

To	Frasers Broadway Pty Ltd	Date	7 December 2012
Attention	Anthony Green	Email	anthony.green@frasersproperty.com.au
From	Rob Beck	Project No	SYD1122100
Project	Kensington Precinct - Blocks 3b, 3c & 10	No. of pages	2
Subject	Section 75w Modifications Building Services	Copies	John Osborne - WSP John Chesterman - TZG

Dear Anthony,

The building form and layout of Blocks 3B, 3C and 10 have undergone design revision. This memo aims to set out the impact of these changes on the Building Services Project Application Report dated 12/04/2012, which are as follows:

Mechanical services (section 2 of the report)

- The method of cooling the student accommodation units is proposed to be changed from local wall mounted air conditioner units, which were be directly ducted to outside through the perimeter wall, to local wall mounted VRV fan coil units connected to roof mounted air cooled condensers. These shall be provided to each dwelling and complete with local controls.
- The student accommodation units shall now be provided with central kitchen exhaust reticulated to the roof. This was previously proposed to be reticulated to the façade.
- Mechanical corridor smoke extract is included in Block 3C and Block 10 to facilitate the fire safety engineering alternative solution

Fire Safety Engineering (section 8 of the report)

The following amendments to the list of DtS non-compliances and mitigating installations are resultant from the design revision:

- Item 2 – No longer applicable
- Item 8 – Alternative Solutions to 'Permit a Class 7b bike storage to be included in the Class 3 fire compartment', and 'Permit a non-required non-fire-isolated stairway to connect 8 levels' are no longer applicable
- Item 9 – This item referenced a single large atrium, where the revised design includes several small atria. The proposed assessment methodology and related fire safety systems are retained.
- Item 10 – Reference to the extended travel distance from the common room is no longer applicable. The extended travel distance from SOUs is proposed to be addressed using a mechanical ventilation system from the corridor where natural ventilation was proposed previously. This is expected to provide improved evacuation conditions compared to the previous arrangement. The maximum travel distance to be addressed of 13 m is not changed.

- Additional item D1.4 – There is a single direction travel distance to be addressed in Block 3C. The proposed assessment methodology, mitigating fire safety systems and travel distance of up to 13 m is consistent with the solution proposed in Block 10.

All other sections of the report remain unchanged.

Conclusion

The revised design of the student accommodation the Kensington Precinct maintains the services objectives of the project.

Regards

A handwritten signature in blue ink, appearing to read 'Rob Beck', is centered below the 'Regards' text.

Rob Beck
Associate