

UPDATED PROJECT DESCRIPTION

The following table provides a consolidated detailed description of the modified project. Changes to the numerical description as a result of the proposed modifications are shown in **red text**.

Table 1 – Proposed Development Numerical Overview (as modified)

Project Element	Summary of the Project		Description
Site Area	3,764 m ² (including 277sqm of air rights that apply from RL 40)		
Proposed GFA	Commercial Premises		
	Office Premises	63,613 m ²	This space would accommodate Atlassian's Global Headquarters, which would accommodate up to 3,860 jobs for both the Atlassian business and may provide floorspace for technology and innovation startups. This space would be on Levels 7-39 of the proposed new office tower.
	Lobby/Retail/Food and Drink Premises	2,498 m ²	The Lower Ground, Upper Ground, and Parcels Shed roof levels will also provide space for expansive lobby, retail, food and beverage and other potential uses which integrate with the ground plane.
	Tourist and Visitor Accommodation		
	Backpackers Accommodation	8,200 m ²	This space would accommodate 5 plus mezzanine of accommodation for the Railway Square YHA. This space would be on Levels 1-6 of the new tower.
	Shared Area		
	Basement	870 m ²	Basement Level 1 includes end of trip facilities for both the commercial and tourist and visitor accommodation uses within the building. These fall within the definition of GFA under the Sydney LEP.
	Shed Roof / OSD	477 m ²	
	Total GFA	75,658 m²	The proposed GFA for the development comprises a mix of land uses and is below the LEP maximum GFA for the Site.

Project Element	Summary of the Project	Description
Building height / storeys	RL 197.9m / 39 storeys	The proposal sits below the maximum building height of RL 200.2m and the sun access plane for Prince Alfred Park.
Loading and servicing bays	2 x Medium rigid vehicle bays 3 x Small rigid vehicle bays 4 x Van / courier bays 1 x Medium rigid vehicle bay for the Adina Hotel	The proposal servicing areas will support but Atlassian and the YHA, as well as provide a single servicing space required for the operation of the Adina Hotel.
Bicycle parking	336 EOT plus 30 for visitors	The proposal will provide bike parking for both workers and visitors to the Site.
Hotel Beds	Approximately 492 beds	Room configurations vary from queen/twin rooms to 6-bedroom dormitory rooms.