



10 March 2009

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Eastmark Holdings
5 Rogers Avenue
HABERFIELD NSW 2045

Attention: You-Jin Kim

88 WALKER STREET, NORTH SYDNEY - MECHANICAL INPUT TO REPORT ON DGR'S REQUIREMENTS

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ADELAIDE
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WELLINGTON
LONDON
MANCHESTER

Further to your request, we suggest that the following statement be included in the combined report:

The mechanical services serving the proposed Office Tower and Hotel incorporate combined thermal plant for both buildings which includes water-cooled refrigeration chillers and gas-fired boilers proposed in the basement of the Office Tower, and cooling towers proposed in a roof level plantroom on top of the Office Tower.

The typical floors of the Office Tower are proposed to be air conditioned by a low temperature variable air volume system for the centre zones, and an active chilled beam system for the perimeter zones on each level. Central plant air handling units and ventilation fans located in high rise and low rise plantrooms will serve the Office Tower. The Office Tower will be provisioned with mechanical services to achieve PCA A Grade status.

The typical rooms in the Hotel will be served by individual chilled and heating water fan coil units per room. The Conference Level, Bar Level, Restaurant Level and Lobby will be served by air handling units and ventilation fans located in a low rise plantroom.

The Hotel basement plantrooms and back of house areas will be ventilated to Code requirements. The Office Tower basement (B1 to B4) and lower ground level car park, plantrooms and back of house areas will also be ventilated to Code requirements.

The retail and mixed use precinct below the Office Tower is proposed to be air conditioned by tenant-supplied condenser water cooled packaged air conditioning units. Kitchen exhaust ventilation will be provided for the food and beverage tenancies.

Spatial allowances have been included in the current planning for the location and reticulation of the major mechanical services plant and equipment serving the Office Tower and Hotel development. Significant deviations from the current concept are not envisaged following the Development Application Stage."



We trust that this is suitable for your immediate needs.

Regards,

NORMAN DISNEY & YOUNG

Richard Pickering
Director