

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

9 June 2022

Ms Amy Watson
Team Leader – Key Sites Assessments
Department of Planning and Environment

Dear Amy,

ATLASSIAN SSD-10405 | POST APPROVAL SUBMISSION | CONDITION E9(B) AND E10

With regard to Conditions E9(b) and E10, this submission provides a condition report of all neighbouring buildings, areas, and infrastructure prior to BOJV's (the Contractors) commencement of construction. The Pre-Construction Dilapidation Survey captures the following:

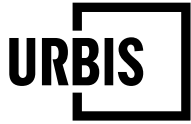
- Identification of areas to be surveyed for the dilapidation survey. The following areas were identified:
 - Adina Hotel
 - TfNSW assets
 - TAHE assets
 - CPS Building
- Photographic report and records, taken by a suitably qualified surveyor (AusDilaps), capturing the existing condition of the buildings prior to BOJV commencement of construction.
- As per the Condition, access was obtained prior to entering the premises of each area, provided by each landowner. Additionally, each report has been issued to the landowner's following the survey.

Consultation:

- Consultation occurred with each relevant landowner prior to conducting each survey.
- Following the completion of the Pre-Construction Dilapidation Survey, the reports have been issued to each landowner and Authority as per the Condition (TOGA, CPS, TfNSW, TAHE, Council, Certifier and through this submission the Planning Secretary). Evidence of this has been provided with the submission.

See below Dropbox Link containing the Pre-Construction Dilapidation Surveys. This submission is provided in this format due to significant file sizes and limitations within the Major Projects Portal.

<https://www.dropbox.com/sh/o5m1qxa3nv3xdrd/AACpCXLvx3WAAFKcrPI1fExsa?dl=0>



Contained within each folder is the submission letters and supporting documentation issued by Dexus to the following landowner's:

- TfNSW
- TAHE
- TOGA
- CPS

Additional, copies of email correspondence to Heritage NSW and the City of Sydney are attached to this letter as evidence that the required documentation has been provided for information.

Should you require any additional information or clarification please do not hesitate to contact me.

Kind regards,

A handwritten signature in black ink, appearing to read "S. Gunasekara". The signature is fluid and cursive, with a large, stylized "S" and a long, sweeping underline.

Simon Gunasekara
Associate Director
+61 2 8233 7698
sgunasekara@urbis.com.au

Simon Gunasekara

From: James Campbell <JamesCampbell@built.com.au>
Sent: Wednesday, 8 June 2022 4:13 PM
To: Chrisia Ang
Cc: Simon Gunasekara; Allie Cornish; Whitney Forse; Tom Matthews; Leon Kamel; Miles Nagle
Subject: SSD-10405 - Condition E10 - Pre-Construction Dilapidation Survey Submission

Hi Chrisia,

BOJV have completed the Pre-Construction Dilapidation Survey for the Atlassian Central Project. To satisfy **Condition E10** of the Conditions of Consent, please see below Dropbox folder containing a copy of the Pre-Construction Dilapidation Survey reports for all adjoining areas to the construction site:

<https://www.dropbox.com/sh/9vuya60y1b5wd5p/AACpJAivdMlabzu-DiFFOz5Ma?dl=0>

See below snapshot of the Condition (E10) being addressed:

Pre-Construction Dilapidation Report

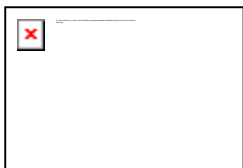
- E10. Prior to the commencement of any demolition, earthworks or construction, the Applicant shall submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of the report is to be provided to the Certifier, Planning Secretary, Council, Heritage NSW, TfNSW and each of the affected property owners for information.
- E11. In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.
- E12. Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.

As per the Condition, copies have also been provided to the following adjoining owners and stakeholders:

- TfNSW
- TAHE
- TOGA
- CPS
- Planning Secretary
- Council

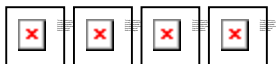
Kind Regards,

James Campbell
Site Engineer



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Sydney NSW 2000

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Simon Gunasekara

From: James Campbell <JamesCampbell@built.com.au>
Sent: Wednesday, 8 June 2022 4:13 PM
To: Reinah Urqueza
Cc: Simon Gunasekara; Allie Cornish; Whitney Forse; Tom Matthews; Leon Kamel; Miles Nagle
Subject: SSD-10405 - Condition E10 - Pre-Construction Dilapidation Survey Submission

Hi Reinah,

BOJV have completed the Pre-Construction Dilapidation Survey for the Atlassian Central Project. To satisfy **Condition E10** of the Conditions of Consent, please see below Dropbox folder containing a copy of the Pre-Construction Dilapidation Survey reports for all adjoining areas to the construction site:

<https://www.dropbox.com/sh/9vuuya60y1b5wd5p/AACpJAivdMlabzu-DiFFOz5Ma?dl=0>

See below snapshot of the Condition (E10) being addressed:

Pre-Construction Dilapidation Report

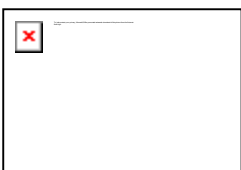
- E10. Prior to the commencement of any demolition, earthworks or construction, the Applicant shall submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence'. Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of the report is to be provided to the Certifier, Planning Secretary, Council, Heritage NSW, TfNSW and each of the affected property owners for information.
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- CPS
- Planning Secretary
- Heritage NSW

Kind Regards,

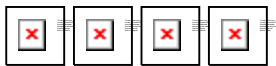
James Campbell
Site Engineer



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