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Dear Sir/Madam

Barangaroo South - Commercial Building C3 – Section 75W MOD 2 Structural Engineering Report

This letter has been prepared to support an Application made pursuant to section 75W of the Environmental Planning and Assessment Act 1979 to modify Project Approval granted by the Minister for Planning in respect of MP11_0044 for the C3 commercial building within Barangaroo South. The C3 Project Application was approved by the Minister for Planning under section 75J of the EP&A Act on 24 April 2012.

The approved C3 Project Application approves the construction and use of a 49 storey commercial building and allocation of car parking spaces from the Bulk Excavation and Basement Car Parking Project Application, within the area of land known generally as Block 3 at Barangaroo South. More specifically, consent was granted for development including:

- Piling and associated earthworks and remediation;
- Construction and use of a commercial building with a maximum GFA of 115,448m²;
- Operation and use of 175 car parking spaces and 8 parking spaces for all other uses;
- 401 bicycle parking spaces (65 to be located temporarily on grade in the landscaped forecourt adjacent to Hickson Road and 336 in the basement car park); and
- Construction of certain temporary public domain works.

The proposed MOD 2 seeks to modify the following elements of the approved C3 building:

- Podium design and ground floor lobby;
- Total GFA;
- Facade details;
- Structural bracing; and

- Roof treatment.

Barangaroo is located on the north western edge of the Sydney Central Business District, bounded by Sydney Harbour to the west and north, the historic precinct of Millers Point (for the northern half), The Rocks and the Sydney Harbour Bridge approach to the east; and bounded to the south by a range of new development dominated by large CBD commercial tenants.

The Barangaroo site has been divided into three distinct redevelopment areas (from north to south) – the Headland Park, Barangaroo Stage 2 and Barangaroo South.

The C3 Site extends over land generally known and identified in the approved Concept Plan as Block 3 which comprises Lot 5 in DP 876514.

Arup has reviewed the following drawing series prepared in respect to the Section 75W submission as below:

- Architectural drawings of Ground Level and above prepared by Rogers Stirk Harbour & Partners (RSHP), dated 13 September 2013.

The Structural Engineering Report – Rev C (dated 26 October 2011) prepared by Arup to support the original Project Application addressed the concept principles for the structure of C3. The modifications to C3 as part of this Section 75W submission are within the scope of the original report. The following clarifications are noted:

- The project summary description in Section 1.4 is superseded by the revised GFA numbers described in the 75W submission.
- The concept designs and strategies described in principle for the building structure remain valid for the modified building, including the refinements to the perimeter bracing.

On this basis, Arup is of the opinion that the proposed modification as contained in the Section 75W MOD2 submission for MP11_0044 will not result in any additional impact on the structural engineering strategy from that identified within the Structural Engineering Report and requires no further investigation or analysis at this stage of planning and design.

Yours faithfully



James McLean
Senior Associate