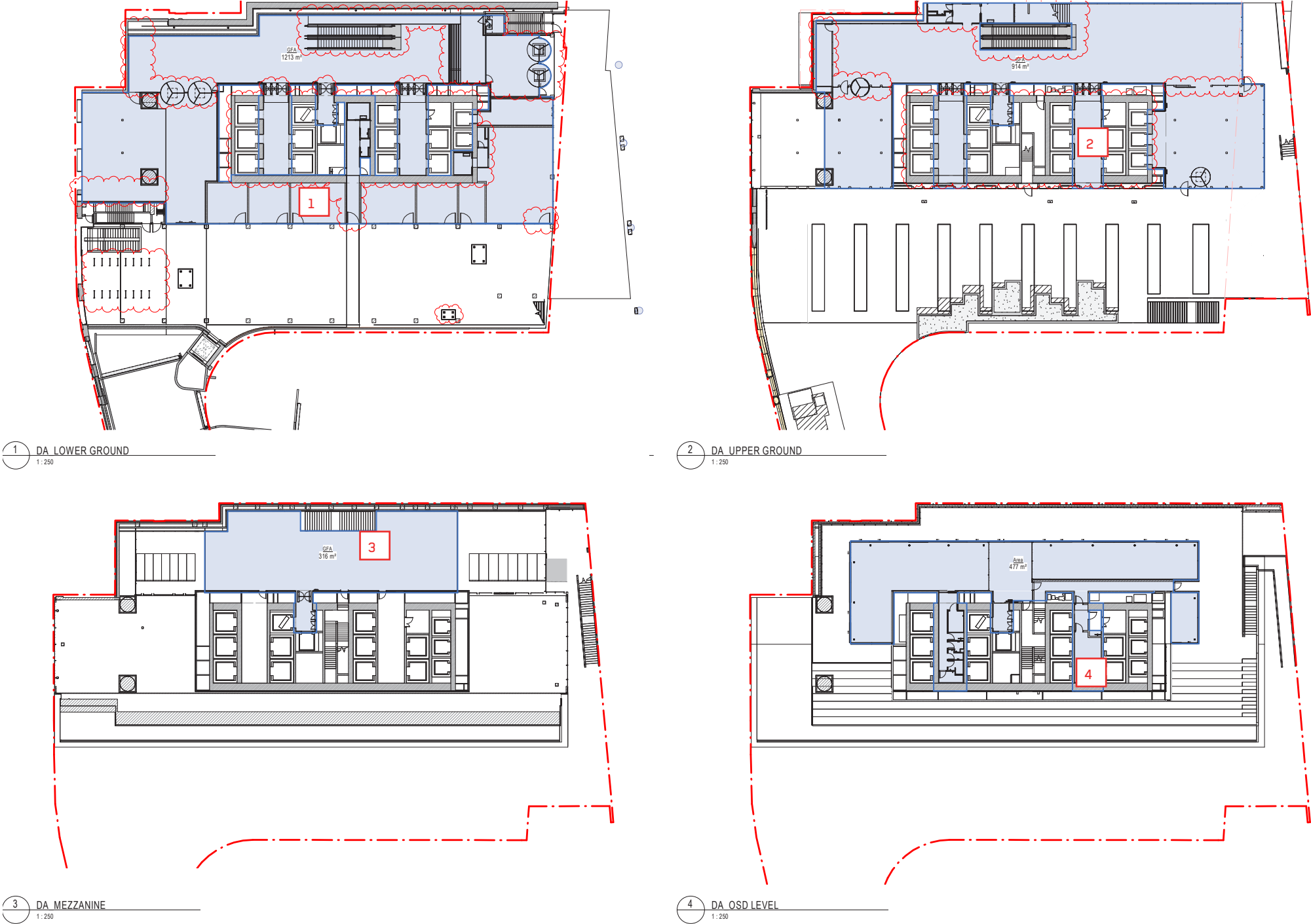


1.10 FIGURE 1 - PROPOSED GFA PLANS FOR BASEMENT LEVEL 2, BASEMENT LEVEL 1 AND BASEMENT MEZZANINE LEVEL

1.10 GFA CHANGES CONT'D

Proposed Amendments to approved SSDA
GFA Changes to Basement levels up to and including
upper ground include:

- 1. Minor reduction to GFA due to additional plant
space to Lower ground in lieu of retail space
- 2. Reduction to GFA in OSD Level with space changed
from amenities to plant space
- 3. Minor additional GFA to Mezzanine due to
stair reconfiguration
- 4. Reduction to GFA due to amenities changing
to plant



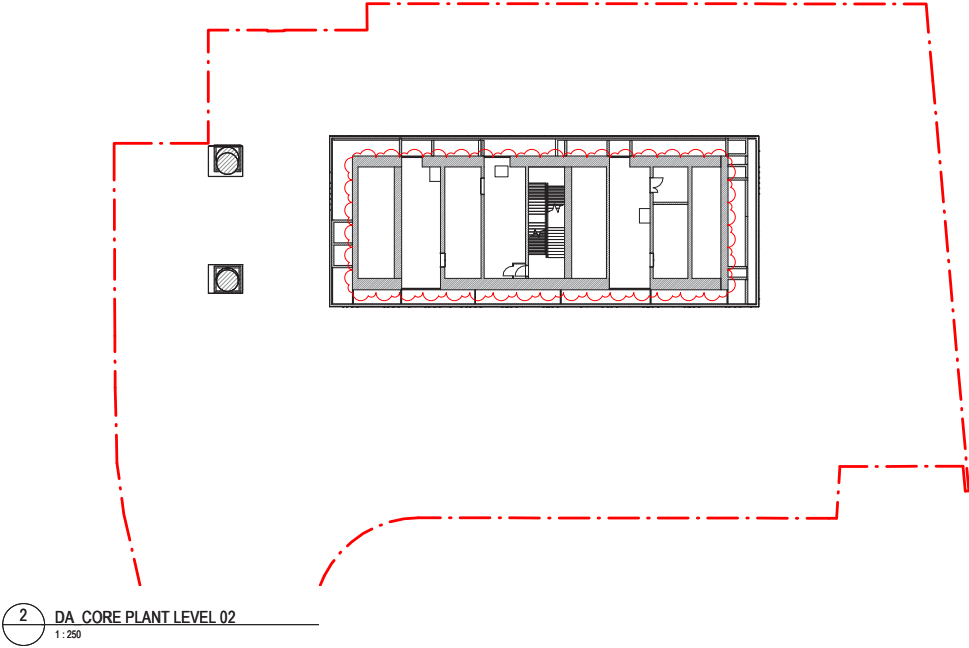
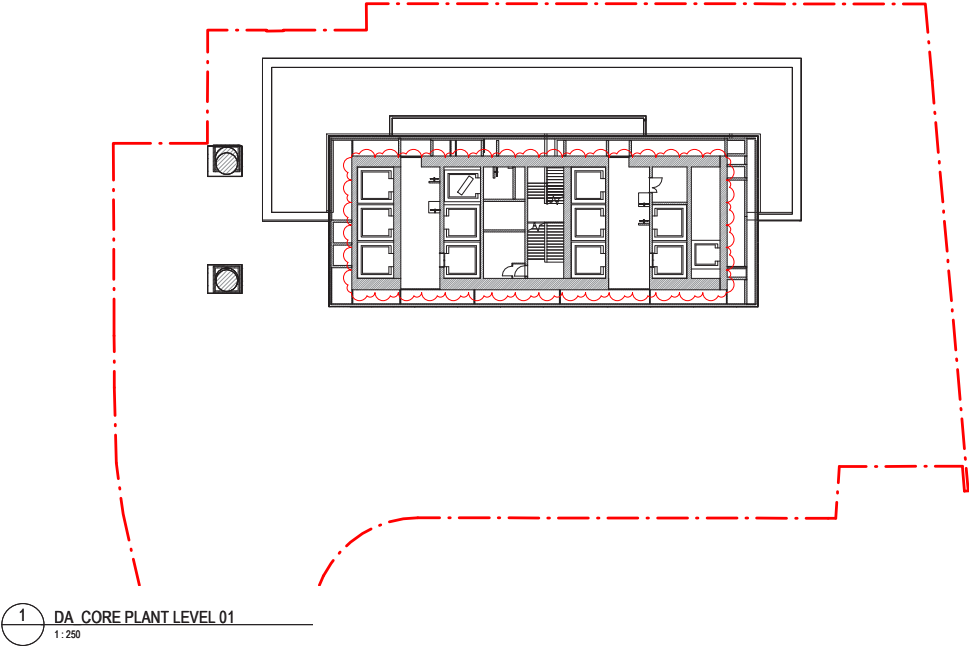
1.10 FIGURE 1 - PROPOSED GFA PLANS FOR LOWER GROUND, UPPER GROUND, MEZZANINE AND OSD

1.10 GFA CHANGES CONT'D

Proposed Amendments to approved SSDA
GFA Changes to Basement levels up to and including
upper ground include:

- No GFA changes to core plans 1 & 2

Allowable GFA - 77,000m2
Approved GFA - 75,088m2
Proposed GFA - 75,322m2
Refer to Area Schedule in Appendix B



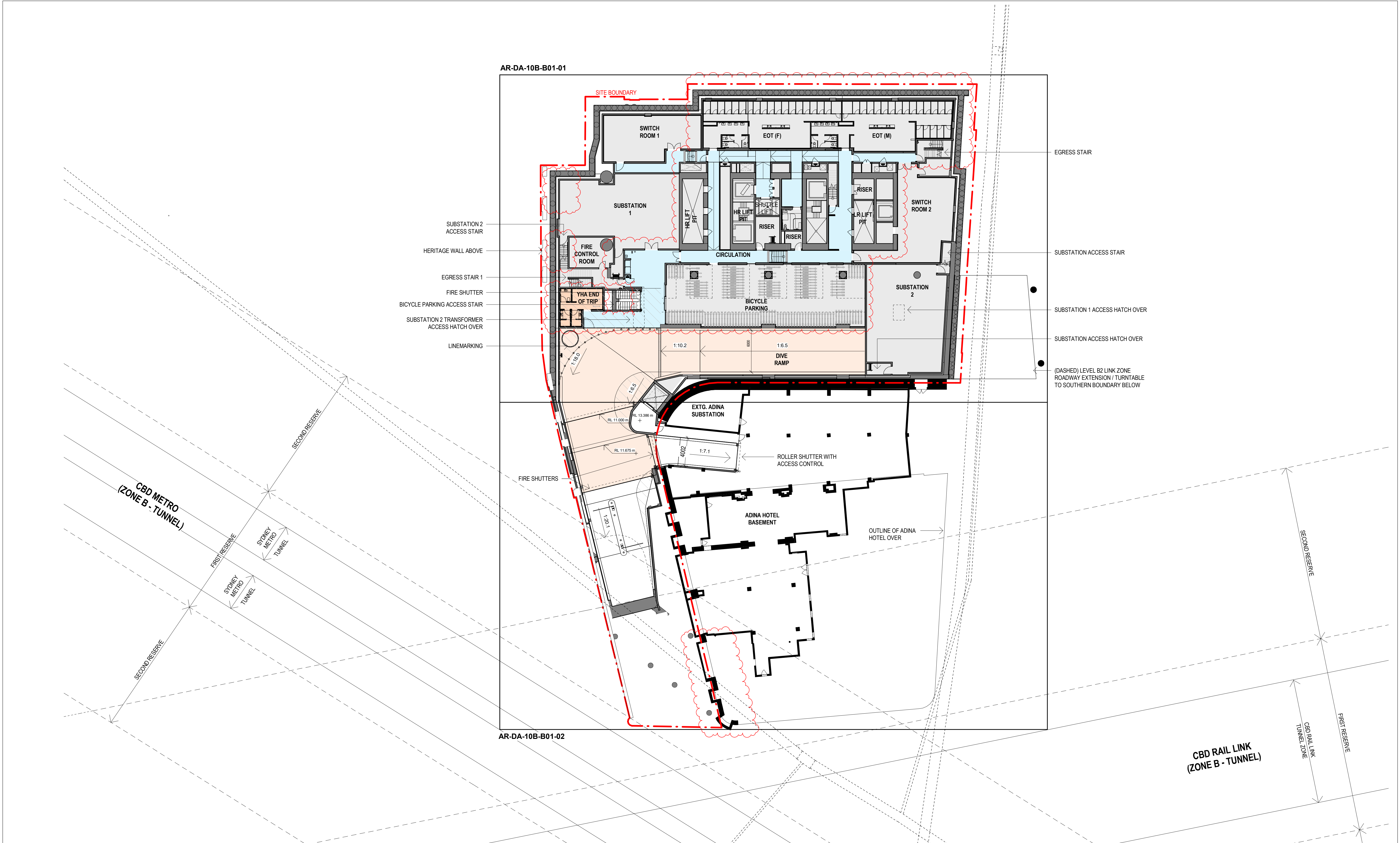
1.10 FIGURE 1 - PROPOSED CORE PLAN 1 & 2



VIEW TO LOWER GROUND LINK ZONE FROM NORTH

2.1 APPENDIX A - ARCHITECTURAL DRAWINGS

ATTACHED.



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2	18.09.20	DRAFT SSDA
3	30.09.20	SSDA SUBMISSION
4	19.11.20	SSDA SUBMISSION
5	06.04.21	SSDA CO-ORDINATION ISSUE
6	16.04.21	DRAFT SSDA SUBMISSION
7	04.05.21	SSDA SUBMISSION
8	10.04.22	SSDA MODIFICATION 1
9	11.04.22	SSDA MODIFICATION 2

COLOUR LEGEND
OFFICE
LOBBY - INTERNAL
LOBBY - EXTERNAL
YHA
RETAIL
VEHICLE ZONES
COMMON CIRCULATION
SERVICES & BASE BUILDING AMENITIES
TERRACE - PLANTED
TERRACE - OCCUPIABLE
TERRACE - TIERED SEATING

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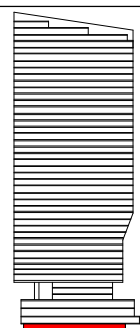
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No.8-10 LEE STREET, HAYMARKET

PROJECT NUMBER

1906024

TRUE NORTH	PROJECT NORTH
GRAPHIC SCALE	0 2000 5000
SCALE	@A1
STATUS	SSDA

DRAWING

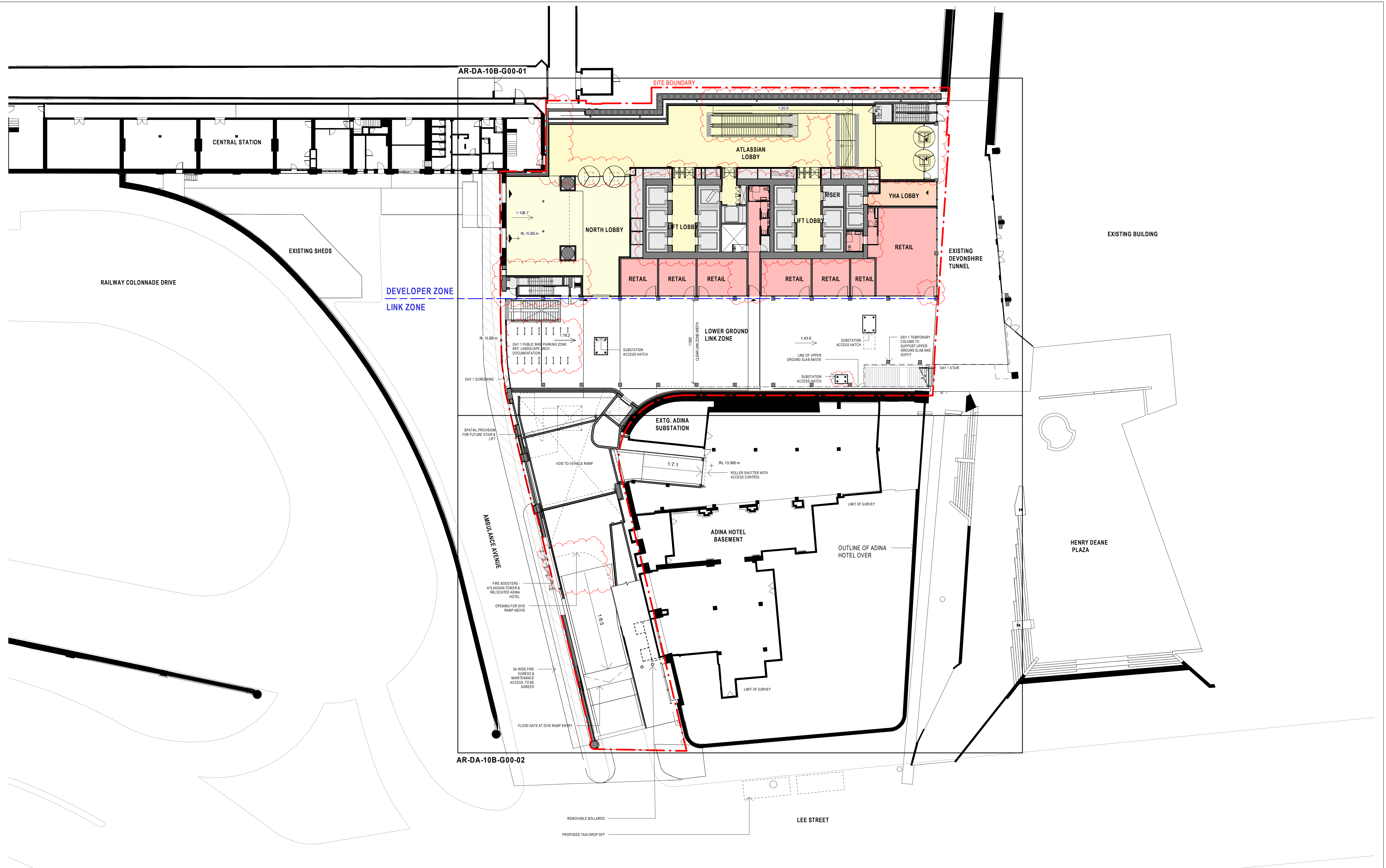
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







ISSUE

9



ISSUE	DATE	FOR
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7	04.05.21	SSDA SUBMISSION
8	04.06.21	SSDA SUBMISSION
9	11.04.22	SSDA MODIFICATION 2

COLOUR LEGEND

	OFFICE
	LOBBY - INTERNAL
	LOBBY - EXTERNAL
	YHA
	RETAIL
	VEHICLE ZONES
	COMMON CIRCULATION
	SERVICES & BASE BUILDING AMENITIES
	TERRACE - PLANTED
	TERRACE - OCCUPIABLE
	TERRACE - TIERED SEATING

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PROJECT NORTH

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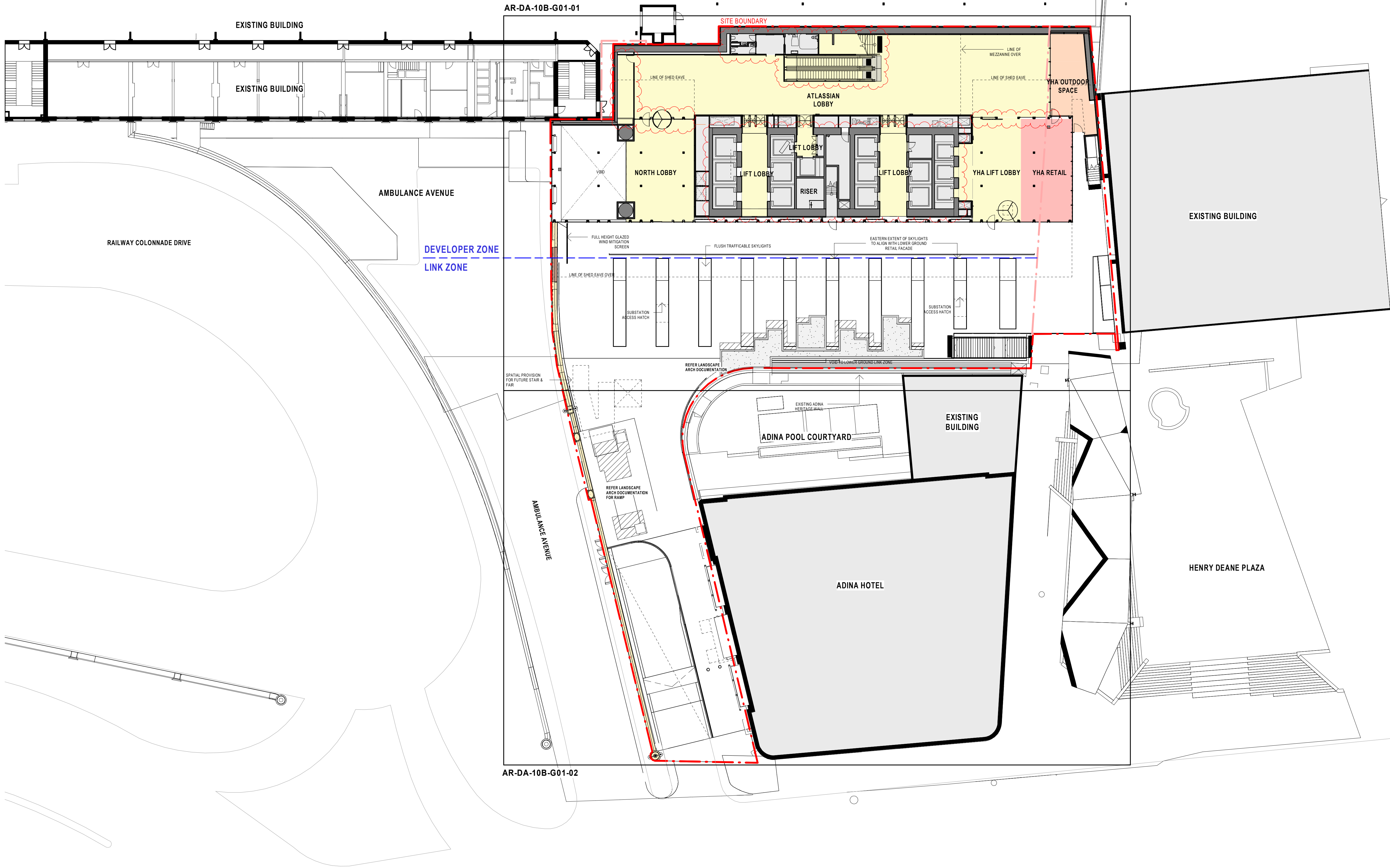
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STATUS

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8	11.04.22	SSDA MODIFICATION 2

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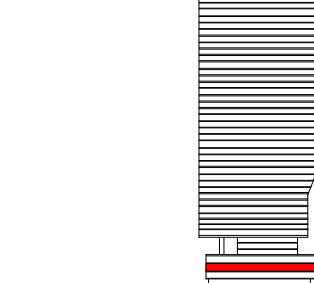
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PROJECT
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No.8-10 LEE STREET, HAYMARKET
PROJECT NUMBER

1906024

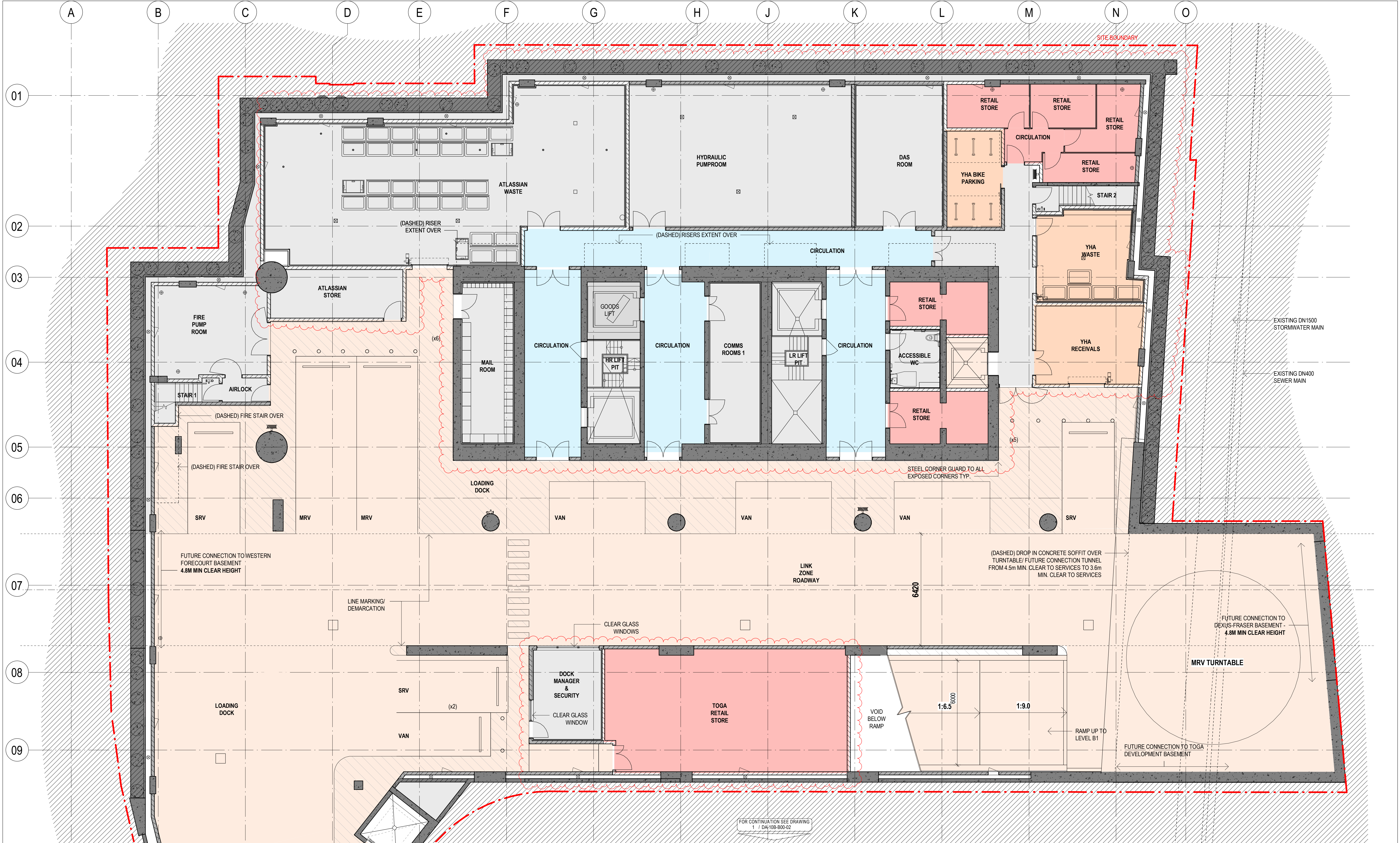
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GRAPHIC SCALE	0 2000 5000
SCALE	1:250@A1
STATUS	SSDA

DRAWING

GENERAL ARRANGEMENT
PLAN UPPER GROUND
LEVEL

DOCUMENT NUMBER
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ISSUE
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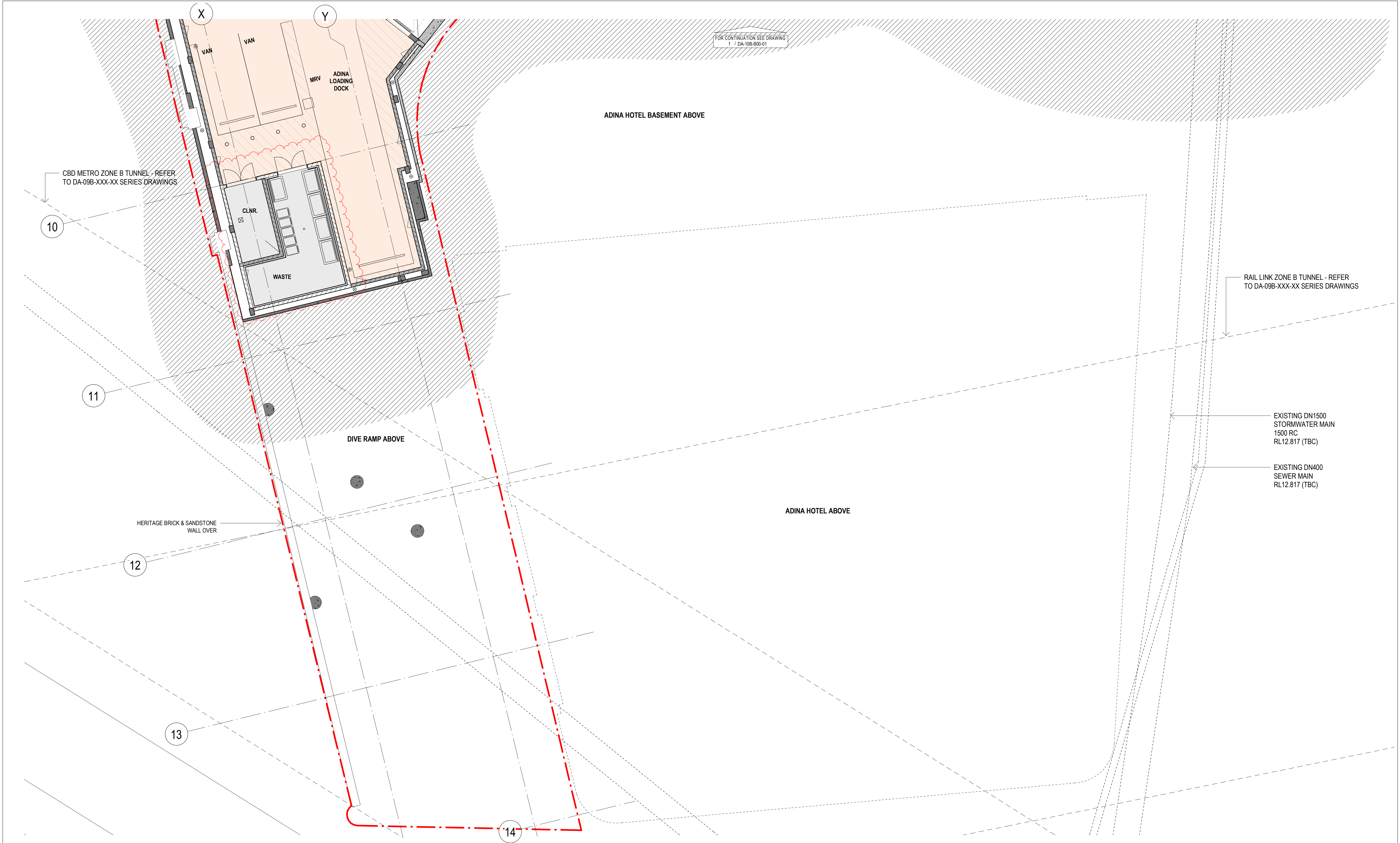
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PROJECT NUMBER
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TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
@A1
STATUS
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GENERAL ARRANGEMENT
PLAN BASEMENT 2 PART 1
DOCUMENT NUMBER
DA-10B-B00-01
ISSUE
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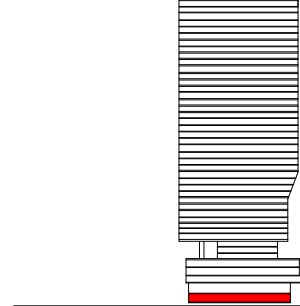
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TRUE NORTH	PROJECT NORTH
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SCALE	1:100@A1
STATUS	SSDA

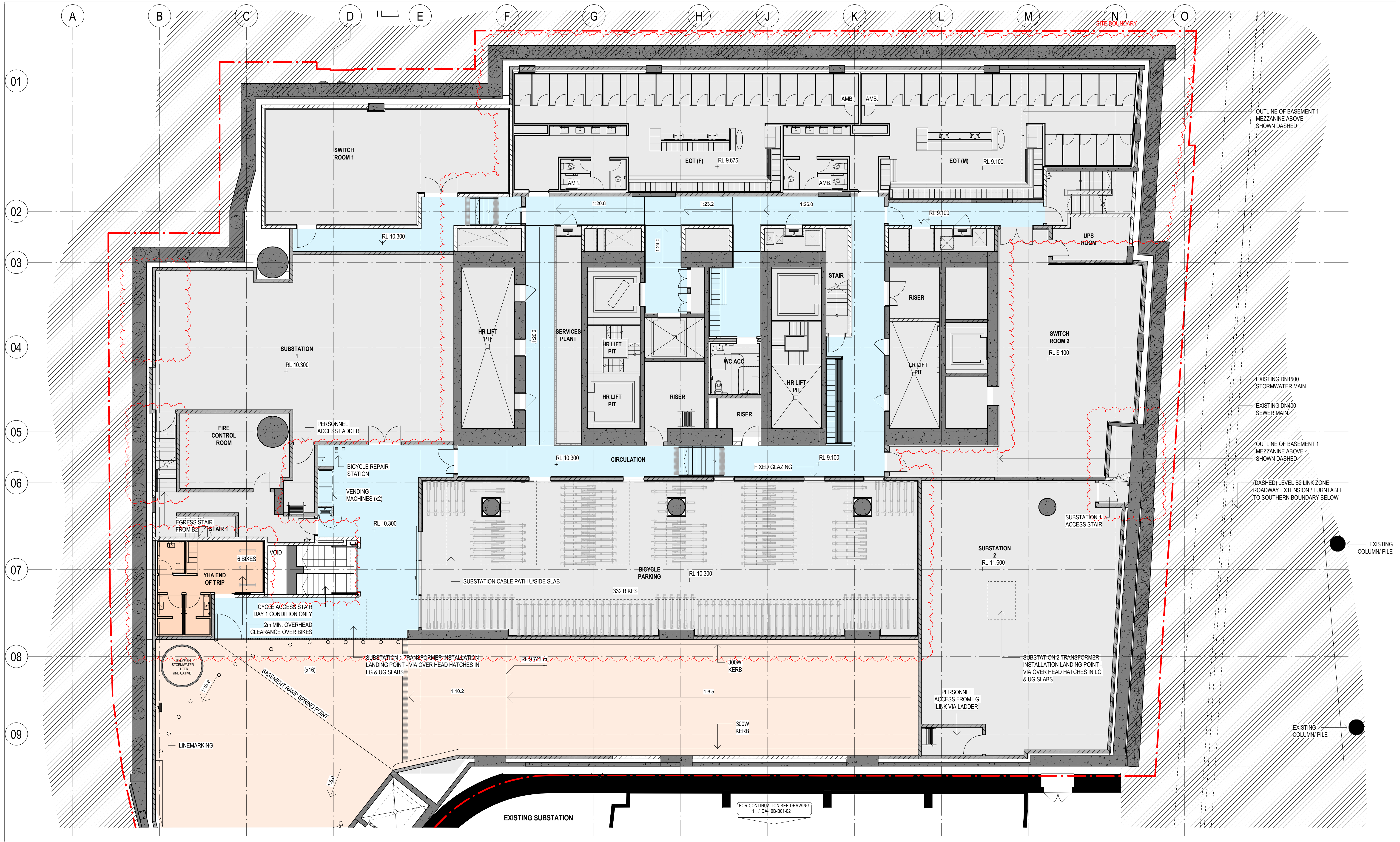
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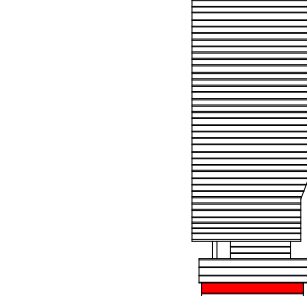
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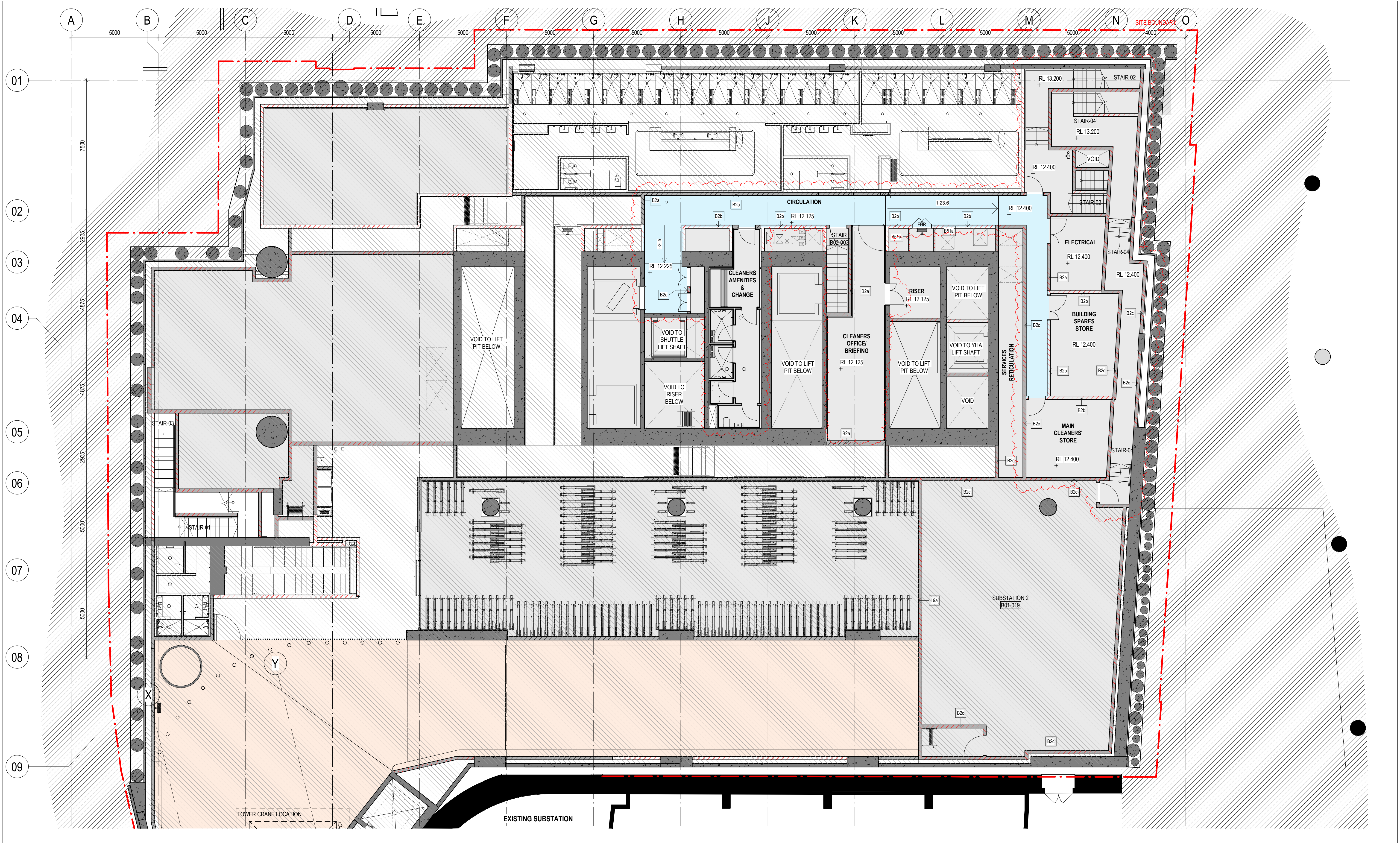
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ATLASSIAN

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

1906024

TRUE NORTH	PROJECT NORTH
GRAPHIC SCALE	0 2000 5000
SCALE	
@A1	
STATUS	
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DRAWING	GENERAL ARRANGEMENT PLAN BASEMENT 1 PART 1
DOCUMENT NUMBER	DA-10B-B01-01
ISSUE	9



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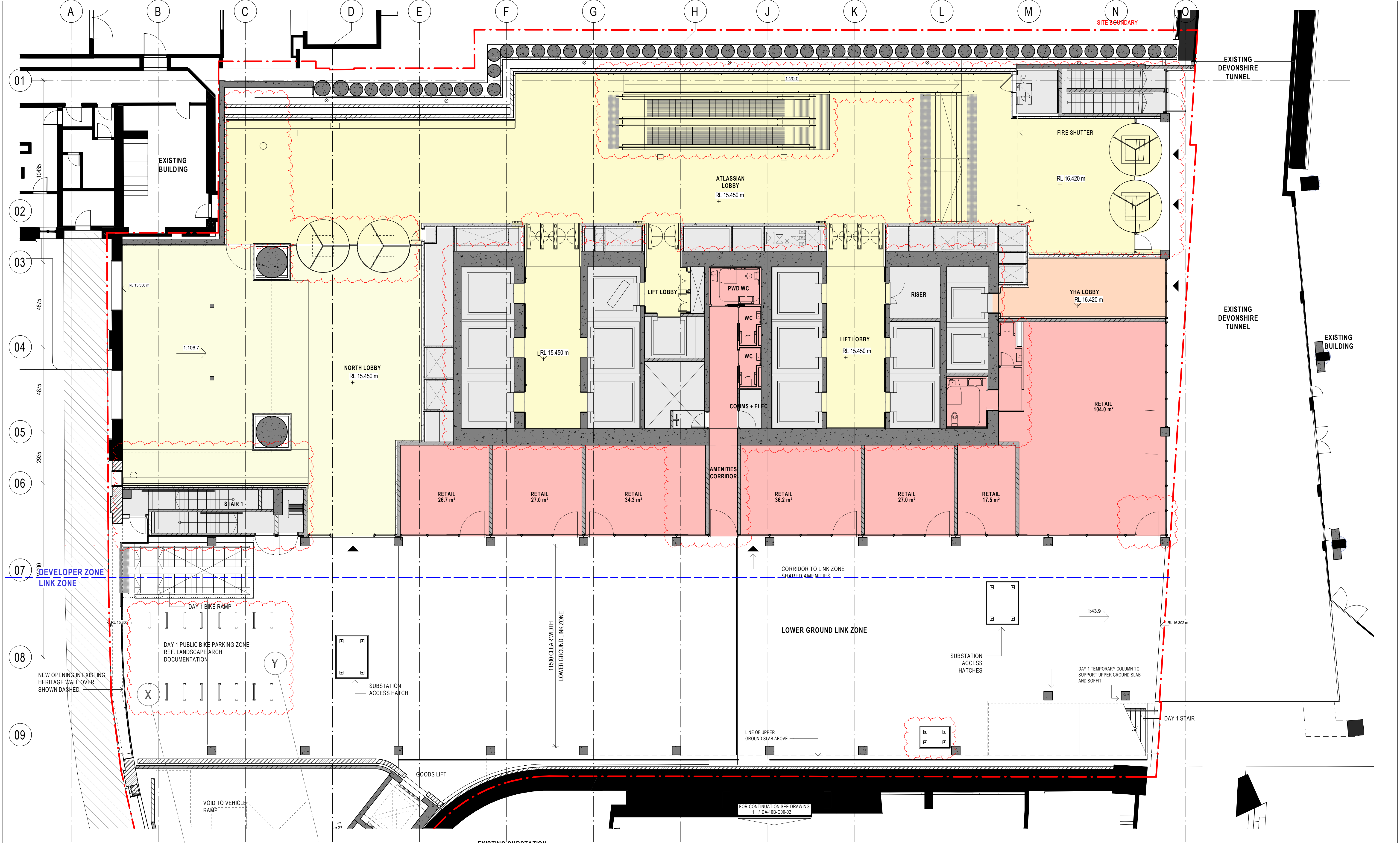
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No.8-10 LEE STREET, HAYMARKET
PROJECT NUMBER
1906024

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
1:100@A1
STATUS
SSDA

DRAWING
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PLAN BASEMENT 1
MEZZANINE PART 1
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9	11.04.22	SSDA MODIFICATION 2

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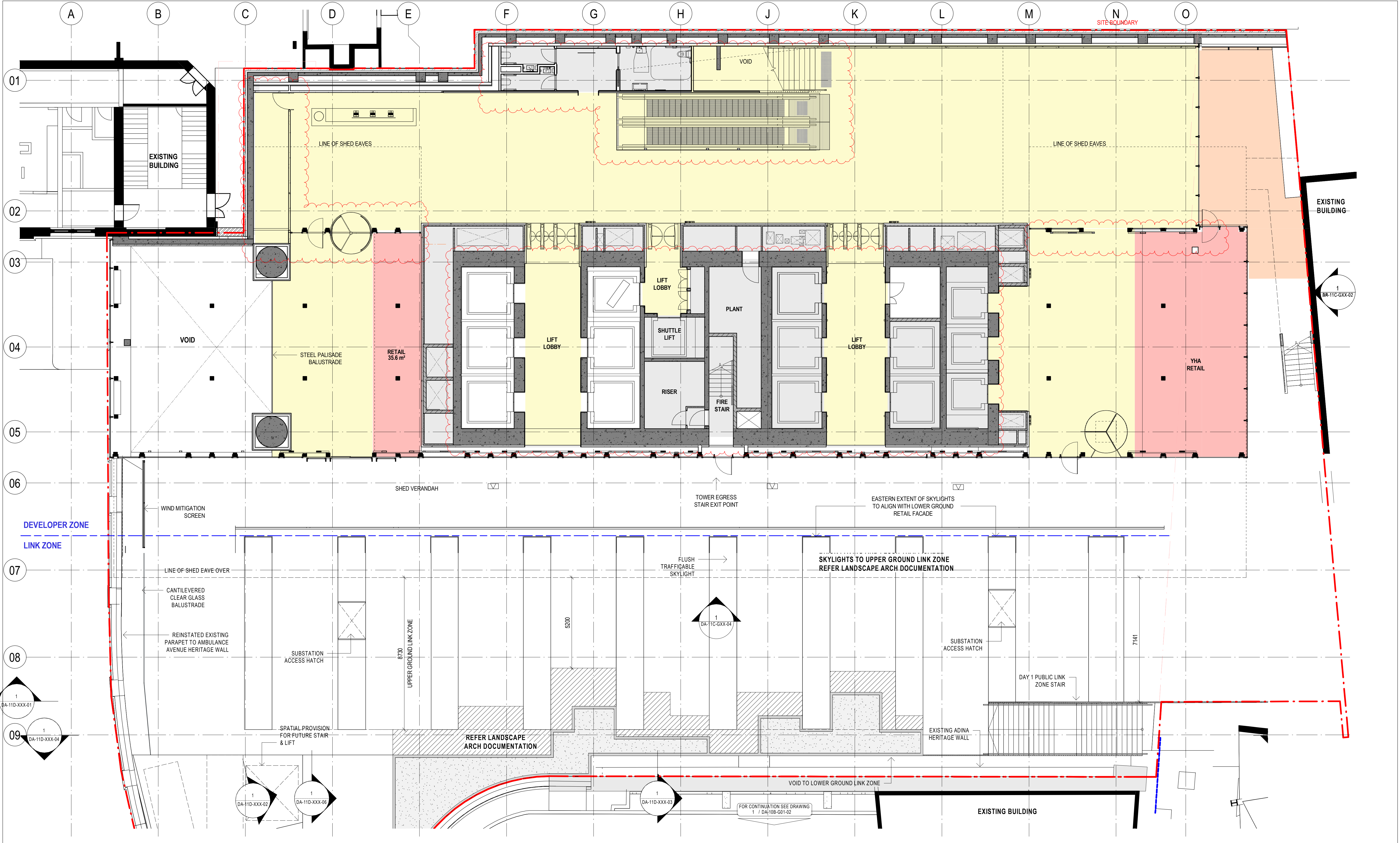
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No.8-10 LEE STREET, HAYMARKET

PROJECT NUMBER
1906024

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
1:100@A1
STATUS
SSDA

DRAWING
GENERAL ARRANGEMENT
PLAN LOWER GROUND
PART 1
DOCUMENT NUMBER
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PROJECT
ATLASSIAN CENTRAL
No.8-10 LEE STREET, HAYMARKET

PROJECT NUMBER
1906024

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 2000 5000
SCALE
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STATUS
SSDA

DRAWING
GENERAL ARRANGEMENT
PLAN UPPER GROUND
PART 1
DOCUMENT NUMBER
DA-10B-G01-01
ISSUE
8



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7	04.05.21	SSDA SUBMISSION
8	04.06.21	SSDA SUBMISSION
9	11.04.22	SSDA MODIFICATION 2

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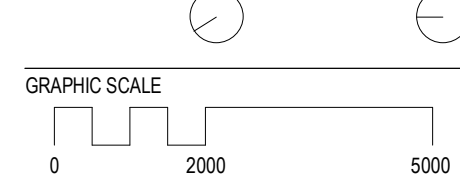
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PROJECT
ATLASSIAN CENTRAL
No.8-10 LEE STREET, HAYMARKET
PROJECT NUMBER

1906024

TRUE NORTH

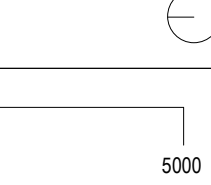


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PROJECT NORTH



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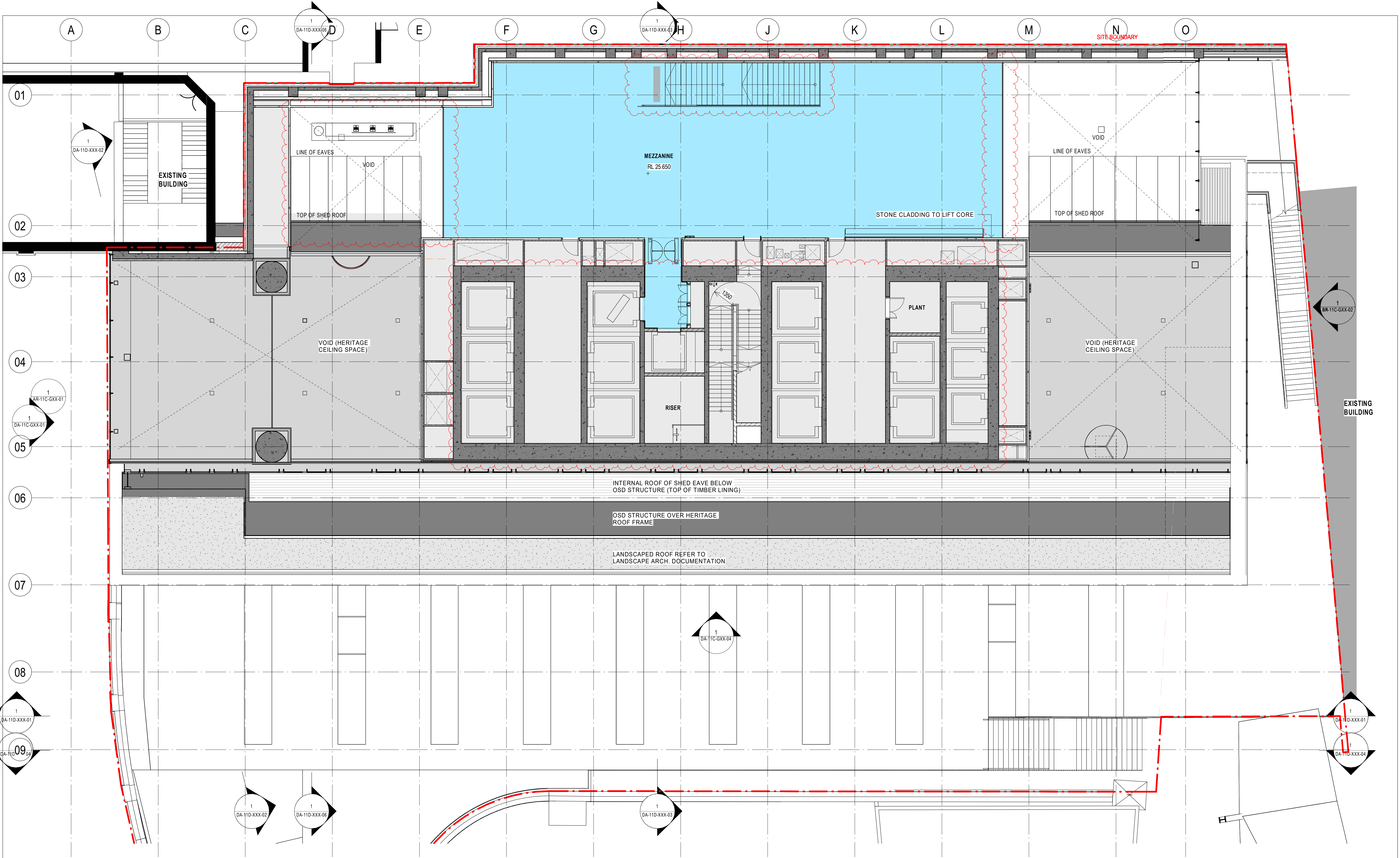
GENERAL ARRANGEMENT
PLAN UPPER GROUND
PART 2

DOCUMENT NUMBER

DA-10B-G01-02

ISSUE

9



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7	11.04.22	SSDA MODIFICATION 2

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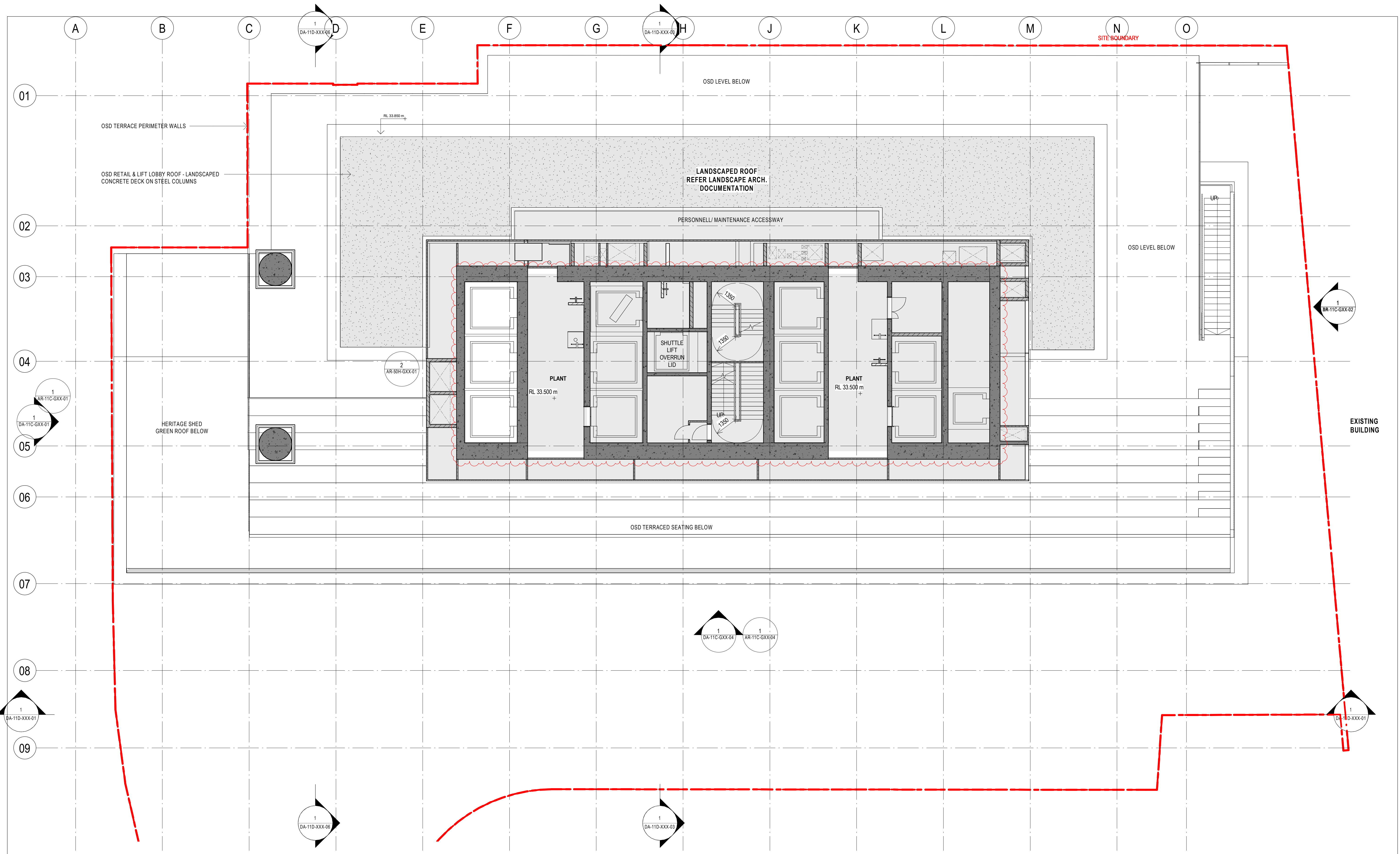
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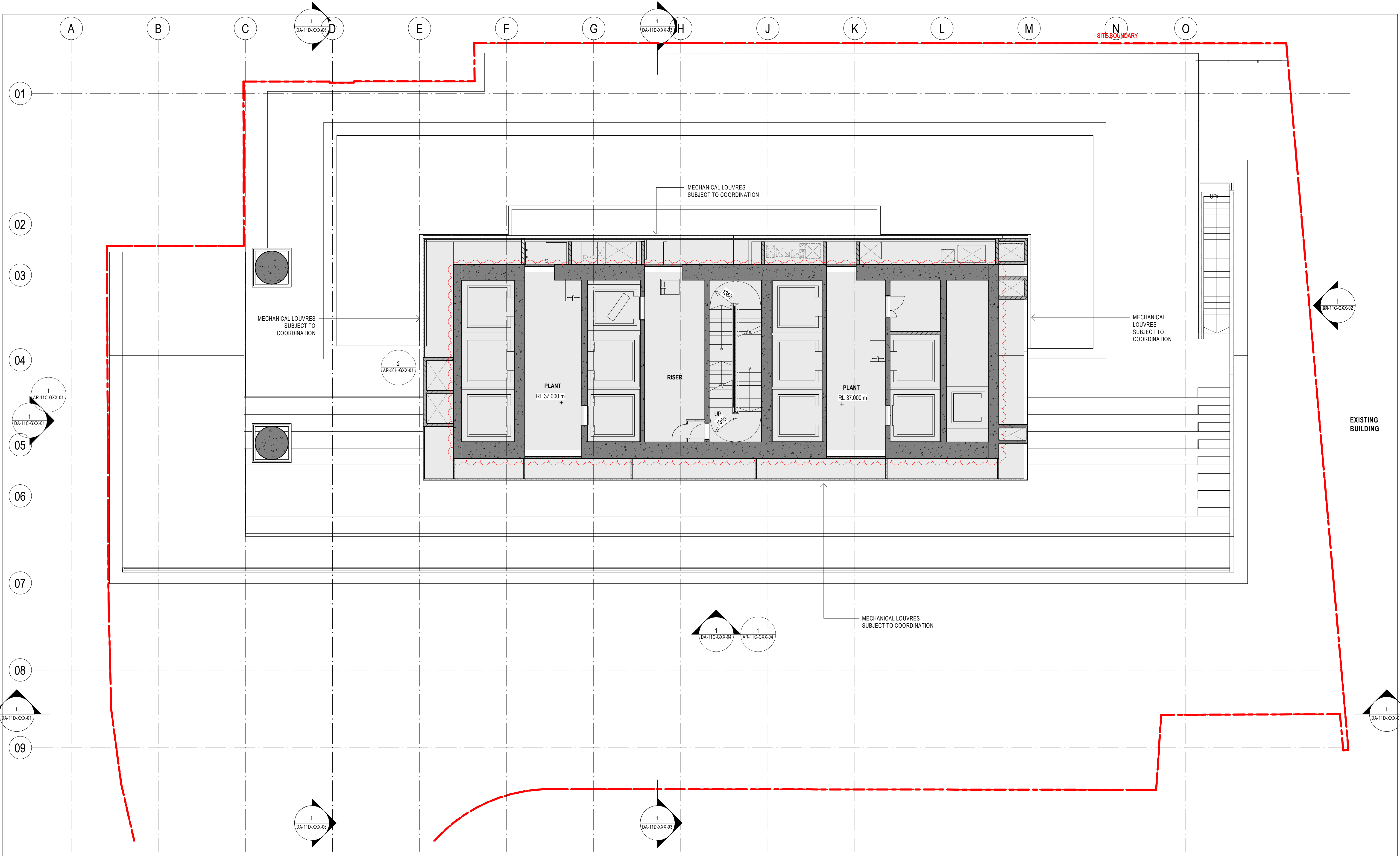
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PROJECT
ATLASSIAN CENTRAL
No.8-10 LEE STREET, HAYMARKET
PROJECT NUMBER
1906024

TRUE NORTH
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GRAPHIC SCALE
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SCALE
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STATUS
SSDA

DRAWING
GENERAL ARRANGEMENT
PLAN MEZZANINE LEVEL
DOCUMENT NUMBER
DA-10B-G02-01
ISSUE
7





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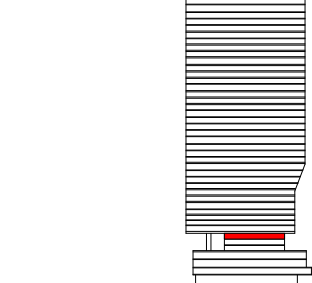
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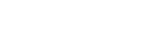
ATLASSIAN

PROJECT
ATLASSIAN CENTRAL
No.8-10 LEE STREET, HAYMARKET

PROJECT NUMBER

1906024

TRUE NORTH



PROJECT NORTH



GRAPHIC SCALE

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STATUS

DRAWING

GENERAL ARRANGEMENT
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LEVEL 02

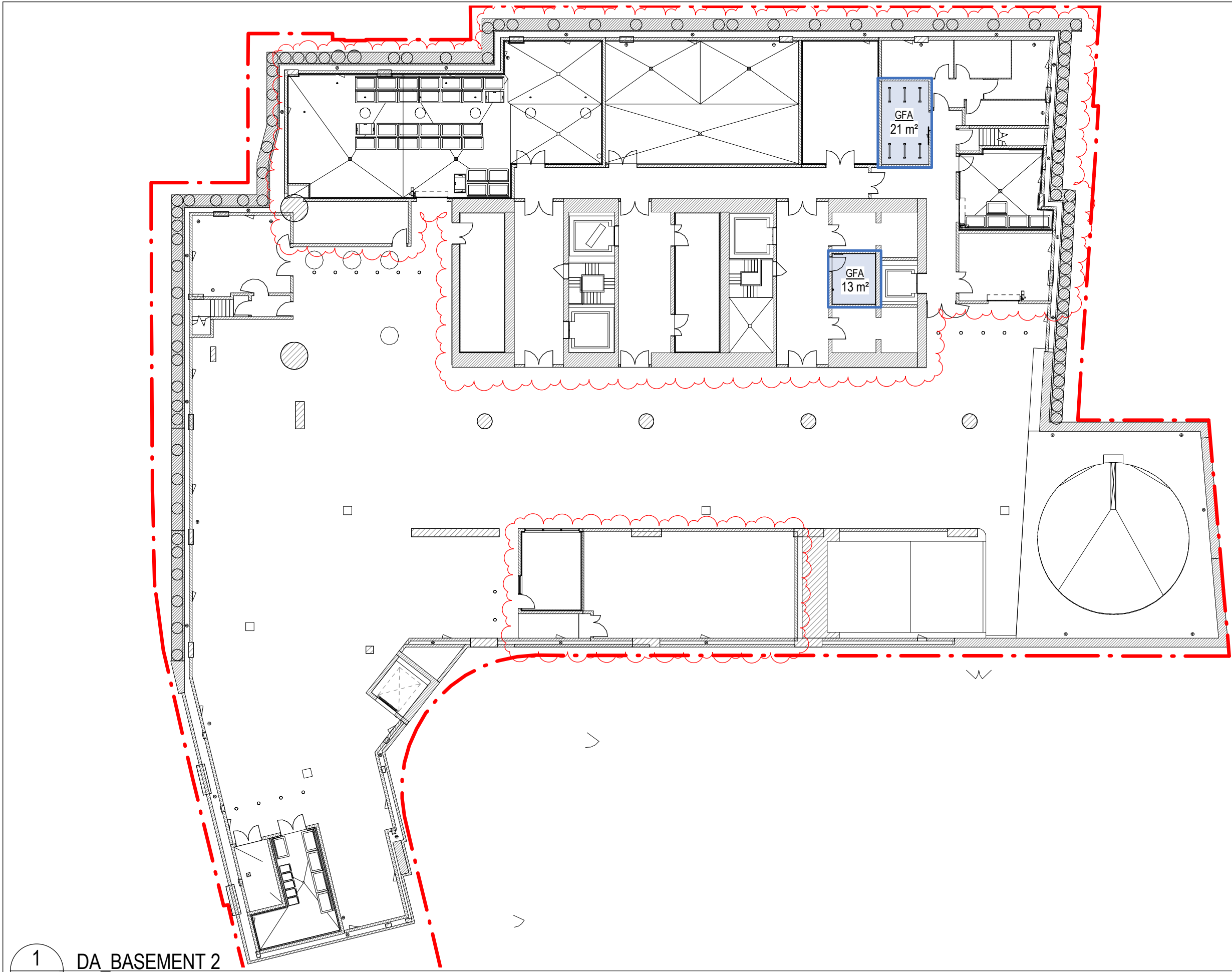
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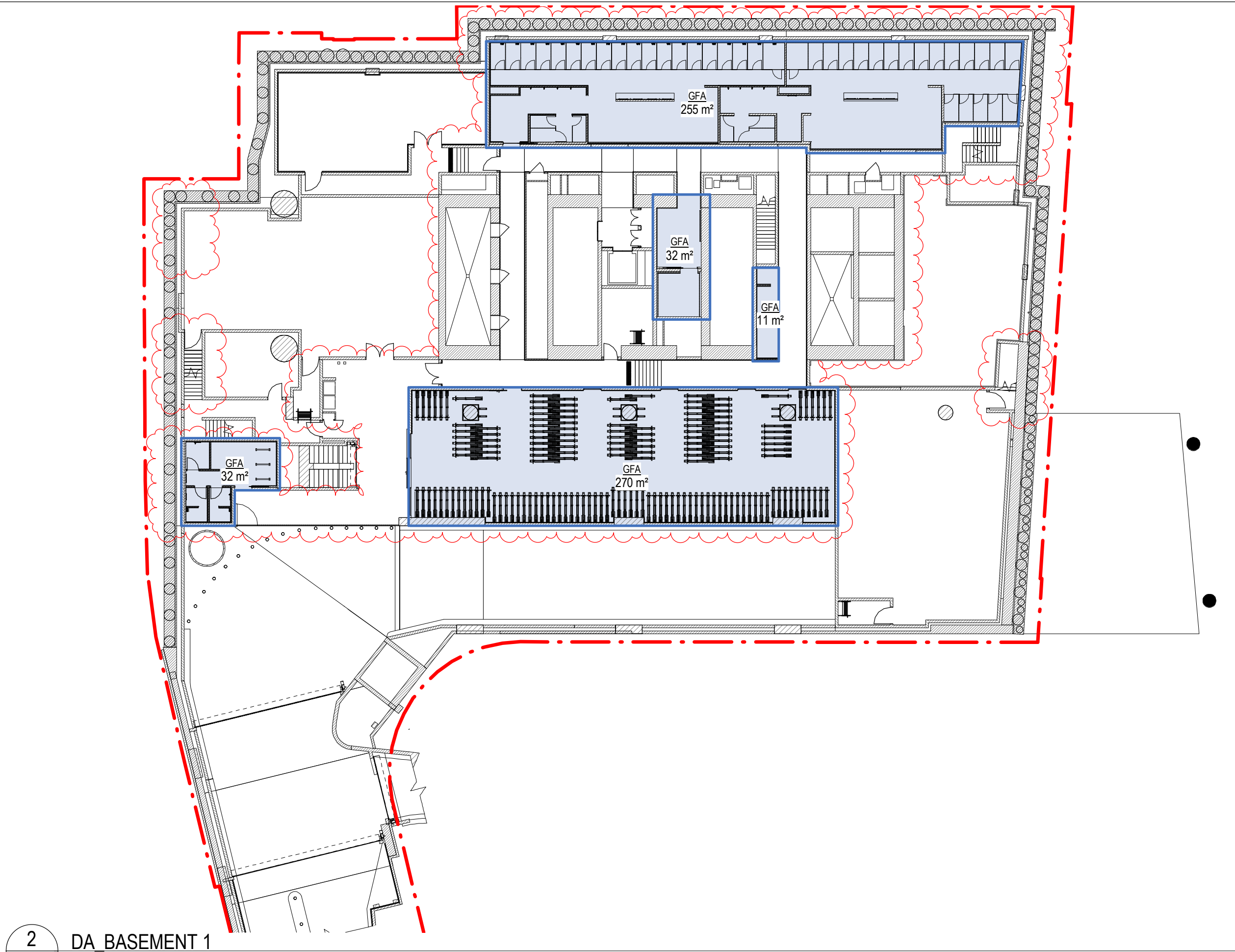
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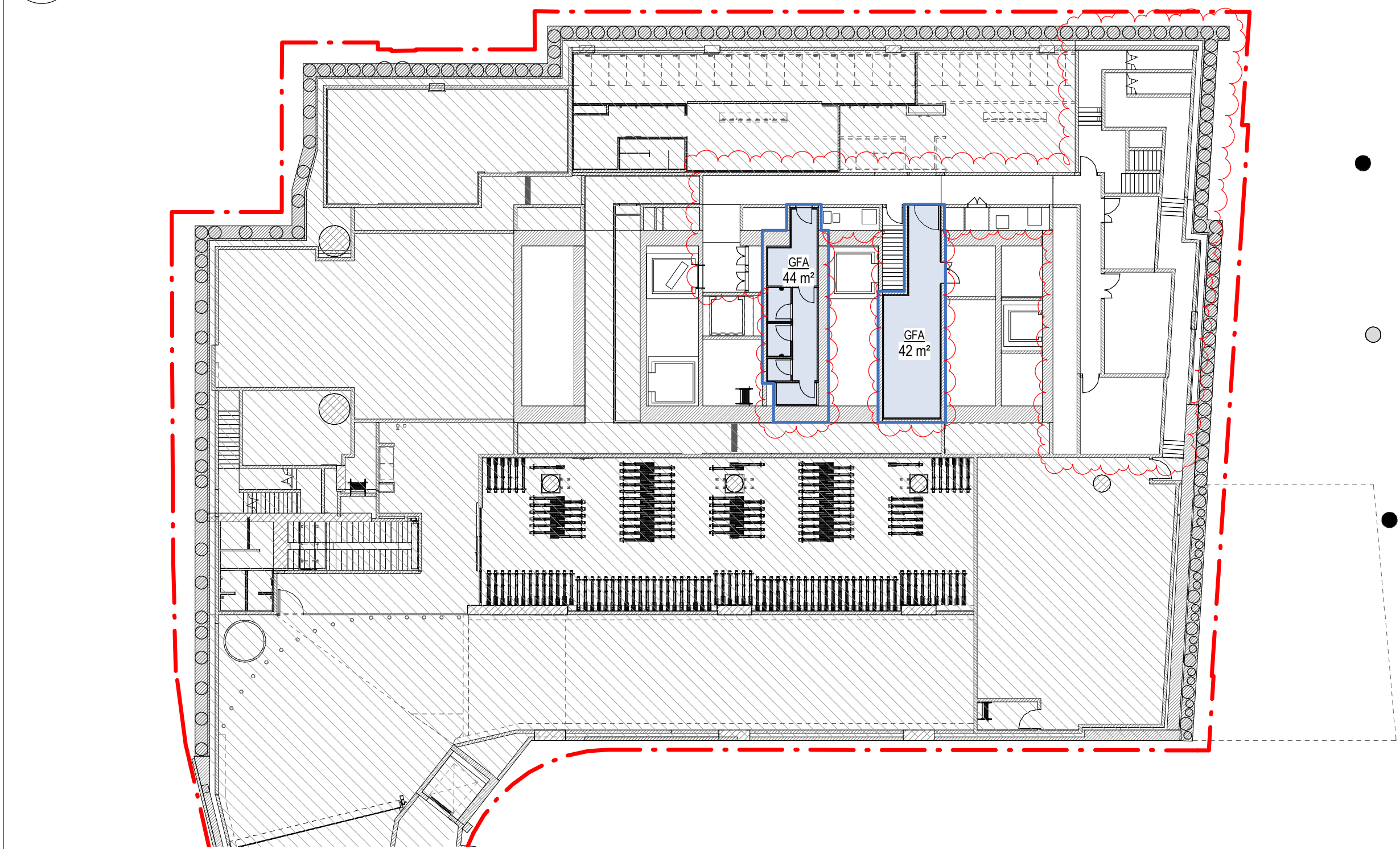
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2 DA BASEMENT 1
1 : 250



3 DA BASEMENT 1 MEZZANINE
1 : 250

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

TRUE NORTH
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GRAPHIC SCALE
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STATUS
SSDA

DRAWING

AREA PLANS (GFA)

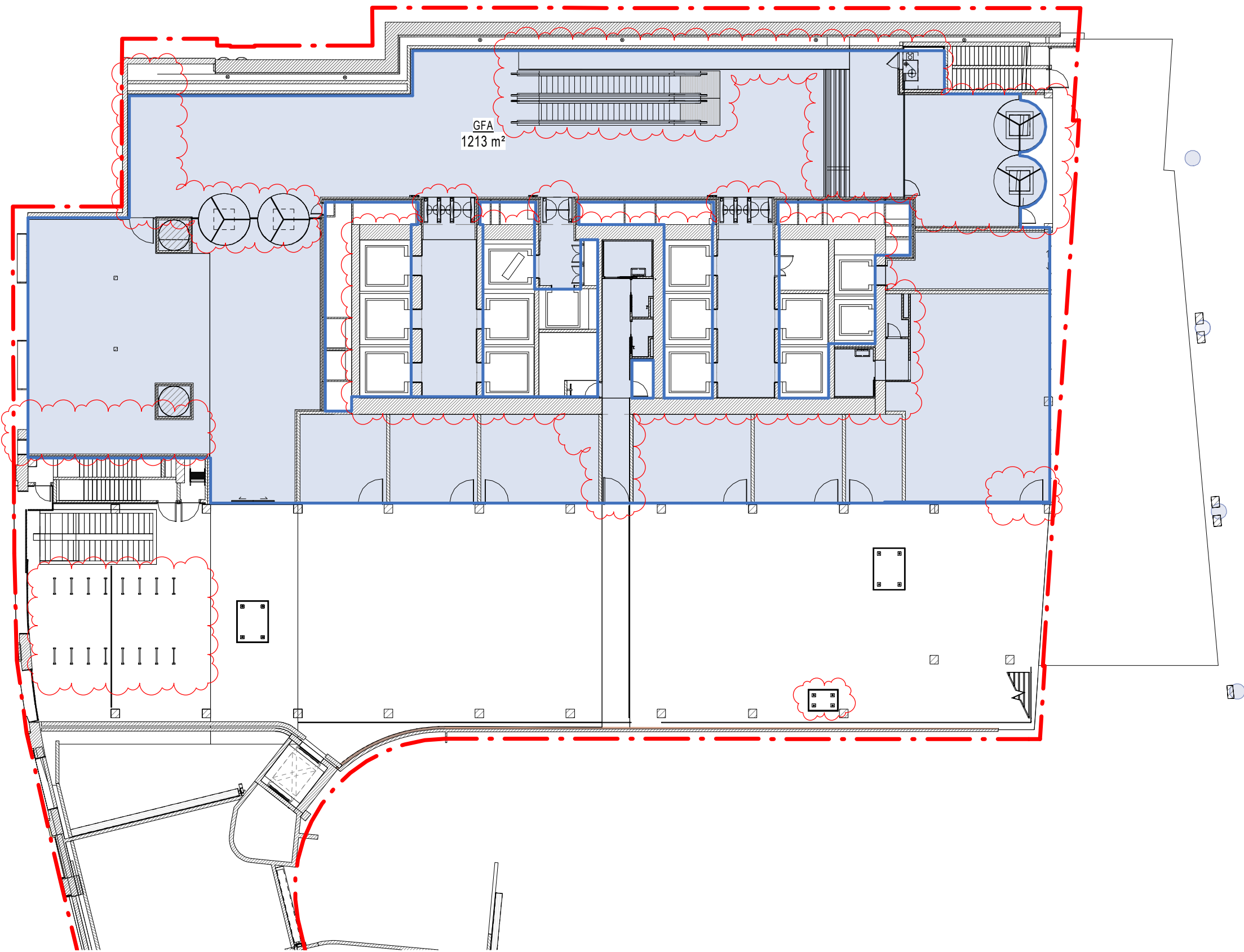
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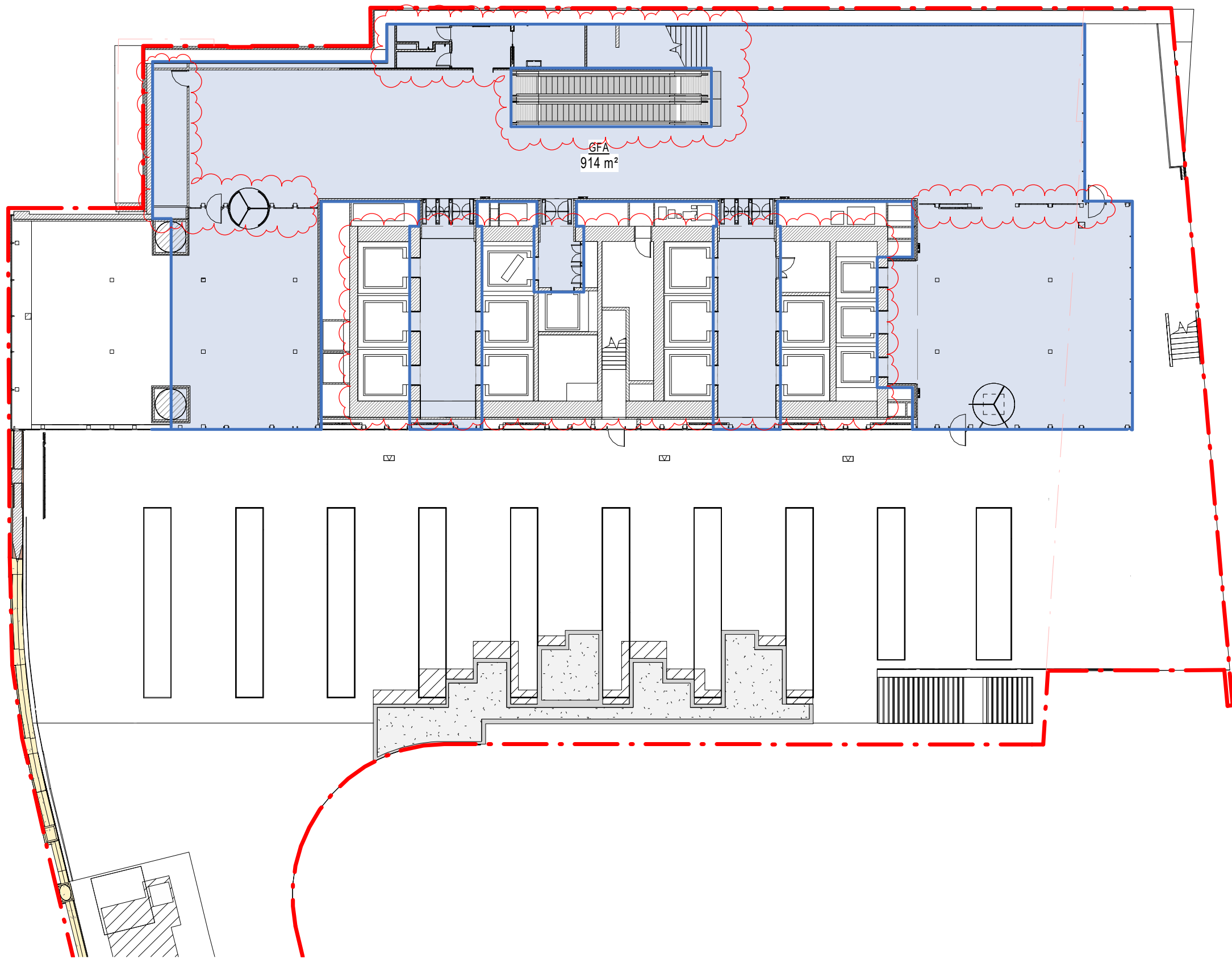
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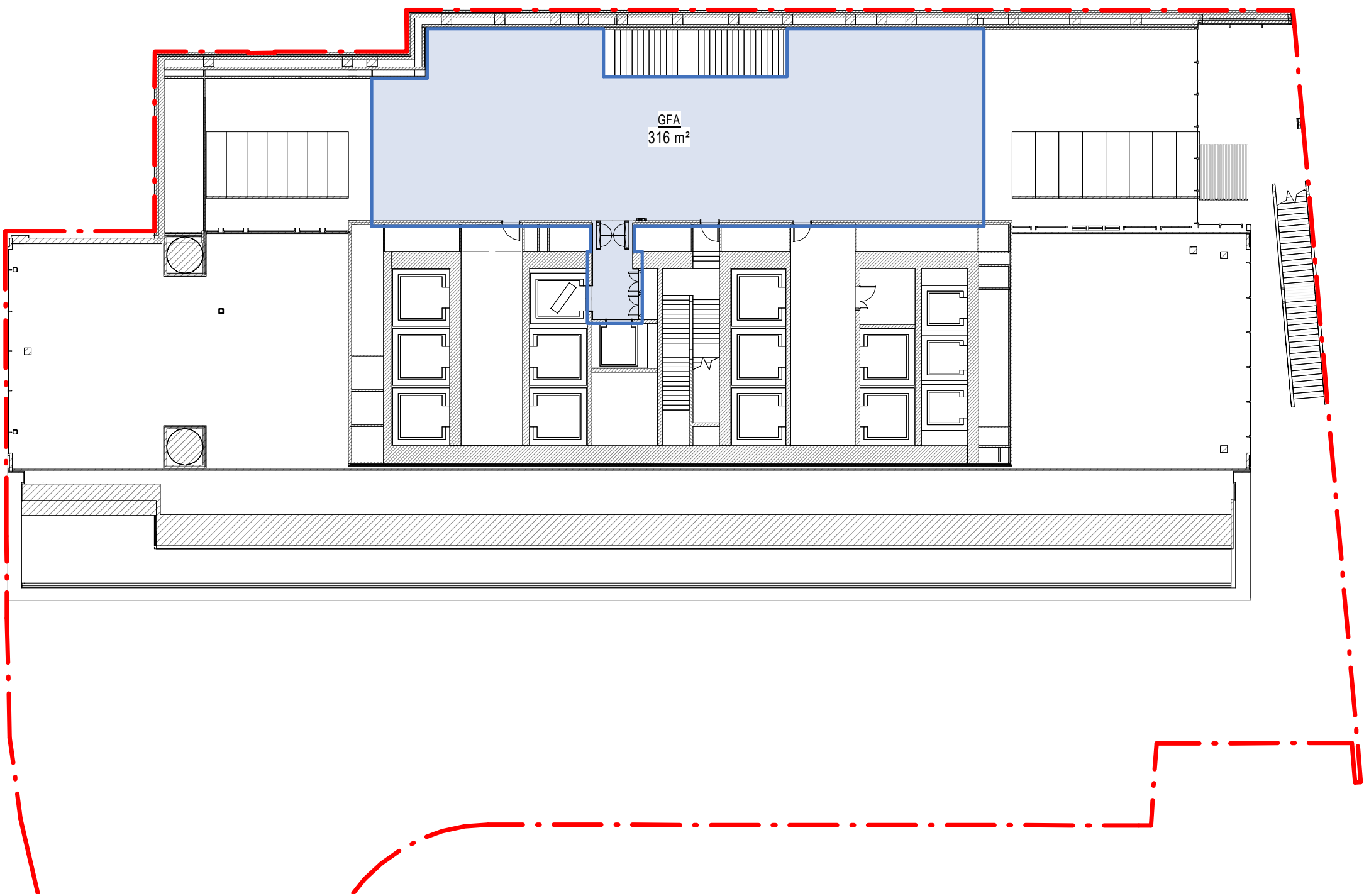
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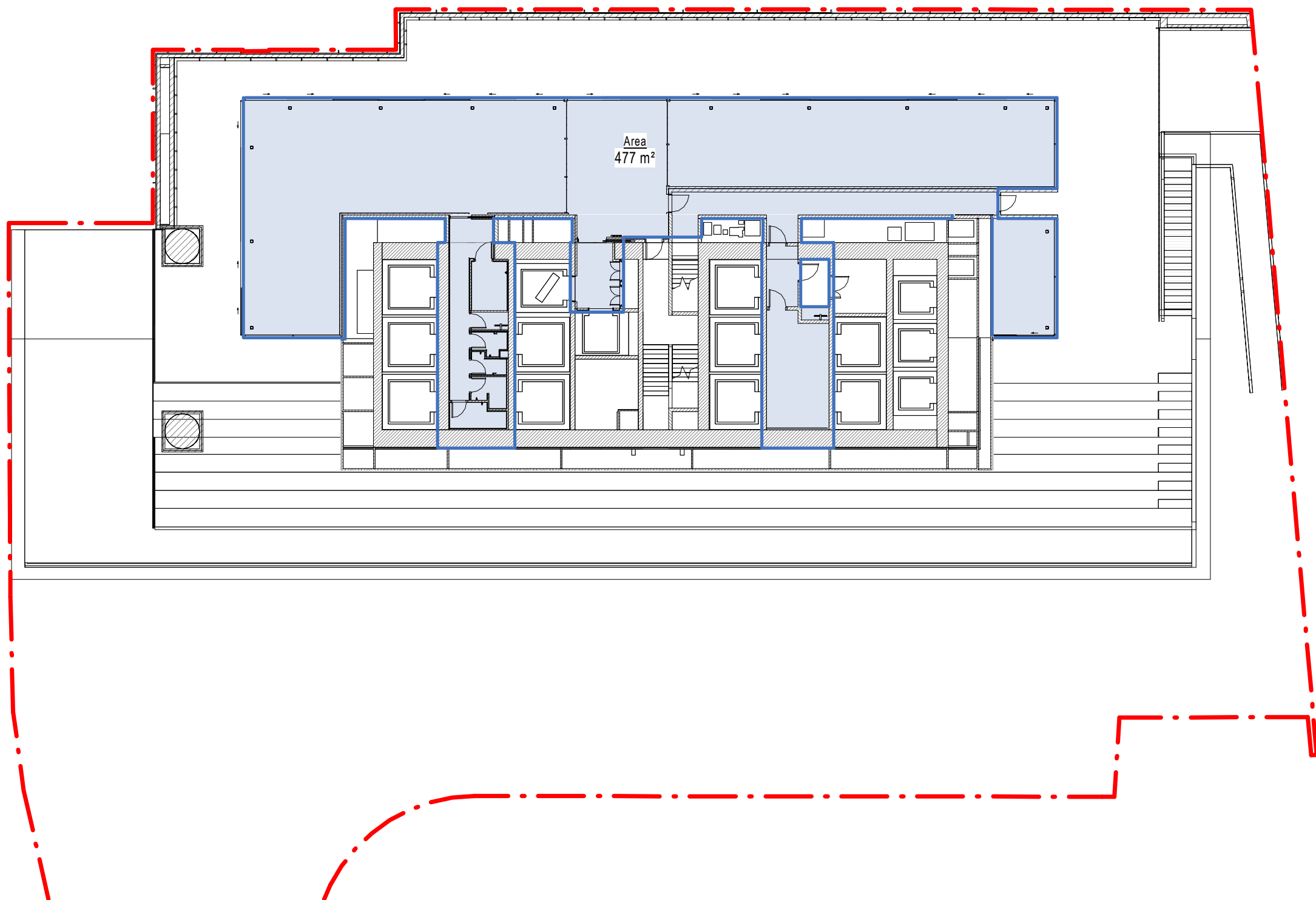
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2 DA UPPER GROUND
1 : 250



3 DA MEZZANINE
1 : 250



4 DA OSD LEVEL
1 : 250

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

TRUE NORTH
PROJECT NORTH
GRAPHIC SCALE
0 5000 12500
SCALE
1 : 250@A1
STATUS
SSDA

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AREA PLANS (GFA)

DOCUMENT NUMBER

DA-19U-XXX-32

ISSUE

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7	11.04.22	SSDA MODIFICATION 2

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ATLASSIAN

PROJECT

ATLASSIAN CENTRAL
No.8-10 LEE STREET, HAYMARKET

PROJECT NUMBER

1906024

TRUE NORTH

PROJECT NORTH

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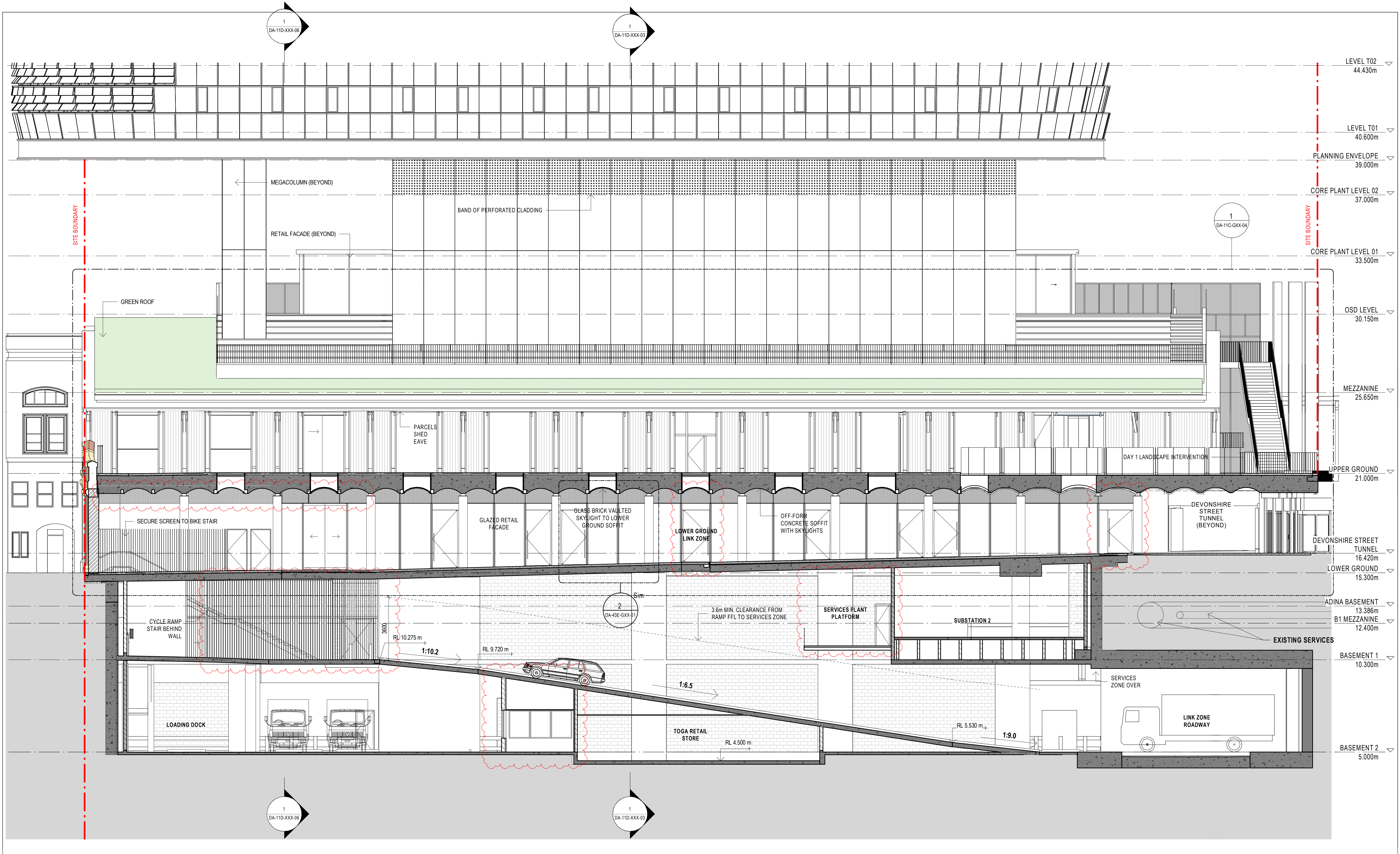
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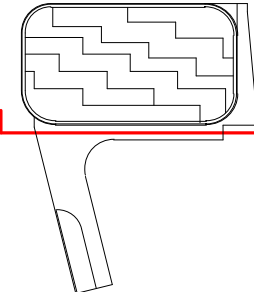
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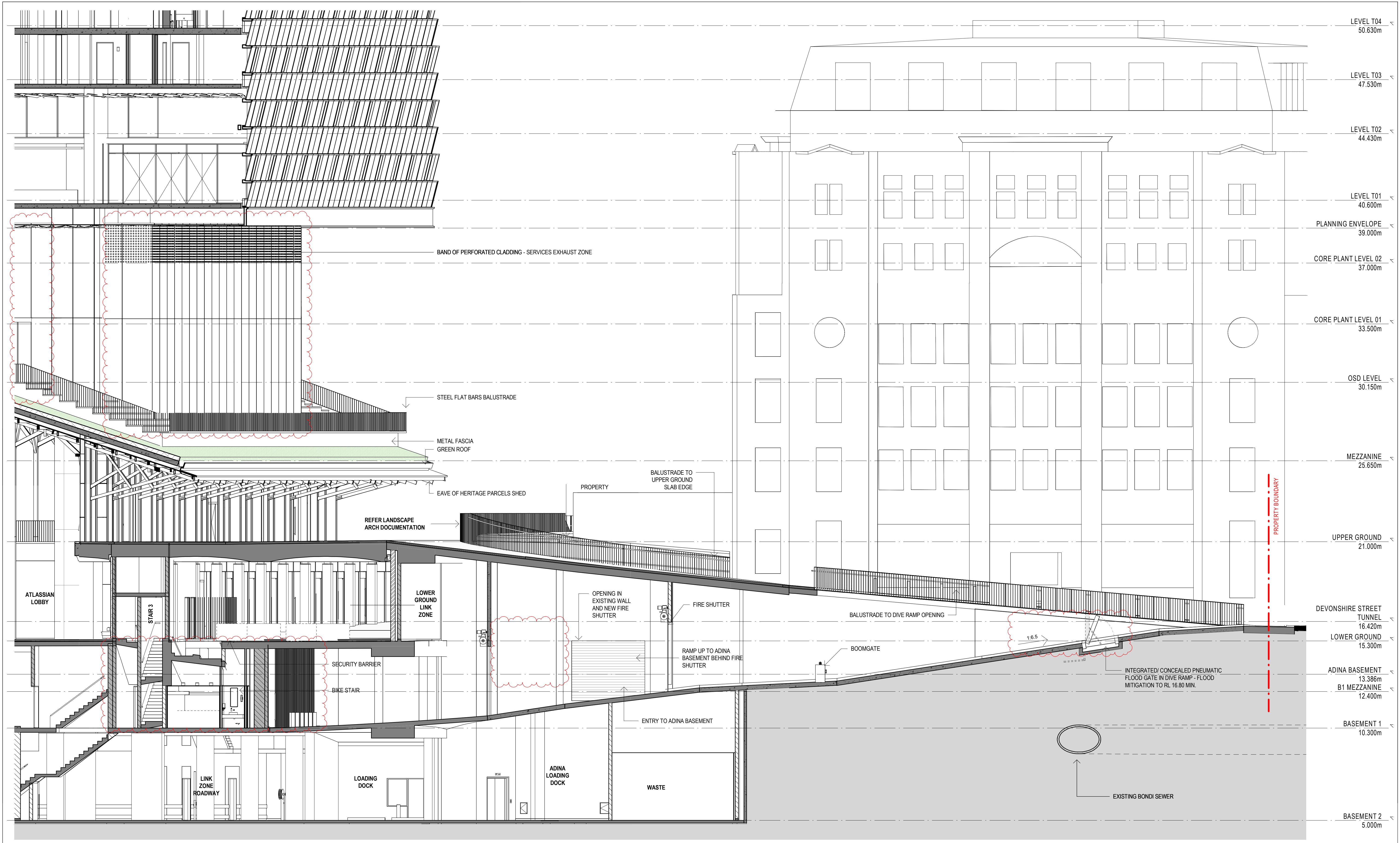
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No.8-10 LEE STREET, HAYMARKET

PROJECT NUMBER
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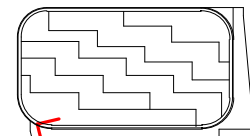
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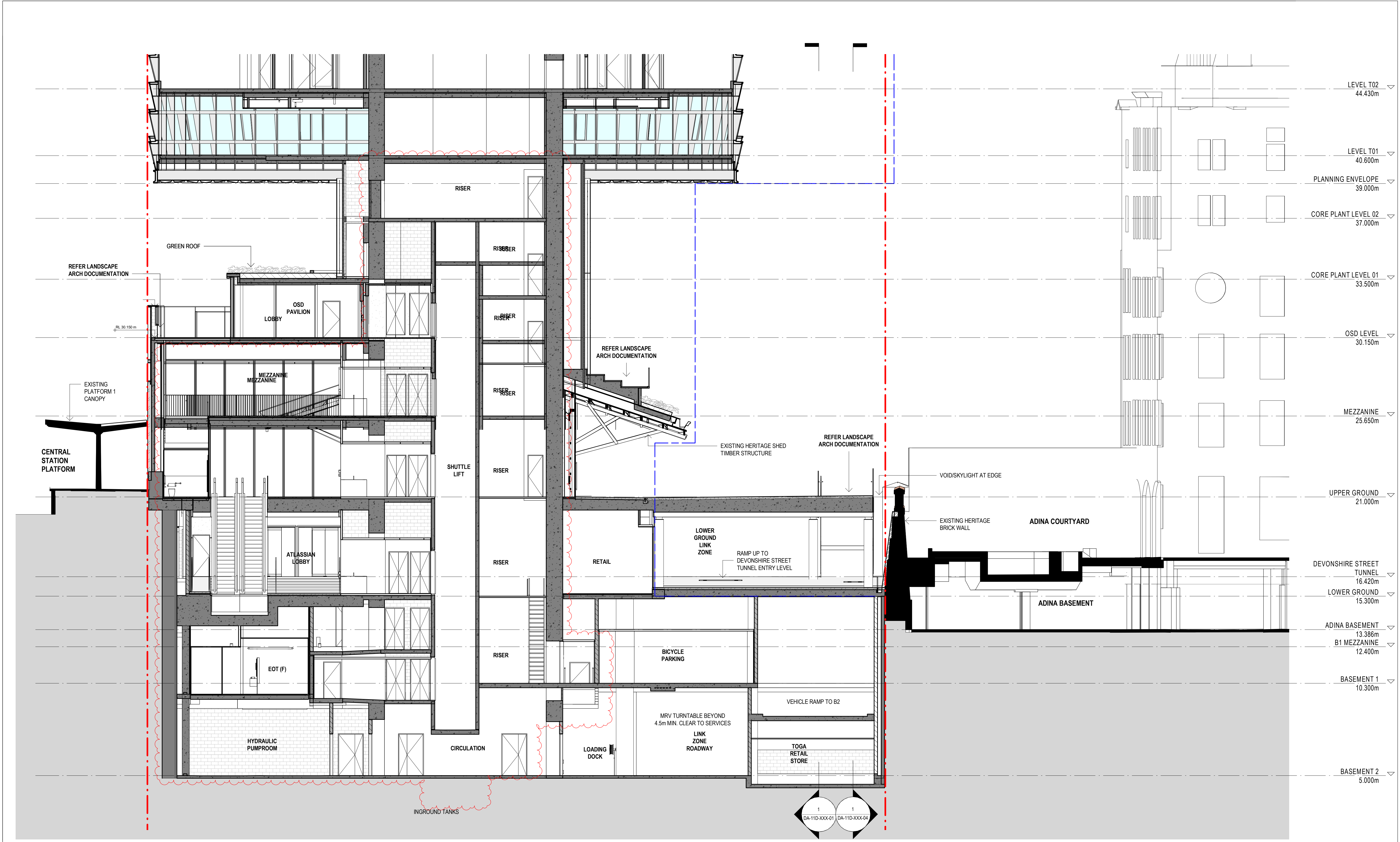
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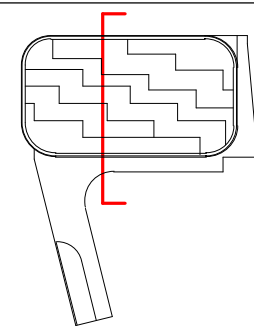
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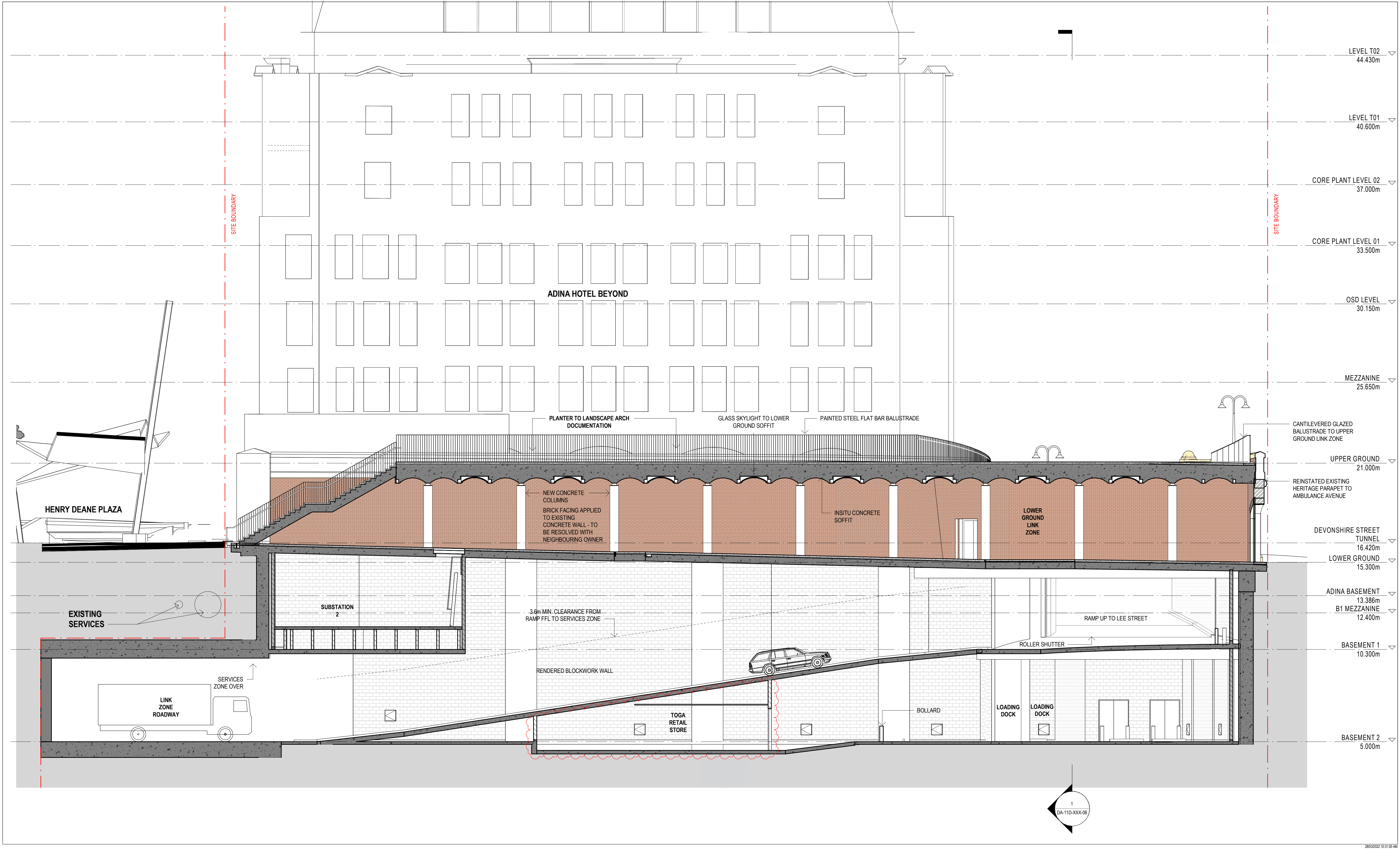
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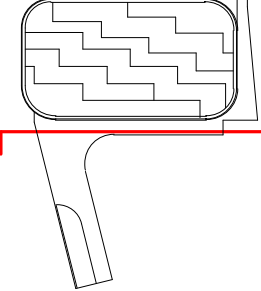
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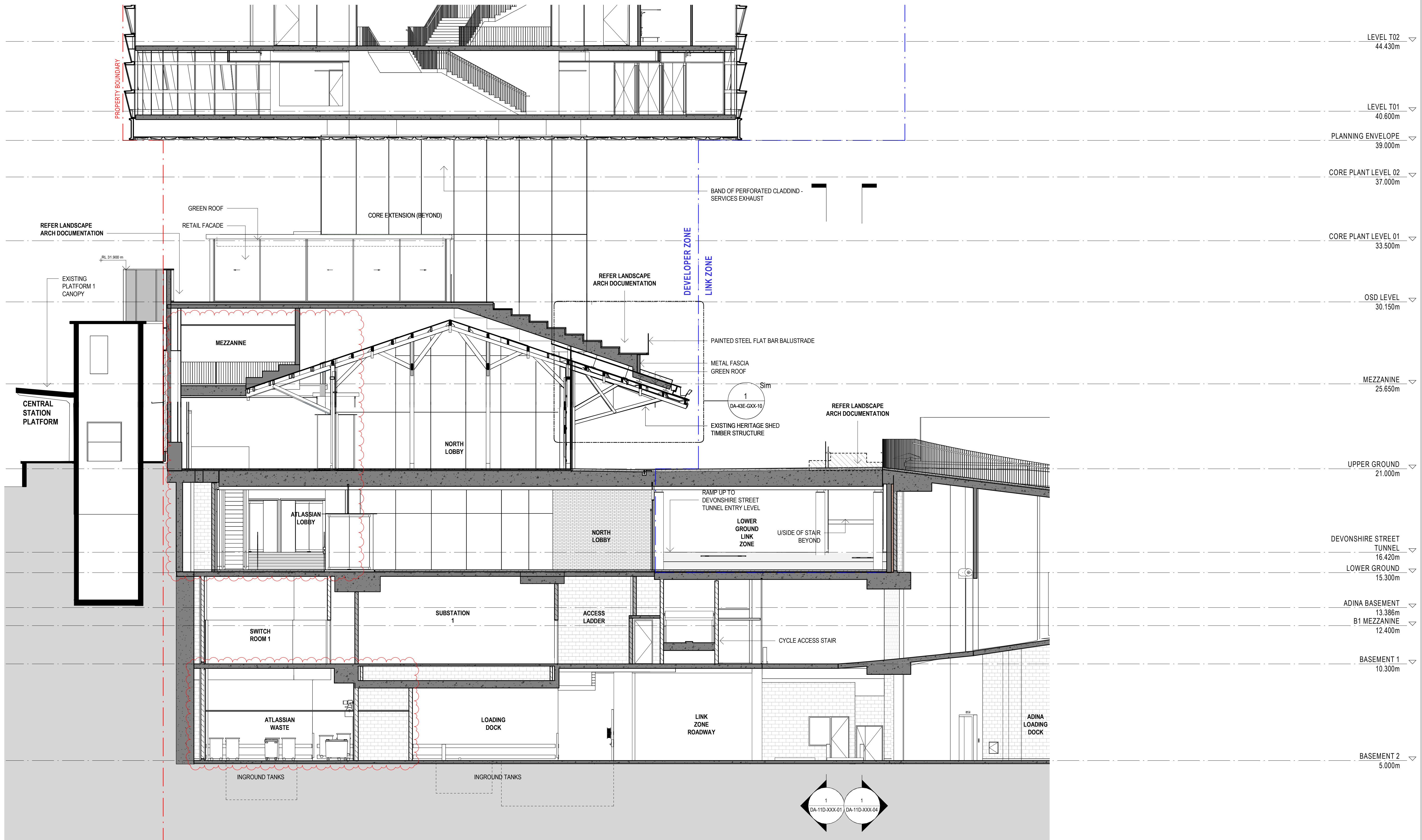
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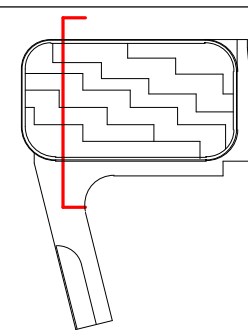
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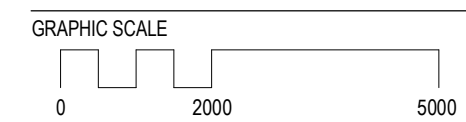
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2.1 APPENDIX B - AREA SCHEDULE

ATTACHED.

ATLASSIAN CENTRAL - TOTAL AREAS SCHEDULE

30th June, 202

PROPOSED GFA AREAS	
LEVEL	GFA (m2)
ROOF	0 m²
LEVEL T40	6 m²
LEVEL T39	19 m²
LEVEL T38	623 m²
LEVEL T37	1,694 m²
LEVEL T36	2,103 m²
LEVEL T35 (MEGAFLOOR CROWN)	2,214 m²
CROWN SUBTOTAL	6,657 m²
LEVEL T34	2,046 m²
LEVEL T33	1,953 m²
LEVEL T32	1,919 m²
LEVEL T31 (MEGAFLOOR Transfer)	2,331 m²
HABITAT 7 SUBTOTAL	8,249 m²
LEVEL T30	2,090 m²
LEVEL T29	2,029 m²
LEVEL T28	1,947 m²
LEVEL T27 (MEGAFLOOR HR)	2,360 m²
HABITAT 6 SUBTOTAL	8,426 m²
LEVEL T26	2,055 m²
LEVEL T25	1,919 m²
LEVEL T24	1,836 m²
LEVEL T23 (MEGAFLOOR Transfer)	2,296 m²
HABITAT 5 SUBTOTAL	8,106 m²
LEVEL T22	2,051 m²
LEVEL T21	1,960 m²
LEVEL T20	1,878 m²
LEVEL T19 (MEGAFLOOR LR)	2,292 m²
HABITAT 4 SUBTOTAL	8,181 m²
LEVEL T18	2,051 m²
LEVEL T17	1,960 m²
LEVEL T16	1,878 m²
LEVEL T15 (MEGAFLOOR LR)	2,287 m²
HABITAT 3 SUBTOTAL	8,176 m²
LEVEL T14	2,048 m²
LEVEL T13	1,958 m²
LEVEL T12	1,875 m²
LEVEL T11 (MEGAFLOOR LR)	2,293 m²
HABITAT 2 SUBTOTAL	8,174 m²
LEVEL T10	1,985 m²
LEVEL T09	1,816 m²
LEVEL T08	1,640 m²
LEVEL T07 (MEGAFLOOR LR)	1,870 m²
HABITAT 1 SUBTOTAL	7,312 m²
OFFICES SUBTOTAL	63,281 m²
LEVEL T06	0 m²
LEVEL T05	1,710 m²
LEVEL T04	1,700 m²
LEVEL T03	1,702 m²
LEVEL T02	1,304 m²
LEVEL T01	1,780 m²
YHA SUBTOTAL	8,196 m²
CORE PLANT 01	0 m²
CORE PLANT 02	0 m²
CORE PLANT SUBTOTAL	0 m²
OSD LEVEL	477 m²
OSD SUBTOTAL	477 m²
UPPER GROUND MEZZ	373 m²
UPPER GROUND	914 m²
LOWER GROUND	1,211 m²
GROUND SUBTOTAL	2,498 m²
TOTAL PROPOSED GFA ABOVE GROUND LEVEL	74,452 m²
BASEMENT MEZZANINE	86 m²
BASEMENT 1	750 m²
BASEMENT 2	34 m²
BASEMENT SUBTOTAL	870 m²
TOTAL PROPOSED GFA	75,322 m²
TOTAL ALLOWABLE GFA	77,000 m²

MAXIMUM GBA AREAS	
LEVEL	MAXIMUM BUILD. ENVELOPE GBA (M2)
LEVEL T40	595 m²
LEVEL T39	987 m²
LEVEL T38	1,534 m²
LEVEL T37	2,083 m²
LEVEL T36	2,490 m²
LEVEL T35	2,700 m²
LEVEL T34	2,746 m²
LEVEL T33	2,746 m²
LEVEL T32	2,746 m²
LEVEL T31	2,746 m²
LEVEL T30	2,746 m²
LEVEL T29	2,746 m²
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LEVEL T26	2,746 m²
LEVEL T25	2,746 m²
LEVEL T24	2,746 m²
LEVEL T23	2,746 m²
LEVEL T22	2,746 m²
LEVEL T21	2,746 m²
LEVEL T20	2,746 m²
LEVEL T19	2,746 m²
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LEVEL T17	2,746 m²
LEVEL T16	2,746 m²
LEVEL T15	2,746 m²
LEVEL T14	2,746 m²
LEVEL T13	2,746 m²
LEVEL T12	2,746 m²
LEVEL T11	2,746 m²
LEVEL T10	2,746 m²
LEVEL T09	2,746 m²
LEVEL T08	2,746 m²
LEVEL T07	2,415 m²
LEVEL T06	2,356 m²
LEVEL T05	2,356 m²
LEVEL T04	2,356 m²
LEVEL T03	2,356 m²
LEVEL T02	2,356 m²
LEVEL T01	2,356 m²
CORE PLANT 01	528 m²
CORE PLANT 02	528 m²
OSD LEVEL	1,921 m²
UPPER GROUND MEZZ	1,431 m²
UPPER GROUND	3,253 m²
LOWER GROUND	3,037 m²
TOTAL MAXIMUM ALLOWABLE GBA ABOVE GROUND LEVEL	111,780 m²

PROPOSED BUILDING EFFICIENCY = GFA ABOVE GROUND / GBA ABOVE GROUND	66.6%
MAXIMUM ALLOWABLE BUILDING EFFICIENCY 80% = 89,424m2.	80%