NEXTDC

D2 STAGE 1

DEVELOPMENT APPLICATION

DRAWING LIST - DEVELOPMENT APPLICATION	
NO.	SHEET NAME
00-0000	COVER SHEET
00-0010	LOCATION PLAN
00-0020	PROPOSED SITE PLAN
00-0030	PERSPECTIVE 1
00-0031	PERSPECTIVE 2
00-0032	PERSPECTIVE 3
00-0033	PERSPECTIVE 4
00-0034	PERSPECTIVE 5
00-0100	AREA SCHEDULE
00-0200	AXONOMETRICS
00-0300	SHADOW DIAGRAMS
00-3000	LOWER GROUND FLOOR PLAN
00-3100	GROUND FLOOR PLAN
00-3101	LEVEL 1 FLOOR PLAN
00-3102	LEVEL 2 FLOOR PLAN
00-3103	LEVEL 3 FLOOR PLAN
00-3104	LEVEL 4 FLOOR PLAN
00-3105	LEVEL 5 FLOOR PLAN
00-6000	SECTIONS - SHEET 1
00-6001	SECTIONS - SHEET 2
00-7000	ELEVATIONS SHEET 1
00-7001	ELEVATIONS SHEET 2
00-7100	STREET ELEVATIONS

DATE	No	REVISION HISTORY	DRW	CHK	QA
03/02/2025	SPC-6	DA PACKAGE AMENDMENTS	HSA	ALL	HSA
24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	2	FOR INFORMATION	HSA	ALL	HSA
04/11/24	1	FOR INFORMATION	HSA	ALL	HSA

NOTE:
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2. DO NOT SCALE FROM DRAWINGS
3. CONFIRM ALL MEASUREMENTS ON SITE
4. CHECK ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES
5. ENSURE COORDINATION WITH OTHER TRADES ON SITE

PRINCIPAL CONSULTANTS

Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

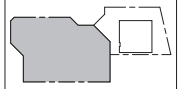
NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan



Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
COVER SHEET

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
Scale	Sheet: A1	File Name: D2-ARC-HSA-R24-A-0201-BUILDING

Dwg no: D2-ARC-HSA-DRG-A-0100-0000 | Rev: SPC-6

DATE	No	REVISION HISTORY	DRN	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

hamessharley.com.au +61 8 9381 0200

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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

LOCATION PLAN

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
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Dwg no: D2-ARC-HSA-DRG-A-0100-0010 | Rev: SPC-6

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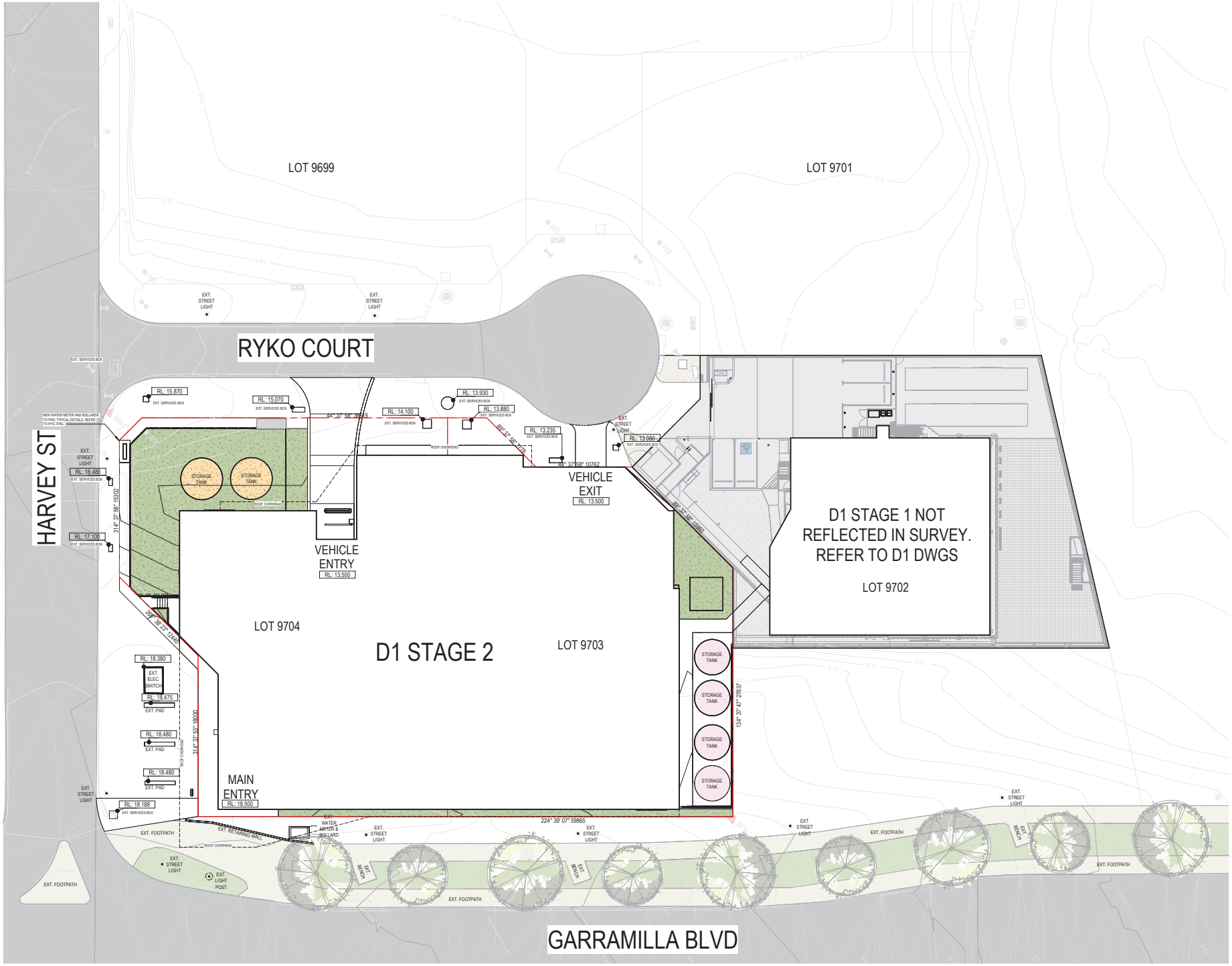

DATE	No	REVISION HISTORY	DRW	CHK	QA
03/02/2025	SPC-6	DA PACKAGE AMENDMENTS	HSA	ALL	HSA
24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
PROPOSED SITE PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
Scale: 1 : 200	Sheet: A1	File Name: D2-ARC-HSA-R24-A-0201-BUILDING

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DATE	No	REVISION HISTORY	DRW	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
18/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

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Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

PERSPECTIVE 1

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

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APPROVED: JLO		Date: 03/02/2025
Scale	Sheet: A1	File Name: D2-ARC-HSA-R24-A-0201-BUILDING

Dwg no: D2-ARC-HSA-DRG-A-0100-0030 | Rev: SPC-6

DATE	No	REVISION HISTORY	DRW	CHK	QA
03/02/2025	SPC-6	DA PACKAGE AMENDMENTS	HSA	ALL	HSA
24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
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Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
PERSPECTIVE 2

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
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APPROVED: JLO		Date: 03/02/2025
Scale	Sheet: A1	File Name: D2-ARC-HSA-R24-A-0201-BUILDING
Dwg no:		Rev

D2-ARC-HSA-DRG-A-0100-0031 | SPC-6

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DATE	No	REVISION HISTORY	DRW	CHK	QA
03/02/2025	SPC-6	DA PACKAGE AMENDMENTS	HSA	ALL	HSA
24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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PRINCIPAL CONTRACTOR

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GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

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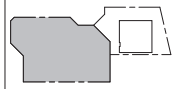

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

PERSPECTIVE 3

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

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CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
Scale	Sheet: A1	File Name: D2-ARC-HSA-R24-A-0201-BUILDING

Dwg no: D2-ARC-HSA-DRG-A-0100-0032 | Rev: SPC-6

DATE	No	REVISION HISTORY	DRW	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

PERSPECTIVE 4

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
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APPROVED: JLO		Date: 03/02/2025
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Dwg no: D2-ARC-HSA-DRG-A-0100-0033 | Rev: SPC-6

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DATE	No	REVISION HISTORY	DRW	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
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PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

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Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

PERSPECTIVE 5

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
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APPROVED: JLO		Date: 03/02/2025
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D1S2: ROOM SCHEDULE

NAME	Area
LOWER GROUND	
CIRCULATION	29 m²
FIRE TANK B	17 m²
FUEL TANK A	79 m²
FUEL TANK B	79 m²
PARKING	707 m²
POT. WATER	31 m²
PWC HV A	26 m²
PWC HV B	26 m²
WASTE ROOM	38 m²
WATER TANK A	12 m²
WATER TANK B	12 m²
WATER TANK C	12 m²
WATER TANK D	12 m²
	1081 m²
LOADING DOCK	
BATT A	9 m²
BATT B	9 m²
BIKE PARKING	35 m²
CIRCULATION	16 m²
FIRE BOOSTER	3 m²
FIRE PUMP ROOM	43 m²
FUEL CORR.	8 m²
GOODS TRAP	38 m²
HV A	27 m²
HV B	27 m²
LIFT	15 m²
LIFT	14 m²
LIFT	2 m²
LOADING	36 m²
NDC STORAGE	48 m²
PUMP	9 m²
PUMP	8 m²
RISERS	23 m²
STAGING	21 m²
STAGING	21 m²
STAIR 1	19 m²
STAIR 2	17 m²
STREET AIRLOCK	17 m²
TELCO RISER	3 m²
UNPACK	29 m²
	498 m²
GROUND FLOOR	
BREAKOUT / TOWN HALL	102 m²
CIRCULATION	210 m²
CIRCULATION	27 m²
CLEANERS	11 m²
COMMS	8 m²
CONCIERGE	11 m²
CONTRACTOR BREAKOUT	26 m²
ENTRY AIRLOCK	23 m²
EOT	14 m²
FEMALE	14 m²
FIRE TANK A	17 m²
FIRE TANK B	17 m²
INTERCONNECT	25 m²
INTERCONNECT	19 m²
LIFT	2 m²
LIFT	15 m²
LIFT	14 m²
LOBBY / ENTRY	109 m²
MALE	14 m²
MCX MEETING	23 m²
MCX OFFICE	401 m²
MCX STORAGE	102 m²
MCX STORAGE	109 m²
NDC STORAGE	98 m²
NEXTDC BREAKOUT	35 m²
NEXTDC BREAKOUT (OUTDOOR)	38 m²
NEXTDC MEETING	20 m²
NEXTDC OFFICE	108 m²
PINBALL / MASSAGE	14 m²
PLANT OAPU'S	67 m²
QU.RM.	6 m²
QU.RM.	6 m²
QU.RM.	6 m²
SEC. TRAP	10 m²
SEC. TRAP	5 m²
SEC. WC	6 m²
SECURITY OFFICE	35 m²

D1S2: ROOM SCHEDULE

NAME	Area
SHR	4 m²
SHR	4 m²
STAIR 1	19 m²
STAIR 2	17 m²
UAT	8 m²
UAT	6 m²
UNIVERSAL	19 m²
UTILITY	9 m²
WATER TANK A	12 m²
WATER TANK B	12 m²
WATER TANK C	12 m²
WATER TANK D	12 m²
	1900 m²
LEVEL 1	
AMB. WC	3 m²
BREAKOUT	19 m²
CIRCULATION	47 m²
COMMS	8 m²
DATA HALL	1091 m²
LIFT	15 m²
LIFT	14 m²
LIFT LOBBY CORRIDOR	91 m²
RISER	4 m²
SERVICES CORRIDOR	192 m²
SERVICES CORRIDOR	173 m²
STAIR 1	19 m²
STAIR 2	17 m²
	1692 m²
LEVEL 2	
AMB. WC	3 m²
BREAKOUT	19 m²
CIRCULATION	47 m²
COMMS	8 m²
DATA HALL	1091 m²
LIFT	14 m²
LIFT	15 m²
LIFT LOBBY CORRIDOR	91 m²
RISER	4 m²
SERVICES CORRIDOR	173 m²
SERVICES CORRIDOR	192 m²
STAIR 1	19 m²
STAIR 2	17 m²
	1692 m²
LEVEL 3	
AMB. WC	3 m²
BREAKOUT	19 m²
CIRCULATION	47 m²
COMMS	8 m²
DATA HALL	1091 m²
LIFT	15 m²
LIFT	14 m²
LIFT LOBBY CORRIDOR	91 m²
RISER	4 m²
SERVICES CORRIDOR	173 m²
SERVICES CORRIDOR	192 m²
STAIR 1	19 m²
STAIR 2	17 m²
	1692 m²
LEVEL 4	
BATTERY ROOM	19 m²

D1S2: ROOM SCHEDULE

NAME	Area
BATTERY ROOM	19 m²
BATTERY ROOM	19 m²
BATTERY ROOM	19 m²
BATTERY ROOM	19 m²
BATTERY ROOM	19 m²
CIRCULATION	552 m²
CIRCULATION	37 m²
COMMS	9 m²
GAS BOTTLE STORE A	53 m²
GAS BOTTLE STORE B	51 m²
HX / PUMPS	31 m²
HX / PUMPS	31 m²
HX / PUMPS	31 m²
HX / PUMPS	31 m²
HX / PUMPS	31 m²
HX / PUMPS	31 m²
LIFT	15 m²
LIFT	14 m²
LIFT LOBBY	16 m²
NDC STORAGE	19 m²
NDC STORAGE	69 m²
RISER	2 m²
RISER	4 m²
STAIR 1	19 m²
STAIR 2	17 m²
SWITCHROOM	72 m²
SWITCHROOM	72 m²
SWITCHROOM	72 m²
SWITCHROOM	72 m²
SWITCHROOM	72 m²
SWITCHROOM	72 m²
	1611 m²
LEVEL 5	
ANT.A	9 m²
ANT.B	9 m²
CHEM STORE	12 m²
CIRCULATION	25 m²
CO	2 m²
CO	2 m²
FIRE PUMP ROOM	61 m²
GENERATOR ROOM	37 m²
GENERATOR ROOM	37 m²
GENERATOR ROOM	37 m²
GENERATOR ROOM	37 m²
GENERATOR ROOM	37 m²
GENERATOR ROOM	37 m²
LIFT	14 m²
LIFT	15 m²
LIFT LOBBY	16 m²
PLANT OAPU'S	46 m²
ROOF SERVICES	1202 m²
STAIR 1	19 m²
STAIR 2	17 m²
	1667 m²

AREA SCHEDULE - NLA

Name	Area
LOWER GROUND	
CAR PARK	719 m²
LOADING	158 m²
	877 m²
GROUND FLOOR	
MCX OFFICE	413 m²
MCX STORE	105 m²
MCX STORE	112 m²
NDC OFFICE	200 m²
NDC STORE	103 m²
OFFICE	27 m²
	960 m²
LEVEL 1	
DATA HALL	1103 m²
	1103 m²
LEVEL 2	
DATA HALL	1103 m²
	1103 m²
LEVEL 3	
DATA HALL	1103 m²
	1103 m²
LEVEL 4	
PLANT	1421 m²
	1421 m²
LEVEL 5	
PLANT	1493 m²
	1493 m²
Grand total	8062 m²

AREA SCHEDULE - DATA...

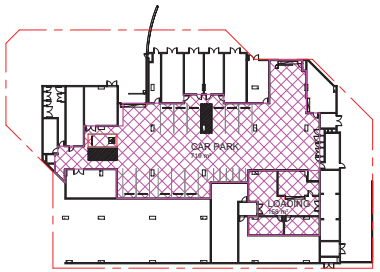
Name	Area
LEVEL 1	
DATA HALL	1103 m²
	1103 m²
LEVEL 2	
DATA HALL	1103 m²
	1103 m²
LEVEL 3	
DATA HALL	1103 m²
	1103 m²
Grand total	3310 m²

AREA SCHEDULE - OFFICE

Name	Area
LOWER GROUND	
CAR PARK	719 m²
LOADING	158 m²
	877 m²
GROUND FLOOR	
MCX OFFICE	413 m²
OFFICE	27 m²
	440 m²
LEVEL 4	
PLANT	1421 m²
	1421 m²
LEVEL 5	
PLANT	1493 m²
	1493 m²
Grand total	4231 m²

TOTAL AREA - LVL 4 & 5

Name	Area
LEVEL 4	
COMMS	12 m²
CORE EAST	105 m²
CORE WEST	93 m²
GAS BOTTLE STORAGE A	57 m²
GAS BOTTLE STORAGE B	55 m²
PLANT	1421 m²
	1744 m²
LEVEL 5	
COMMS	11 m²
CORE EAST	69 m²
CORE WEST	94 m²
FIRE PLANT ROOM	65 m²
PLANT	1493 m²
	1732 m²
Grand total	3476 m²



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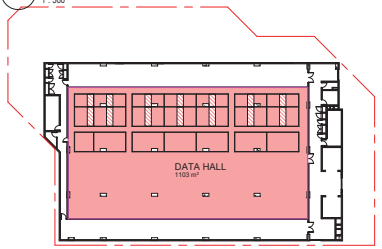
3 GROUND FLOOR
1 : 500



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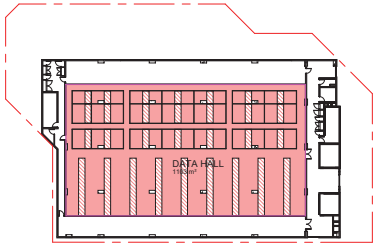

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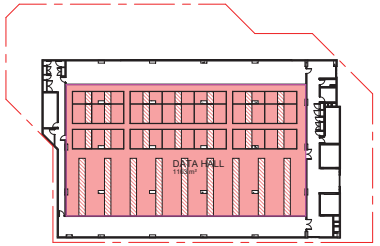

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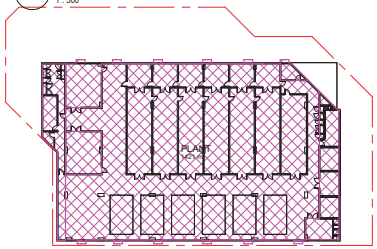

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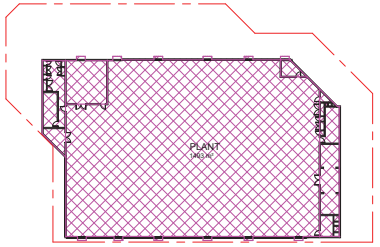

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20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA
DATE	No	REVISION HISTORY	DRW	CHK	QA

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PRINCIPAL CONSULTANTS

Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
AREA SCHEDULE

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA	Date 03/02/2025
CHECKED: AD	Date 03/02/2025
APPROVED: JLO	Date 03/02/2025

Scale	Sheet	File Name
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Dwg no:	Rev
D2-ARC-HSA-DRG-A-0100-0100	SPC-6

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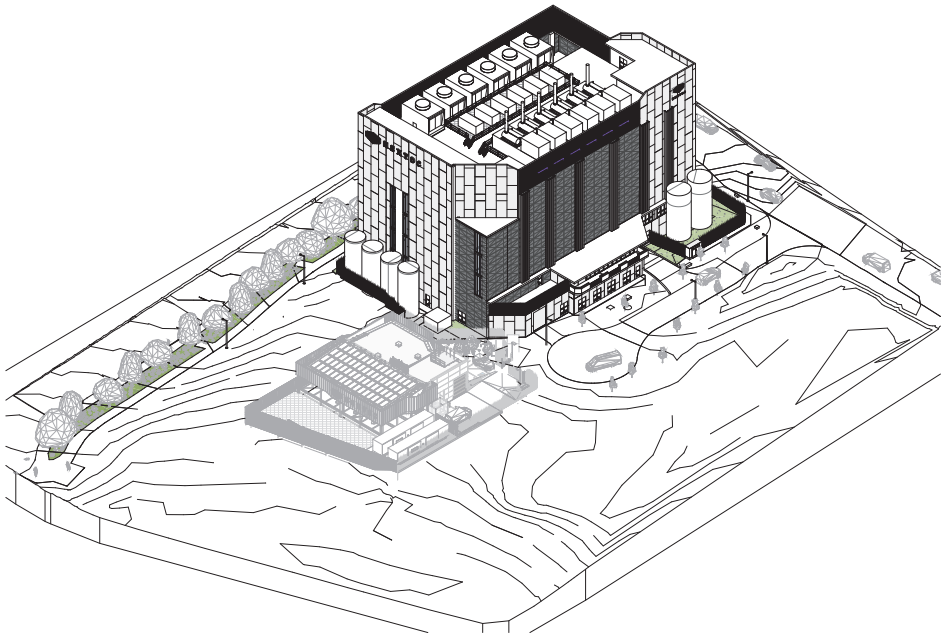

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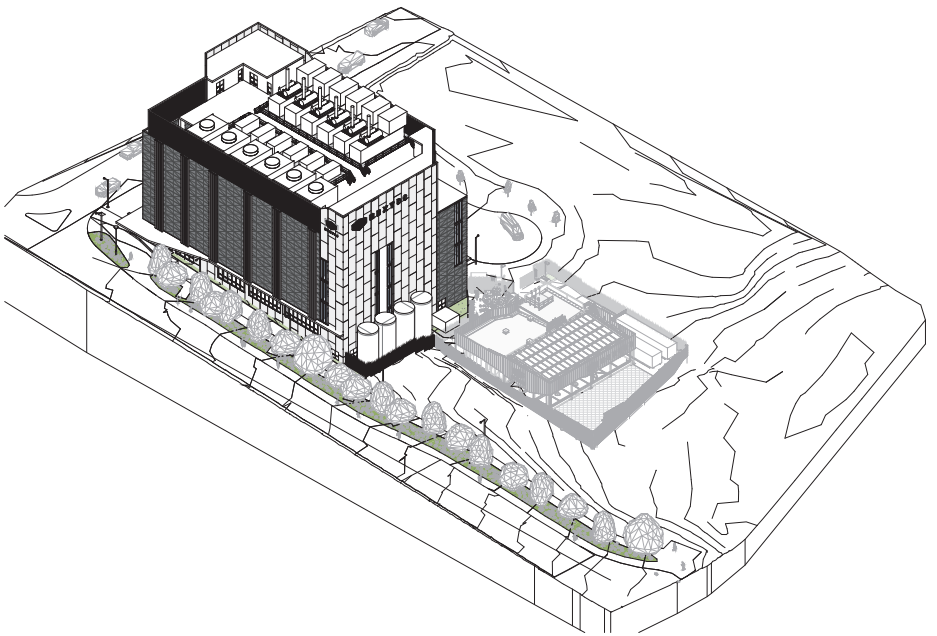

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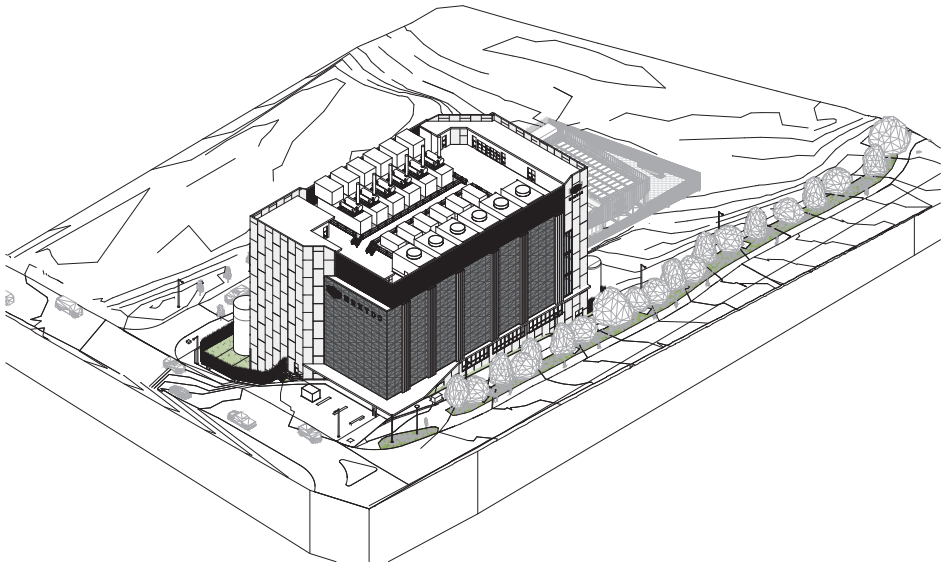

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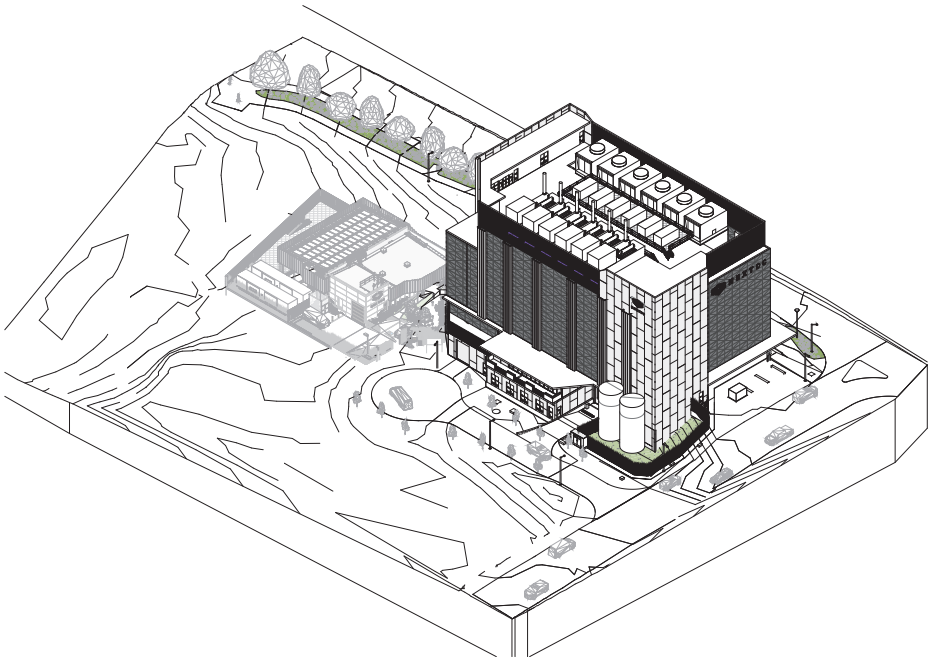

WEST - HARVEY ST.
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DATE	No	REVISION HISTORY	DRW	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
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09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
AXONOMETRICS

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
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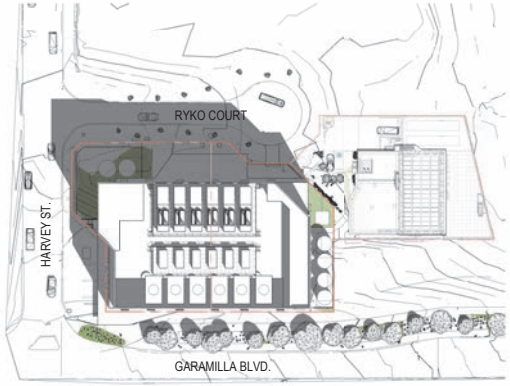
Dwg no: D2-ARC-HSA-DRG-A-0100-0200 | Rev: SPC-6



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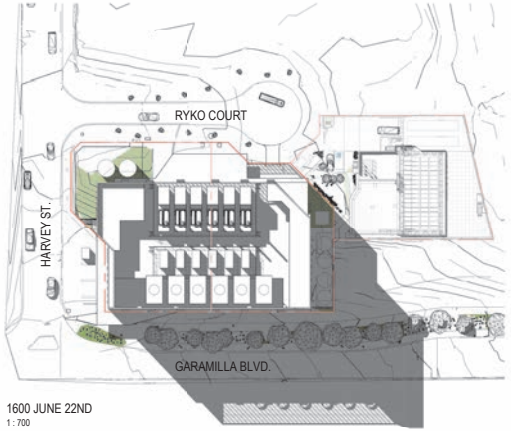

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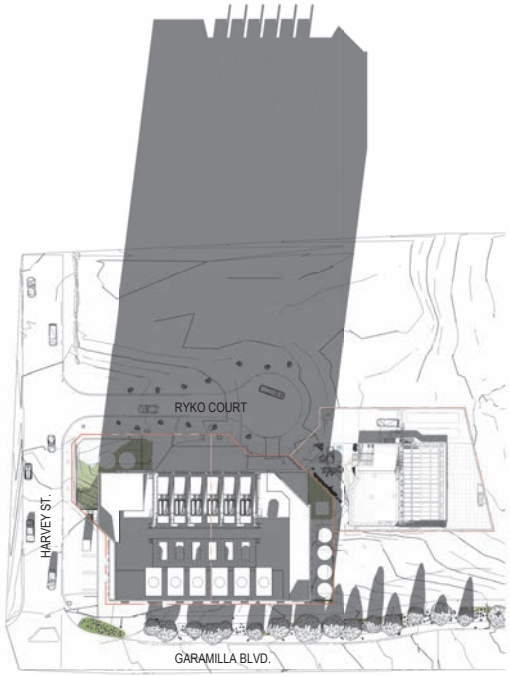

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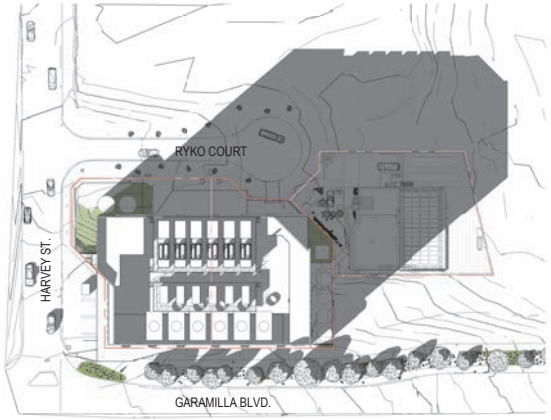

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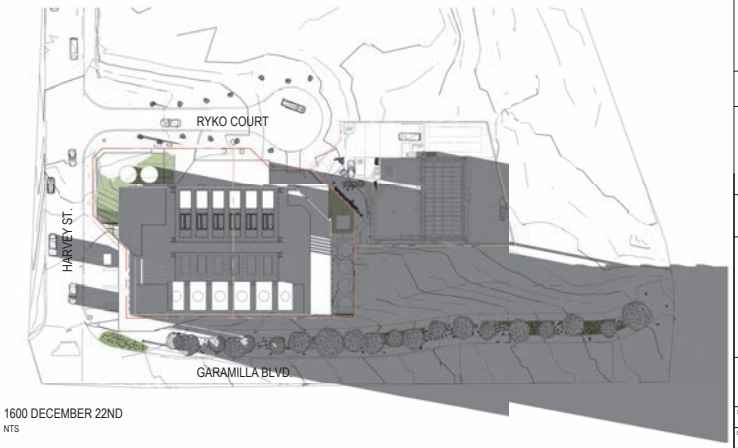

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DATE	No	REVISION HISTORY	DRW	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
SHADOW DIAGRAMS

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
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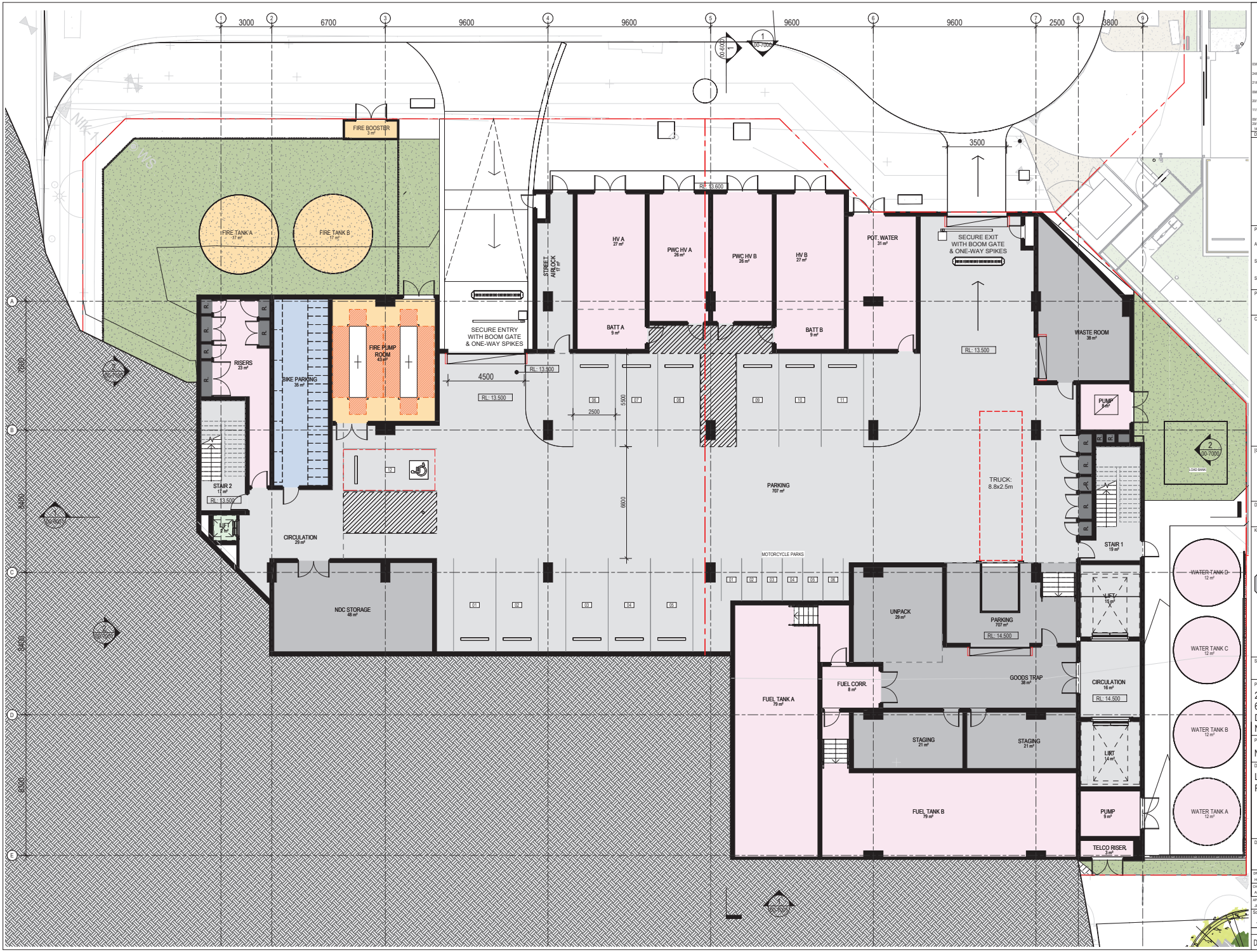
Dwg no: D2-ARC-HSA-DRG-A-0100-0300 | Rev: SPC-6



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D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
LOWER GROUND FLOOR PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA	Date: 03/02/2025	
CHECKED: AD	Date: 03/02/2025	
APPROVED: ALS	Date: 03/02/2025	

Scale	Sheet	File Name
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Dwg no: D2-ARC-HSA-DRG-A-0100-3000 | Rev: SPC-6

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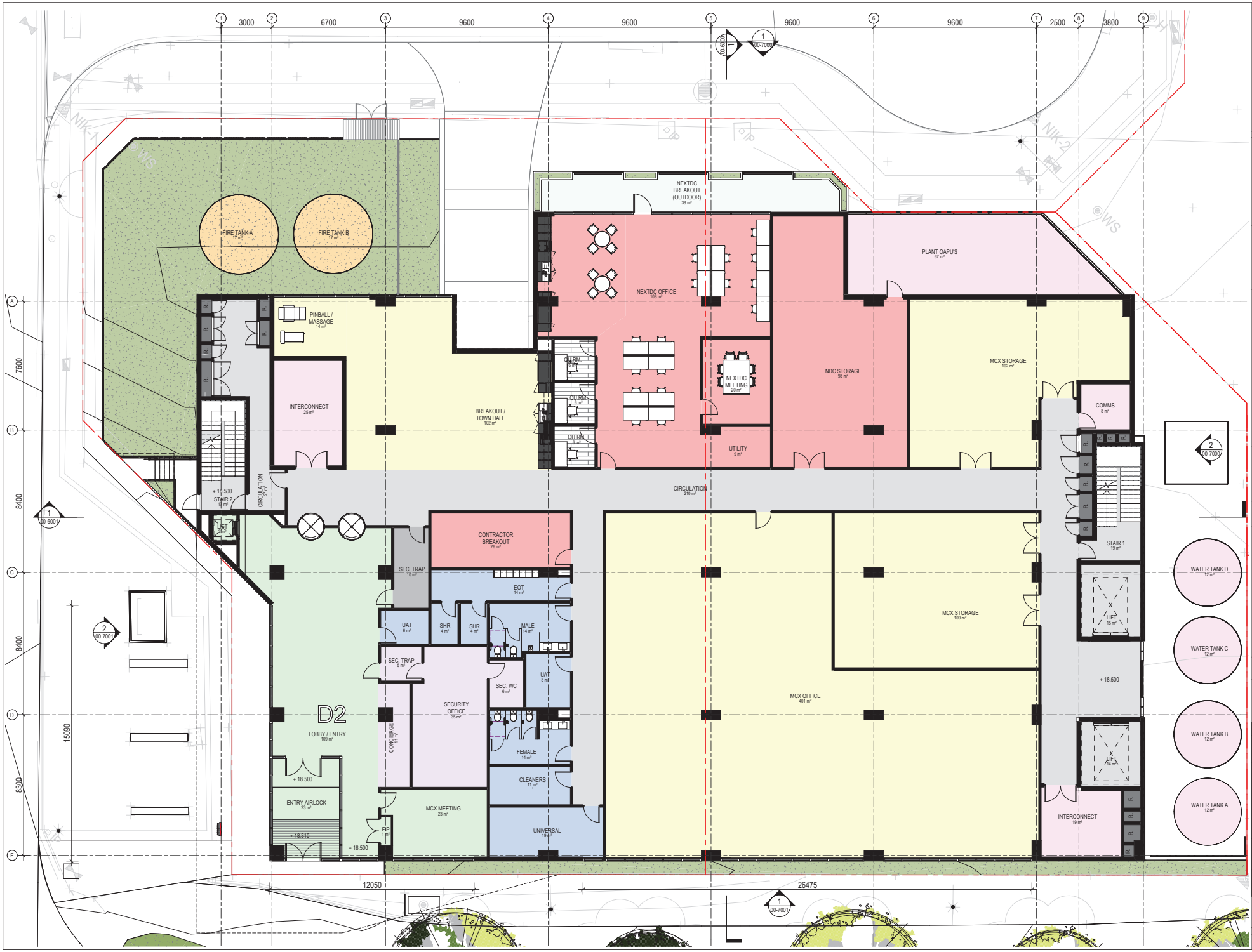

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[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

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D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
GROUND FLOOR PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

		Date
DRAWN	HSA	03/02/2025
CHECKED	AD	03/02/2025
APPROVED	JLO	03/02/2025

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D2-ARC-HSA-DRG-A-0100-3100	SPC-6

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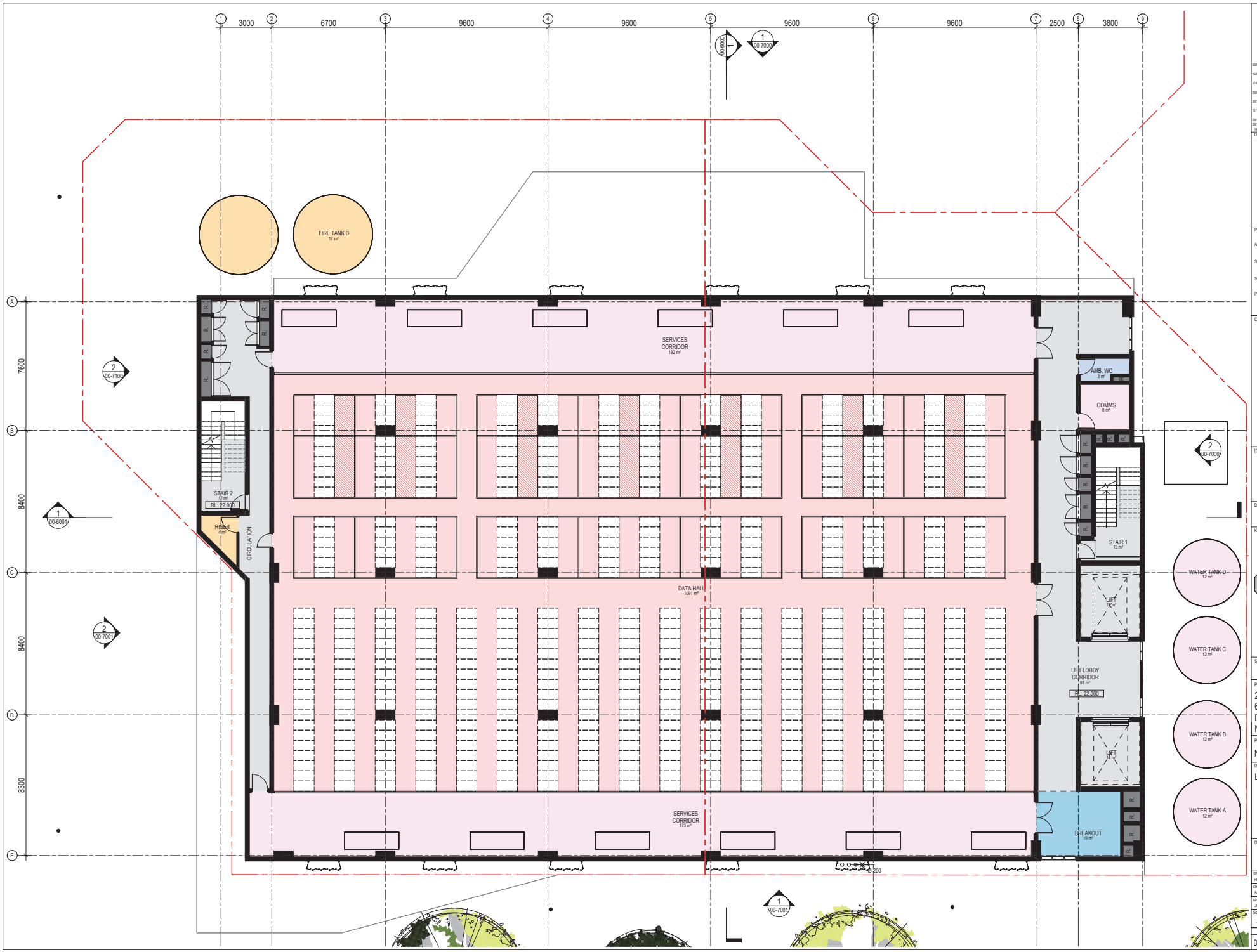

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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
LEVEL 1 FLOOR PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

		Date
DRAWN	HSA	03/02/2025
CHECKED	AD	03/02/2025
APPROVED	JLO	03/02/2025

Scale	Sheet	File Name
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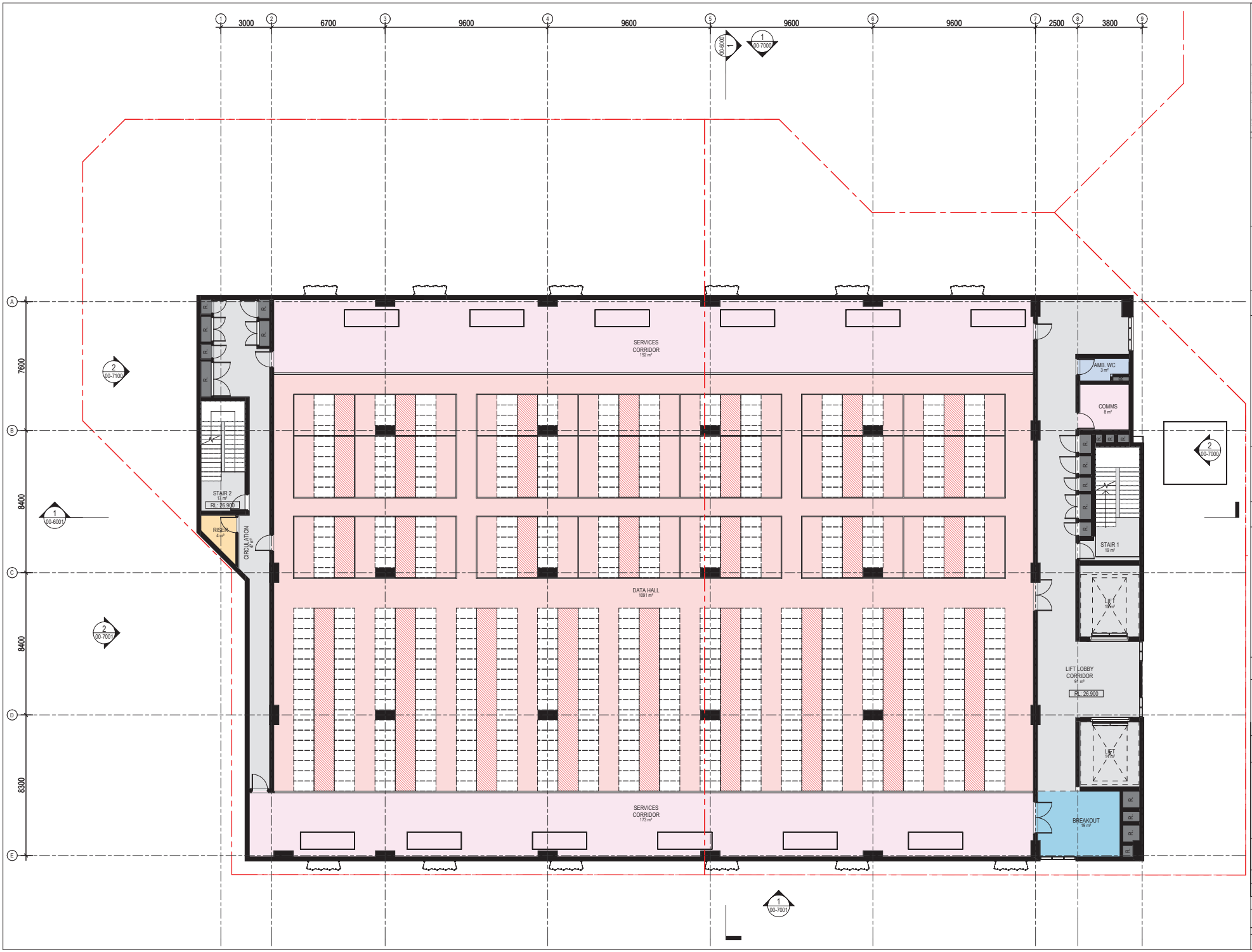
Dwg no	Rev
D2-ARC-HSA-DRG-A-0100-3101	SPC-6



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20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
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09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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4. CHECK ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES
5. ENSURE COORDINATION WITH OTHER TRADES ON SITE

PRINCIPAL CONSULTANTS

Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
LEVEL 2 FLOOR PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

		Date
DRAWN	HSA	03/02/2025
CHECKED	AD	03/02/2025
APPROVED	JLS	03/02/2025

Scale	Sheet	File Name
1 : 100	A1	D2-ARC-HSA-R24-A-0201-BUILDING

Dwg no:	Rev
D2-ARC-HSA-DRG-A-0100-3102	SPC-6

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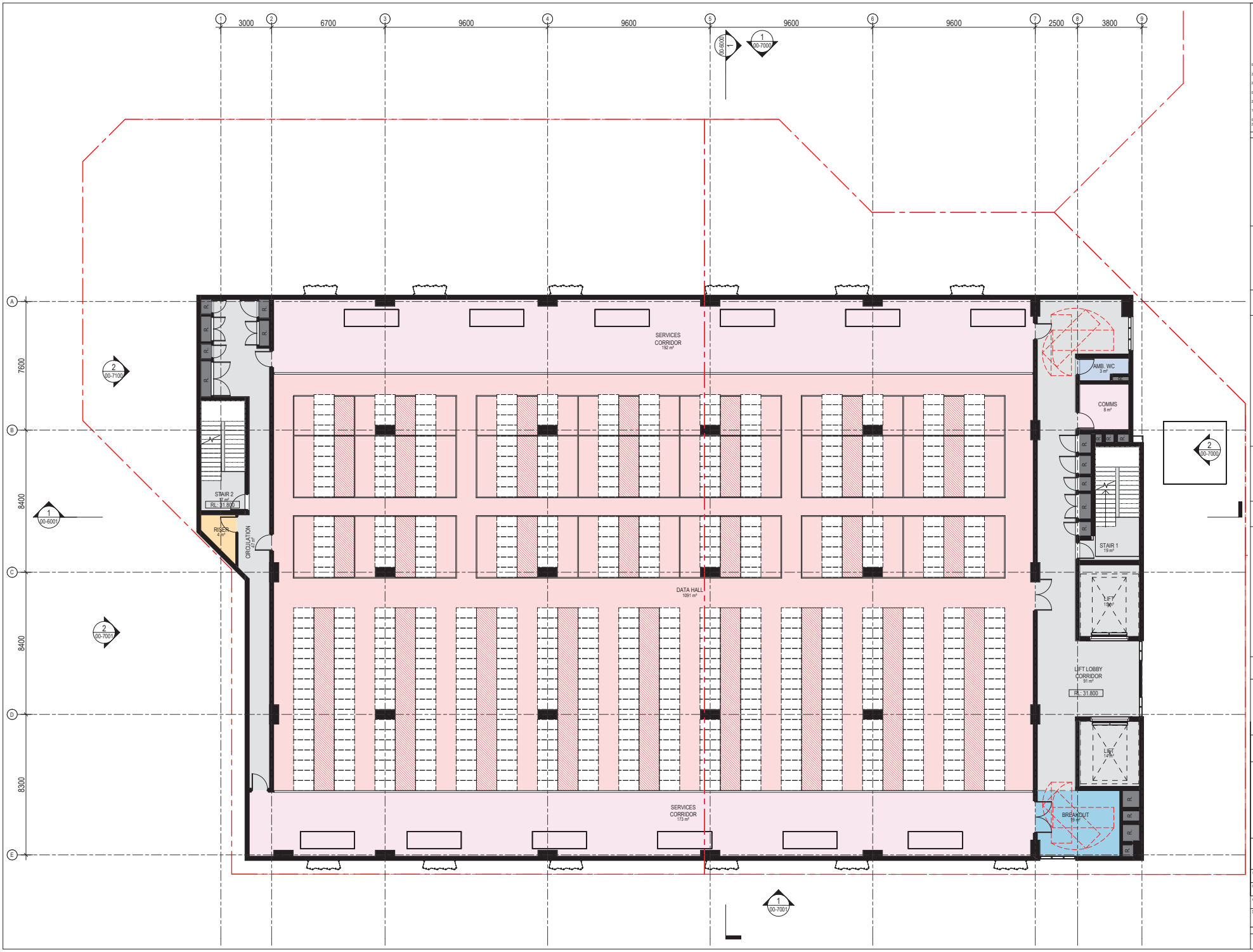

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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
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09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
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[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

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Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
LEVEL 3 FLOOR PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA	Date	03/02/2025
CHECKED: AD	Date	03/02/2025
APPROVED: JLO	Date	03/02/2025

Scale	Sheet	File Name
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Dwg no: D2-ARC-HSA-DRG-A-0100-3103 | Rev: SPC-6

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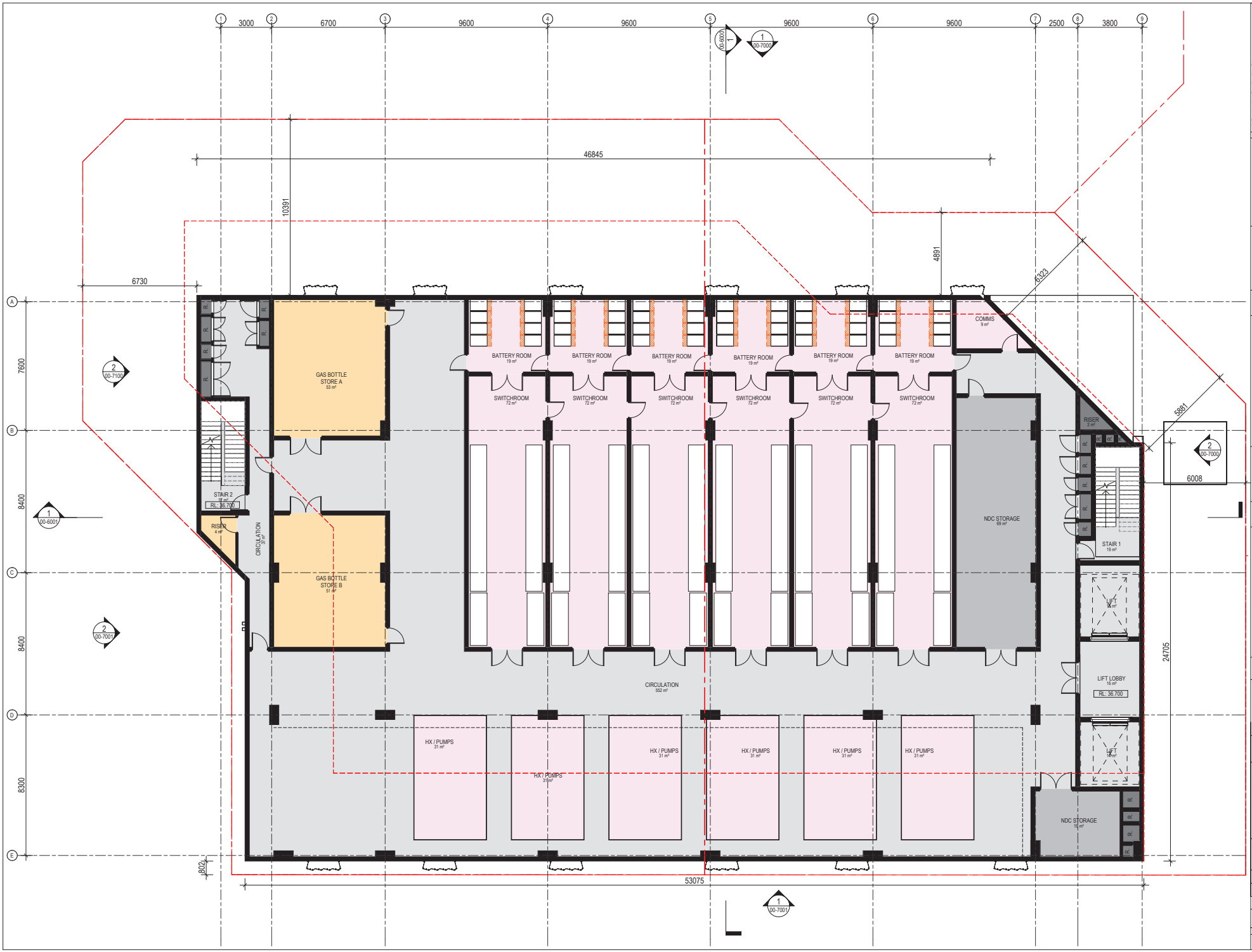

DATE	No	REVISION HISTORY	DRW	CHK	QA
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24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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GPO Box 3219
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Hames Sharley

hamesharley.com.au +61 8 9381 0200

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Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

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Project Name

NEXTDC D2 STAGE 1

Drawing Title

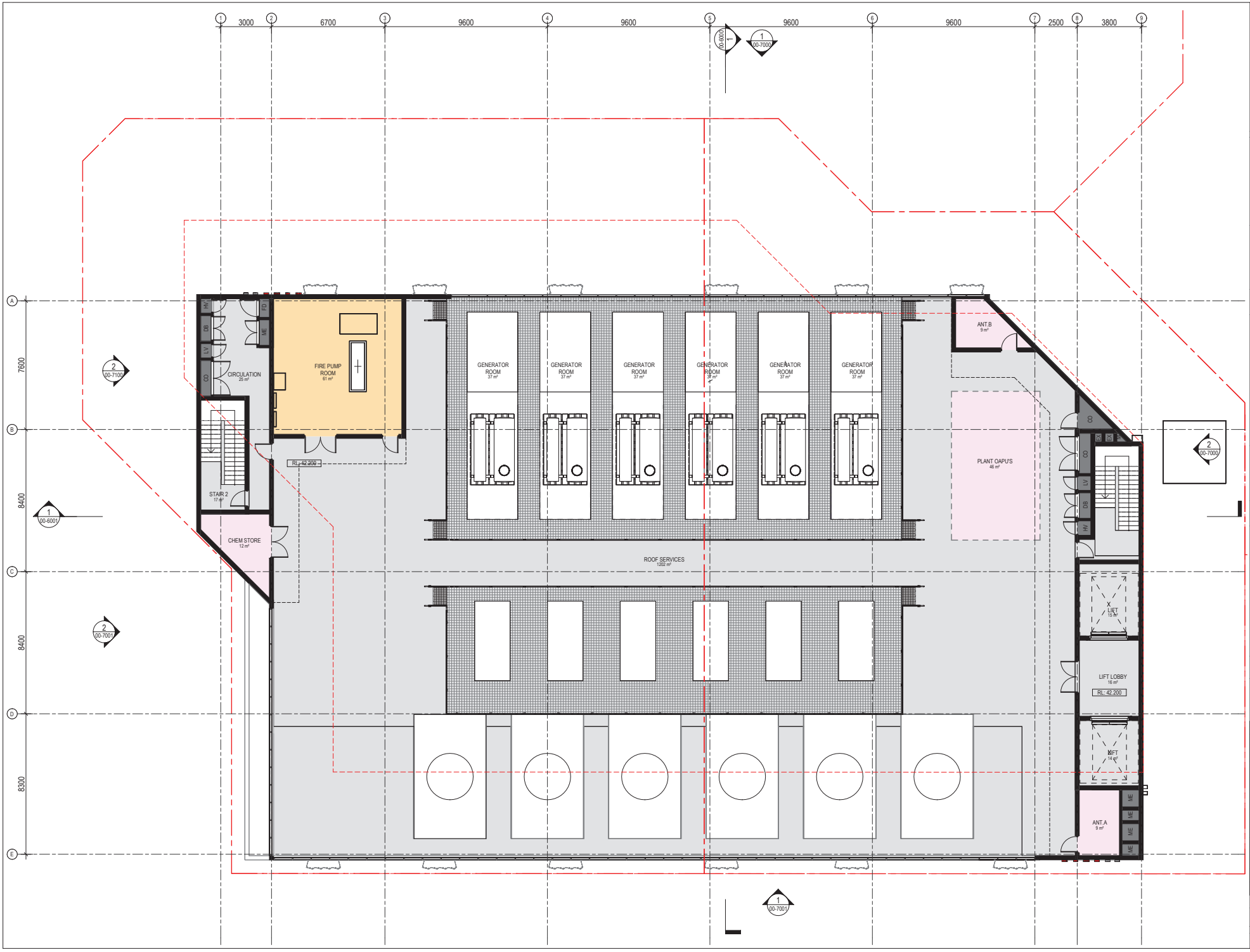
LEVEL 4 FLOOR PLAN

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date 03/02/2025
CHECKED: AD		Date 03/02/2025
APPROVED: JLS		Date 03/02/2025
Scale 1 : 100	Sheet A1	File Name D2-ARC-HSA-R24-A-0201-BUILDING

Dwg no. D2-ARC-HSA-DRG-A-0100-3104 | Rev SPC-6



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09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
14/11/24	1	FOR INFORMATION	HSA	ALL	HSA

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Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

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D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
LEVEL 5 FLOOR PLAN

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

		Date
DRAWN	HSA	03/02/2025
CHECKED	AD	03/02/2025
APPROVED	JLS	03/02/2025

Scale	Sheet	File Name
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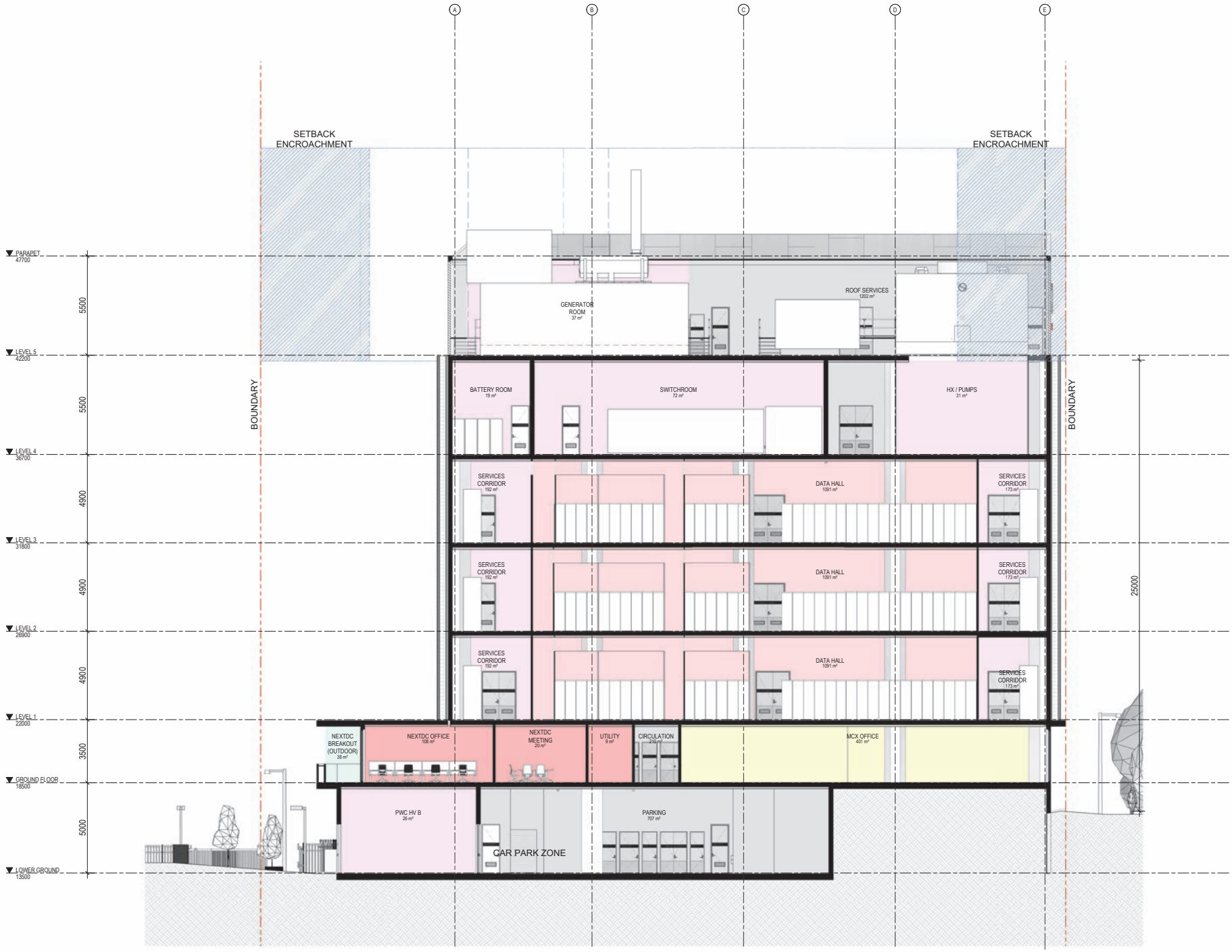

DATE	No	REVISION HISTORY	DRW	CHK	QA
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09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
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NEXTDC

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GPO Box 3219
Brisbane QLD 4001
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Hames Sharley
hamessharley.com.au +61 8 9381 0200

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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
SECTIONS - SHEET 1

Drawing Status
SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLS		Date: 03/02/2025
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09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
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CLIENT

NEXTDC

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GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

SECTIONS - SHEET 2

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

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CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
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Dwg no: D2-ARC-HSA-DRG-A-0100-6001 | Rev: SPC-6

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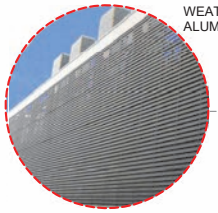
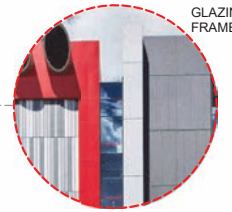


WEATHERPROOF
ALUMINIUM LOUVERS

WHITE CONCRETE PANELS
WITH NEXTDC SIGNANGE



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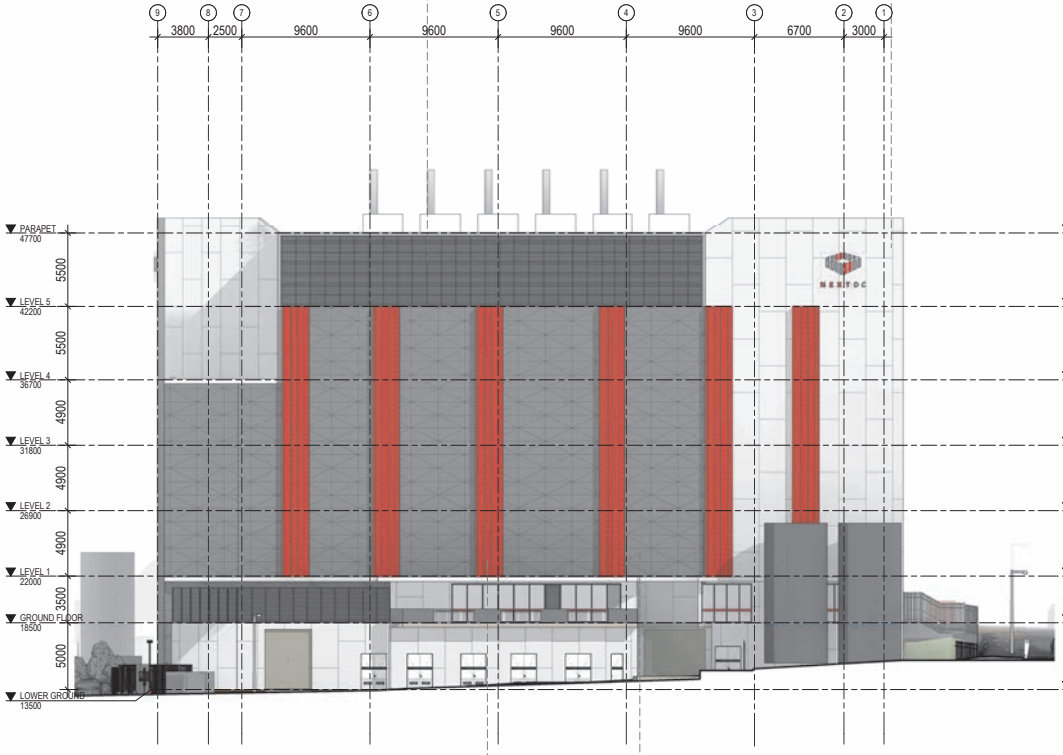
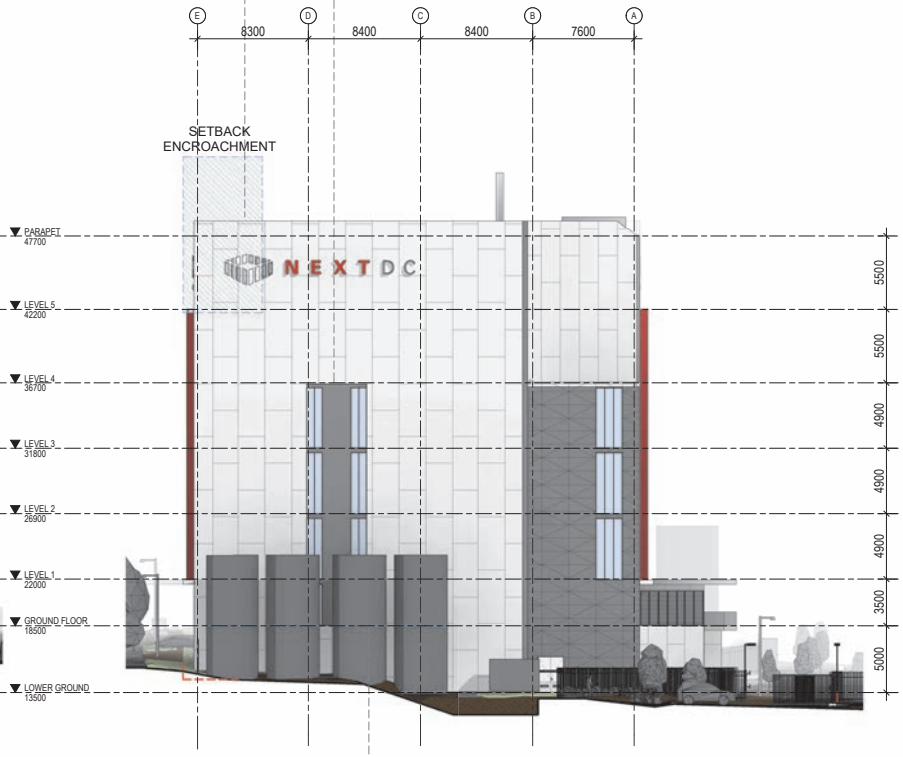


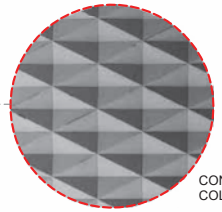
NORTH ELEVATION - RYKO CRT
1 : 200

SETBACK
ENCROACHMENT



EAST ELEVATION - STAGE 1/PARK
1 : 200

ALUMINIUM RISER SCREEN
TO MATCH NEXTDC STAGE 1



CONCRETE PANELS WITH
COLOURED/GREY ADDITIVES

ARTWORK TO EXTERNAL STORAGE
TANKS - ARTIST AND ARTWORK TO BE
APPROVED. ARTWORK SHOWN AS AN
EXAMPLE.

DATE	No	REVISION HISTORY	DRW	CHK	QA
03/02/2025	SPC-6	DA PACKAGE AMENDMENTS	HSA	ALL	HSA
24/01/2025	SPC-5	DA PACKAGE	HSA	ALL	HSA
21/01/2025	SPC-4	DA REVIEW PACKAGE	HSA		HSA
09/01/2025	SPC-3	DA REVIEW PACKAGE	HSA	ALL	HSA
20/12/2024	SPC-2	DA REVIEW PACKAGE	HSA	ALL	HSA
11/12/2024	SPC-1	DEVELOPMENT APPLICATION PACKAGE	HSA	ALL	HSA
09/12/2024	3	FOR INFORMATION	HSA	ALL	HSA
29/11/2024	2	FOR INFORMATION	HSA	ALL	HSA
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GPO Box 3219
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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) &
6 RYKO CT(LOT 9703),
DARWIN CITY, 8000,
NORTHERN TERRITORY

Project Name
NEXTDC D2 STAGE 1

Drawing Title
ELEVATIONS SHEET 1

Drawing Status
SPATIAL COORDINATION
FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
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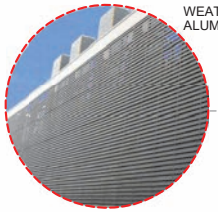
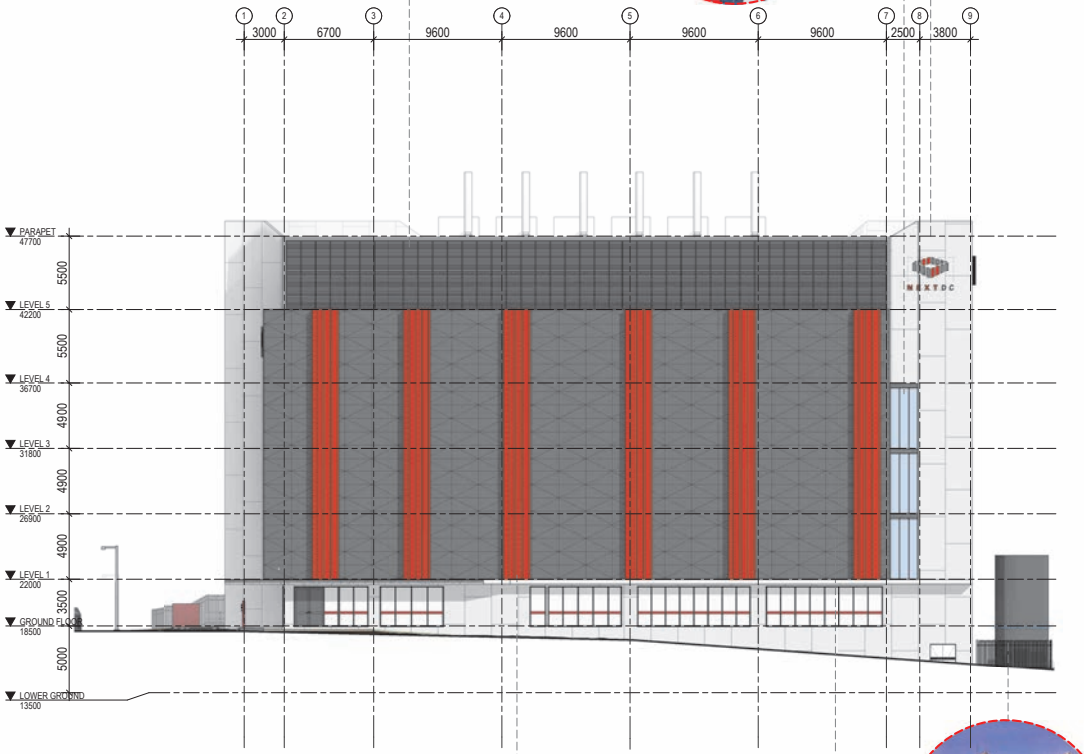
Dwg no: D2-ARC-HSA-DRG-A-0100-7000		Rev: SPC-6



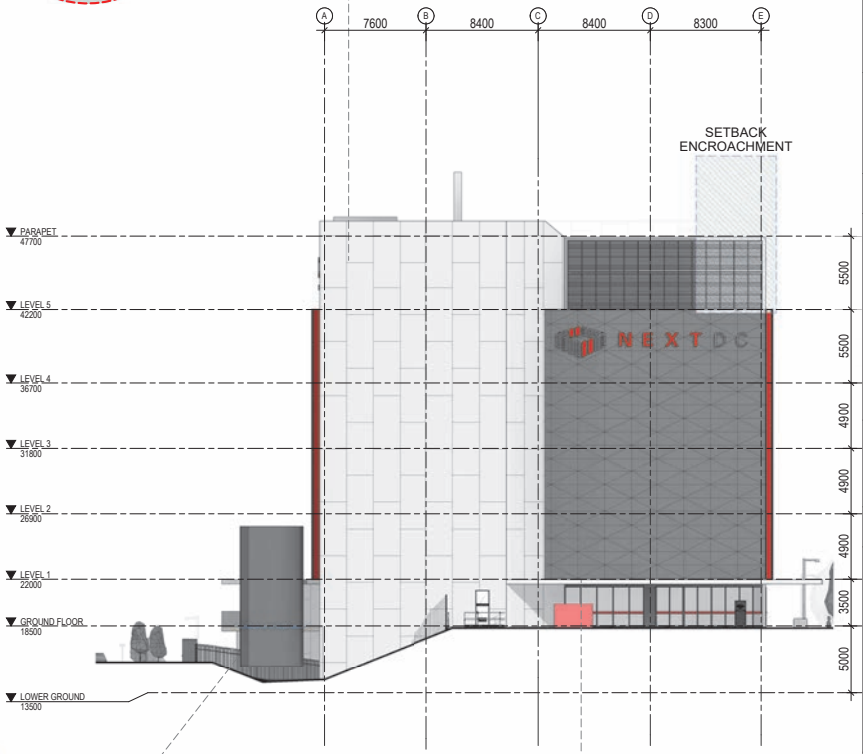
WEATHERPROOF
ALUMINIUM LOUVERS

GLAZING WITH ALUMINIUM
FRAME IN MONUMENT

WHITE CONCRETE PANELS
WITH NEXTDC SIGNANGE



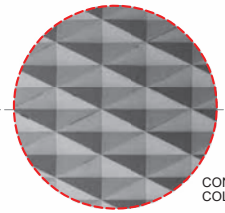
SOUTH ELEVATION - GARRAMILLA BVD.
1 : 200



WEST ELEVATION - HARVEY ST.
1 : 200

ARTWORK TO EXTERNAL STORAGE
TANKS - ARTIST AND ARTWORK TO BE
APPROVED. ARTWORK SHOWN AS AN
EXAMPLE.

ALUMINIUM RISER SCREEN
TO MATCH NEXTDC STAGE 1



CONCRETE PANELS WITH
COLOURED/GREY ADDITIVES

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Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address
2 RYKO CT (LOT 9704) &
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NORTHERN TERRITORY

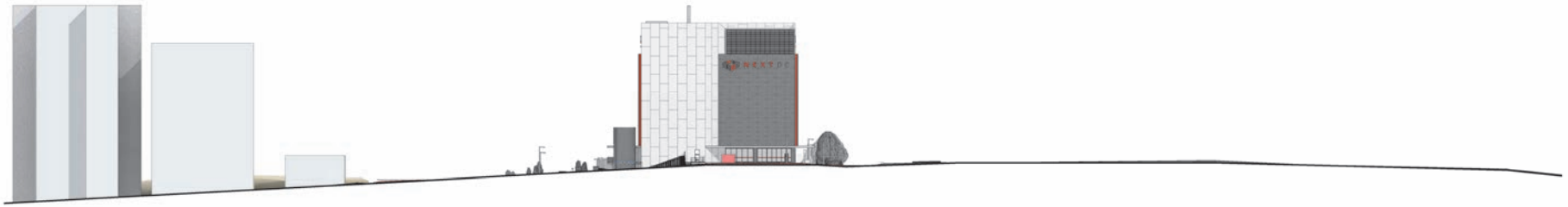
Project Name
NEXTDC D2 STAGE 1

Drawing Title
ELEVATIONS SHEET 2

Drawing Status
SPATIAL COORDINATION
FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
Scale: As indicated A1	Sheet	File Name: D2-ARC-HSA-R24-A-0201-BUILDING
Dwg no: D2-ARC-HSA-DRG-A-0100-7001		Rev: SPC-6

SOUTH STREET ELEVATION - GARRAMILLA BVD.
1 : 500



WEST STREET ELEVATION - HARVEY ST.
1 : 500

NORTH STREET ELEVATION - RYKO CRT
1 : 500

EAST STREET ELEVATION - STAGE 1/PARK
1 : 500

DATE	No	REVISION HISTORY	DRW	CHK	QA
03/02/2025	SPC-6	DA PACKAGE AMENDMENTS	HSA	ALL	HSA
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1. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ASSOCIATED SPECIFICATION
2. DO NOT SCALE FROM DRAWINGS
3. CONFIRM ALL MEASUREMENTS ON SITE
4. CHECK ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES
5. ENSURE COORDINATION WITH OTHER TRADES ON SITE

PRINCIPAL CONSULTANTS

Architect HAMES SHARLEY

Services AURECON

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D2	0101	D1.0004

Project Address

2 RYKO CT (LOT 9704) & 6 RYKO CT(LOT 9703), DARWIN CITY, 8000, NORTHERN TERRITORY

Project Name

NEXTDC D2 STAGE 1

Drawing Title

STREET ELEVATIONS

Drawing Status

SPATIAL COORDINATION FOR INFORMATION

DRAWN: HSA		Date: 03/02/2025
CHECKED: AD		Date: 03/02/2025
APPROVED: JLO		Date: 03/02/2025
Scale: 1 : 500	Sheet: A1	File Name: D2-ARC-HSA-R24-A-0201-BUILDING

Dwg no: D2-ARC-HSA-DRG-A-0100-7100 | Rev: SPC-6

design statement.

The proposed 6-megawatt data centre, located adjacent to the existing D1 facility on Ryko Court, Darwin, is designed to accommodate three levels of data halls.

The building integrates offices, indoor and outdoor breakout areas, with front-of-house components strategically along Ryko Court and Garamilla Boulevard. This maximises glazing along these frontages to create a dynamic and engaging streetscape.

At the ground level, visually permeable spaces foster passive surveillance and activate the extensive frontage along Garamilla Boulevard and Harvey Street.

An outdoor breakout terrace to the north establishes a meaningful connection to the surrounding landscape, offering occupants a functional and refreshing outdoor space.

To enhance pedestrian comfort and create a welcoming environment, an awning along Garamilla Boulevard provides shading for the ground floor office spaces while contributing to the building's human-scaled interface.

The façade employs patterned and coloured concrete to create an articulated aesthetic, subtly referencing the cladding of perforated aluminium on the existing D1 centre. Linear lighting highlights key architectural elements, while corporate branding and colours are used thoughtfully as wayfinding tools.

Vertical circulation elements are expressed from the primary building frontages, adding depth and articulation to the otherwise expansive facades.

The upper levels efficiently stack the data halls, with plant and equipment screened both acoustically and visually to minimize impact on neighbouring properties.

This design balances the functional requirements of a high-performing data centre with thoughtful architectural elements that enhance its urban presence, promote connectivity, and create a positive experience for both building users and the surrounding community.

Hames Sharley
ENABLING COMMUNITIES TO FLOURISH

NEXTDC

DEVELOPMENT APPLICATION - LANDSCAPE

NEXT DC D2 STAGE 1

P1 ISSUE - 16.01.2025

T.C.L

Hames Sharley

NEXTDC

SITE CONTEXT

Ryko Court, Darwin

CONNECTION TO COUNTRY

We acknowledge the ancestral lands of the Larrakia people and pay respects to elders past, present and emerging.

Traditional Owners across Australia are the original custodians of our land and waters, and we recognise ongoing and unique care for country and a deep spiritual connection to it. The knowledge and wisdom of Traditional Owners has, and will, ensure the continuation of cultures and traditional practices and enrich our ongoing understanding and interpretation of place.

And, importantly, we hope this shared caring provides us with appropriate and considerate ways of working On Country in all our practice endeavours.

LOCATION

SITE CONTEXT

Ryko Court, Darwin

KEY CONSIDERATIONS

WELCOMING

CONNECTED

COOL AND SHADED

HARDY AND DURABLE

SITE CONCEPT

Landscape Design

RYKO COURT

HARVEY TERRACE

GARRAMILLA BOULEVARD

Balcony (Ground Floor)

Ground Floor

D2

Indented kerb and parking with kerb ramp

Informal consolidated rubble pathway

Painted Steel Balustrade TBC

Emergency access point

Retain LV Kiosk to frontage.
Re-paint to match other site infrastructure

Informal benches with Zoysia turf in consolidated rubble forecourt

Hardy entrance landscape plantings

Next DC Signage panel

Continous broom finished concrete to perimeter access pavements

Equitable building access (>1:20) from Garramilla frontage. New balustrade wall, pavement and low-level landscaping

PLAN - GROUND FLOOR

Balcony planter boxes
with blade steel balustrades
(by Architects).
- full depth proprietary planter soil to be specified by Landscape Architect
- drainage cells and waterproofing to be specified (by Architects)

Drainage Swale to connect into (and match) Stage One Swale. Subject to Engineering design

Tanks and Hardstand to be specified (by Others)

Next DC Feature Fence.
Continue along Garramilla frontage to match into Stage One.

New planting to Garramilla frontage

Make-good to 'Out of Scope' plantings along Garramilla frontage following construction

N

Scale: 1:250@A3

0 5 15M

SITE CONCEPT

Landscape Design

PLAN - BASEMENT

Optional mesh climbing screen / vertical wires to support hardy climber growth (soften Ryko interface and service fascade)

Remove and re-use existing internal black palisade fencing panels

Equitable building access (>1:20) from via ramp from connect Stage Two to Stage One buildings.

Make-good to Stage One plantings

Remove and re-use existing internal black palisade fencing panels

Scale: 1:250@A3

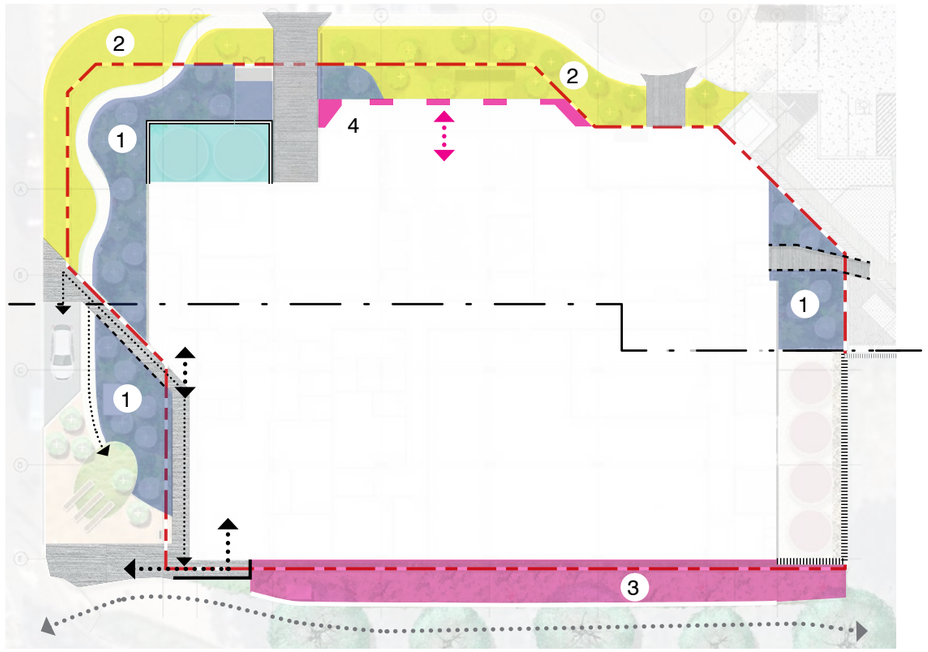
0 5 15M

SITE CONCEPT

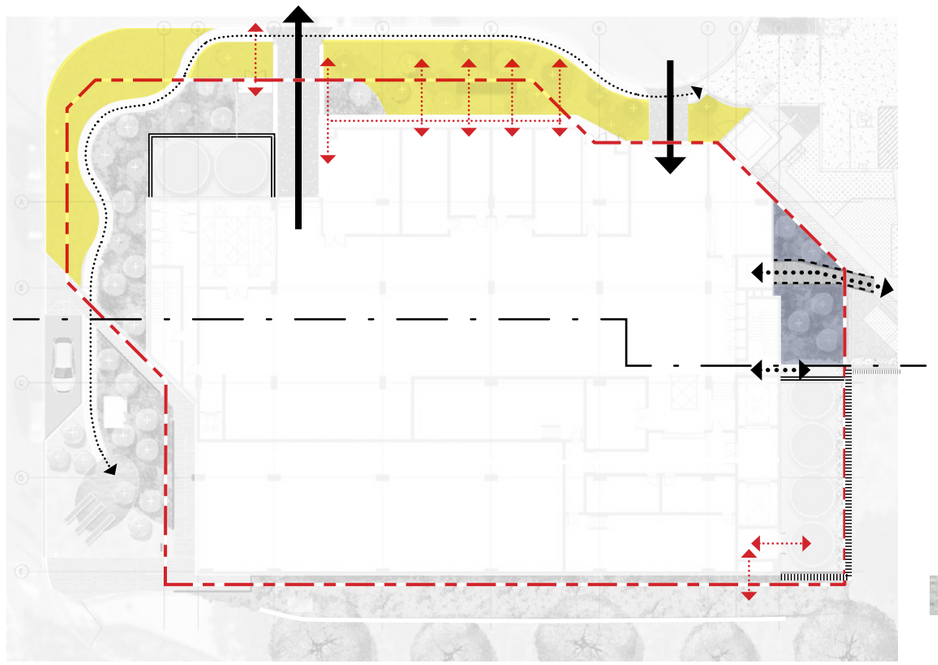
Landscape Design

SPATIAL DIAGRAM

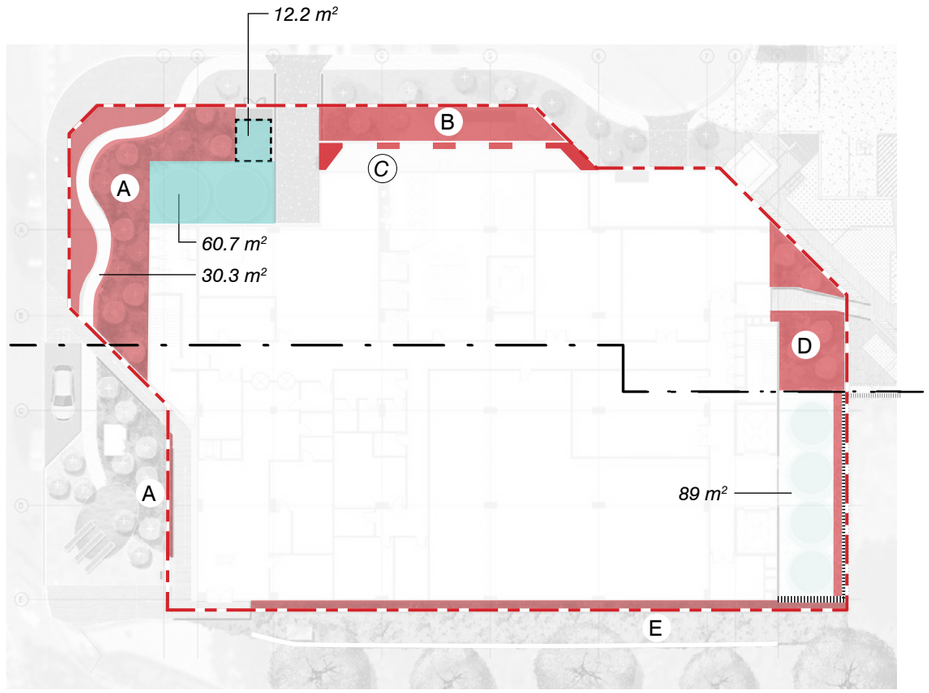
GROUND FLOOR
& Planting Zones



BASEMENT



SOFTSCAPE TAKE-OFF



Key

Planting

1 *Entrance Planting*

2 *Street interface (Ryko/ Harvey)*

3 *Garramilla Interface*

4 *Terrace Planting*

Hard Elements

Next DC Feature Balustrade

Steel Blade Wall

Steel Balustrade

Broom finished concrete

Key

Softscape Areas

A *Harvey Frontage = 156.0 m²*

B *Ryko Frontage= 87.9 m²*

C *Balcony Planters= 7.6 m²*

D *St1 / St2 Garden = 78.5 m²*

E *Garramilla Frontage= 45.2 m²*

TOTAL PLANTING AREA = 375 M²

SITE CONCEPT

Landscape Palettes

PLANTING

1 Entrance Planting


Syzygium Armstrongii


Hibiscus tiliaceus rubra, Red Beach Hibiscus


Molineria capitulata, NT Palm Grass


Leea novoguineensis, Bandicoot Berry


Stenochlaena palustris, Climbing Swamp Fern

2 Street Interface (Harvey / Ryko)


Melaleuca viridiflora, Broad-Leaved Paperbark


Zoysia sp. Lawn


Triodia pungens, Soft Spinifex


Grevillea formosa, Mt Brockman


Ipomoea pes-caprae, (Beach Morning Glory)

3 Garramilla Interface


Zoysia sp. Lawn


Gardenia psidioides, ‘Glennie River’


Hymenocallis littoralis, Spider Lily

4 Terrace Planting


Gardenia psidioides, ‘Glennie River’


Vitex rotundifolia, Beach Vitex


Melaleuca incana ‘Velvet Cushion’,
Honey-Myrtle Cultivar


Sansevieria zeylanica, Snake Plant


Capparis spinosa, Caper Bush

SITE CONCEPT

Landscape Palettes

HARDSCAPE ELEMENTS

Pavement

Continous Broom Finish to Concrete
(to match Stage One)

Compacted Rubble pathways

Timber Battens on Concrete seating element
with rubble pavement and tree plantings

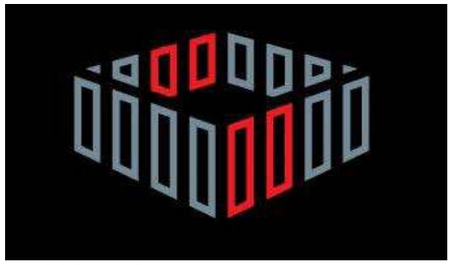
Hardwood Timber Battens - New

Pre-cast Concrete Footings - Existing reused

Balustrade And Barriers

Black Painted Steel
- Blade Wall (Solid) / Balustrade (to match Stage One)

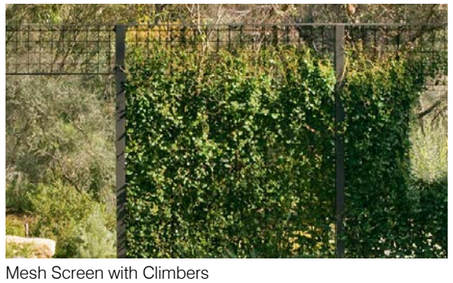
Black Palisade Security Fencing



Next DC Feature Fence
(to match Stage One Garramilla fontage)

Optional Mesh Screen TBC
(to Ryko Court frontage services entrances)

Vertical planting elements



Mesh Screen with Climbers

Vertical Planting on wires

Garramilla Stone precedent

NEXTDC D2 Stage 1

Acoustic Report

NEXTDC Pty Ltd

Reference: P526971

Revision:

2025-01-28

aurecon

Bringing ideas to life

Document control record

Document prepared by:

Aurecon Australasia Pty Ltd
ABN 54 005 139 873
Aurecon Centre
Level 8, 850 Collins Street
Docklands, Melbourne VIC 3008
PO Box 23061
Docklands VIC 8012
Australia

T +61 3 9975 3000
F +61 3 9975 3444
E melbourne@aurecongroup.com
W aurecongroup.com

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Author signature		Approver signature	
Name	Chris Zhang	Name	
Title	Acoustic Engineer	Title	

Contents

Appendices

Figures

Tables

Executive Summary

Aurecon has been engaged by NEXTDC to undertake the design and environmental assessment of a proposed new data centre located at 2 – 6 Ryko Court, Darwin City, Northern Territory 0800. The project (NEXTDC D2 Stage 1) is located adjacent to the existing data centre (NEXTDC D1 Stage1) on 8 Ryko Court, Darwin City, Northern Territory 0800 however is located on a separate lot.

The site and nearest sensitive receivers are located within the Central Business Zone (Urban Residential Category). Land use in this surrounding area consists of residential apartment buildings and industry buildings.

Noise emissions from the proposed data centre have been assessed for two key operational scenarios as follows:

- Typical operation
- Emergency testing

Noise criteria have been established on the site based on the Northern Territory Noise Management Framework Guideline (NT Guideline). Typical operation of the site (including cooling and ventilation systems) is expected to be 24 hours per day 7 days per week, and therefore for normal operation compliance with the most onerous night period criteria is required. For routine generator maintenance and testing this would be scheduled to occur during the day only and therefore compliance with the day period criteria is required for the emergency testing operational scenario.

- Typical operation: a night criterion of 40 dBA would be the most stringent criterion and would dictate the noise mitigation for services plant equipment
- Emergency testing: emissions should achieve the day period criterion of 49 dBA.

A 3D computational noise model has been developed of the site and surrounding buildings using SoundPLAN v9.0. The model includes the neighbouring buildings and the topography of the surrounding area. The model incorporates the key items of noise generating equipment included in the design, such as cooling towers, fans and emergency backup generators. Noise emissions from the overall site has been predicted at the surrounding receivers based on the current concept design.

Based on the current design, compliance with the project specific environmental noise limits is predicted to be achieved. However, any future changes in noise emitting mechanical or electrical equipment selection or design will require additional acoustic assessment to be undertaken to ensure noise limits are met at all noise sensitive receivers at all time periods.

1 Introduction

Aurecon have been engaged by NEXTDC to provide acoustic design service on proposed D2 Stage 1 facility at 2 – 6 Ryko Court, Darwin City NT 0800. The project brief is for an 8MW IT data centre on the lot behind the existing D1 Stage 1 facility at 8 Ryko Court.

This report assesses the potential noise impacts from the operation of the proposed NEXTDC D2 Stage 1 site on nearby surrounding premises. The following scenarios are considered once the building is fully operational.

- Typical operation – regular services in operation
- Generator testing – regular services together with the testing of one generator and one load bank unit

2 Existing environment

The site is located at Ryko Court in Darwin City. The two closest noise receivers are residential apartment buildings as identified below:

- 3 Harvey St, Darwin City NT 0800
- 12-16 Harvey St, Darwin City NT 0800

An overview of the site is shown in Figure 1.

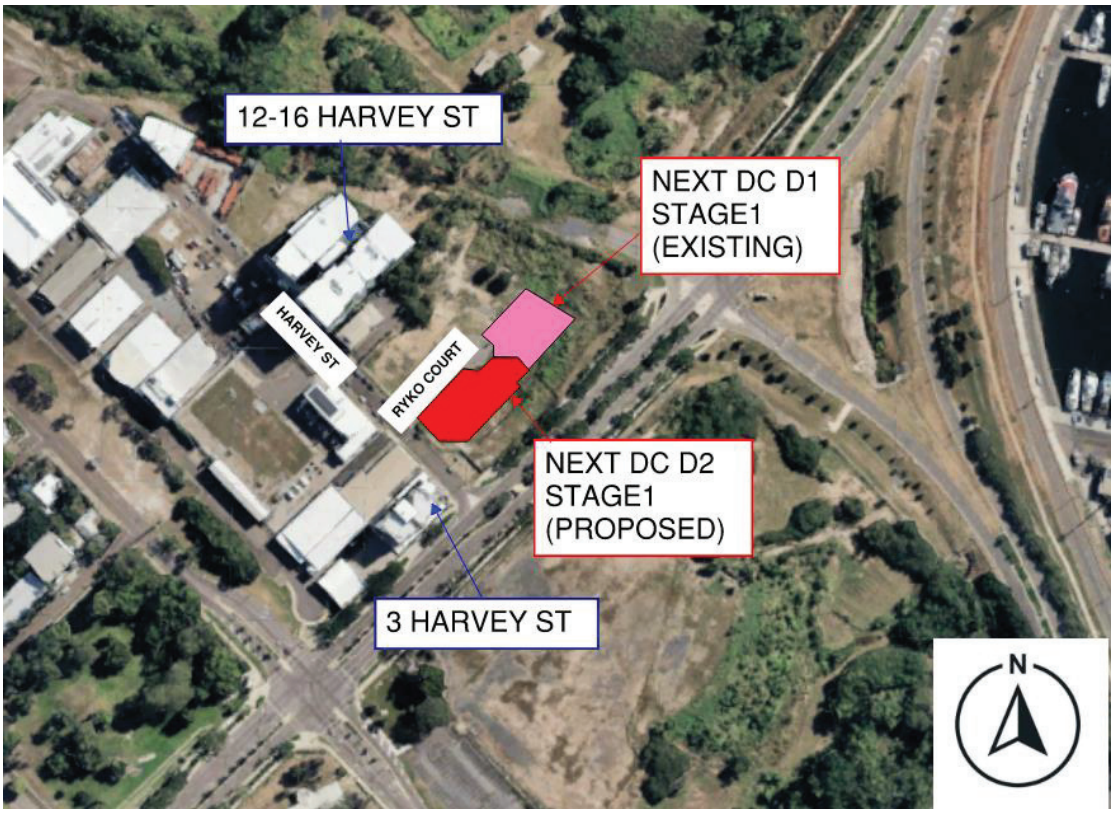

Figure 1: Site overview

2.1 Existing background noise levels

Noise logging was previously undertaken in the surrounding area by NDY as part of the NEXTDC D1 Stage 1 project (prior to the construction of the D1 datacentre). A noise logger was installed on the 24th of

August 2022 for two weeks to measure the background noise levels at a location representative of the nearest sensitive receiver at 12–16 Harvey St[1].The logger location is shown in Figure 2.

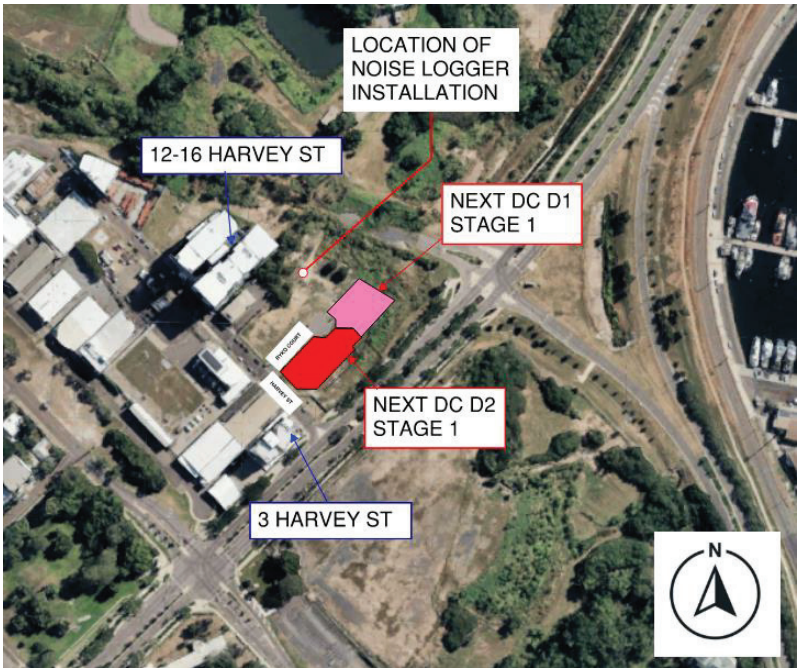

Figure 2 Logger Location

The Rating Background Level (RBL) for the following assessment periods is determined using the tenth percentile method:

- Day: Mon to Sat: 7am to 6pm, Sun & public holiday: 8am to 6pm
- Evening: Mon to Sun: 6pm to 10pm
- Night: Mon to Sat: 10pm to 7am, Sun & public holiday: 10pm to 8am

The summary of the rating background level (RBL) measured during the noise survey is shown in Table 1.

Table 1 Rating background level from NDY report

Period	Rating Background Level (RBL), L_{90} (dBA)
Day: Mon to Sat: 7am to 6pm Sun & public holiday: 8am to 6pm	44
Evening: Mon to Sun: 6pm to 10pm	44
Night: Mon to Sat: 10pm to 7am Sun & public holiday: 10pm to 8am	41

The existing substation to the south of the site is expected to be the dominant noise source in the area. Previous assessments from NDY report indicated that noise emissions from D1 stage 1 are expected to be below 36 dBA to the nearby residences. These measurements are therefore considered to be representative of the current noise environment on the site and appropriate to assess the background noise levels in the surrounding area for the purposes of assessing the potential impact of NEXTDC D2 Stage 1.

[1] NEXTDC Stage 1 Site Design Report (Acoustic Services), Revision 1, by NDY dated 26 September 2023

3 Noise Regulation

3.1 Northern Territory noise management framework guidelines

The Northern Territory Noise Management Framework Guideline (NT Guideline) provides guidance to assign noise levels for various types of emissions. The project specific assigned noise level is derived by considering its two components: intrusiveness noise level and amenity noise level.

3.1.1 Project intrusiveness noise level

The intrusiveness noise level seeks to limit the degree of change a new noise source introduces to an existing environment. A noise source would generally be considered non–intrusive if the monitored average noise level (L_{Aeq}) for a period does not exceed the rating background noise level (RBL) by more than 5 dB(A) and is summarised in equation below. Intrusive noise levels are only applied to residential receivers.

$$\text{Project Intrusiveness noise level } L_{Aeq,15min} = \text{rating background noise level} + 5 \text{ dB}$$

Table 2 provides a summary of minimum assumed RBLs and project intrusiveness noise levels. This represents the lowest applicable project intrusiveness noise levels where background noise levels have not been measured on site.

Table 2 Minimum assumed RBLs and project intrusiveness noise levels

Period	Min assumed rating background level (RBL), L_{90} (dBA)	Min project intrusiveness noise level ($L_{Aeq,15min}$) (dBA)
Day: Mon to Sat: 7am to 6pm Sun & public holiday: 8am to 6pm	35	40
Evening: Mon to Sun: 6pm to 10pm	30	35
Night: Mon to Sat: 10pm to 7am Sun & public holiday: 10pm to 8am	30	35

3.1.2 Project amenity noise level

To limit continuing increases in noise levels from application of the intrusiveness level alone, the ambient noise level within an area from all industrial noise sources combined should remain below the recommended amenity noise levels specified in Table 3 where feasible and reasonable.

For this project, all residential receivers have been identified as ‘Urban’ as they are in the Central Business (CB) zone. The recommended amenity noise levels are intended to protect against noise impacts such as speech interference, community annoyance and some sleep disturbance.

Since the night-time amenity noise criterion is the most stringent, it is the controlling time-period. To ensure that industrial noise levels remain within the recommended maximum assigned amenity noise levels for an area, a project specific amenity noise level applies for each new source of industrial noise as follows:

$$\textit{Project Amenity noise level } L_{Aeq,15min} = \textit{recommended amenity noise level - 5 dB}$$

Table 3 Recommended maximum assigned amenity noise levels

Receiver	Noise amenity area	Time of the day	Recommended **maximum assigned a**menity noise level, L_{Aeq},dB**A**
Residential	Urban	Day	60
		Evening	50
		Night	45
Industrial premises	All	When in use	70

3.1.3 Establishing project specific assigned noise level

The project specific assigned noise level reflects the most stringent noise level requirement from the noise levels derived from both the project intrusiveness noise level and project specific amenity noise level. They set the benchmark against which noise impacts and the need for noise mitigation are assessed. Applying the most stringent requirement as the project specific assigned noise level ensures that both intrusive noise is limited, and amenity is protected.

3.2 Typical operation and emergency testing

Based on Section 3.1 and the measured RBLs in Section 2.1, a summary of the project specific assigned noise levels is derived in Table 4 below.

Table 4 Project Specific Environmental Noise Limits

Period	Measured Rating Background Level (RBL), L_{90} (dBA)	Project Intrusiveness Noise Level $L_{Aeq,15min}$ (dBA)	Project Specific Amenity Noise Level for Industrial Development (dBA)	Project Specific Assigned Noise Level (dBA)
Day: Mon to Sat: 7am to 6pm Sun & public holiday: 8am to 6pm	44	49	55	**49**
Evening: Mon to Sun: 6pm to 10pm	44	49	45	**45**
Night: Mon to Sat: 10pm to 7am Sun & public holiday: 10pm to 8am	41	46	40	**40**

Typical operation of the NEXTDC D2 Stage 1 datacentre facility will consist of all services plant equipment with the exception of the generators operating continuously 24 hours, 7 days a week. Therefore, the combined typical operational noise emitted by all equipment from the data centre facility should be designed to achieve the worst-case night period limit, i.e.: L_{Aeq} 40dBA at the adjacent residential boundaries.

Routine testing of the emergency backup generators would be scheduled to occur during the day period only. This would generally consist of the operation of a single generator unit together with a load bank unit. As this testing would be scheduled to occur during the day period, noise emissions should be designed to achieve the day period limit, i.e. L_{Aeq} 49 dBA.

3.3 Emergency operation

The NT Noise Management Framework Guideline does not provide any guidance on expected criteria for noise emissions from back-up diesel generators that would only be used infrequently for maintenance and testing or in the event of a power failure.

The NSW Noise Policy for Industry (NPfI) which the NT Noise Management Framework Guideline is based on also does not provide criteria for the operation of generators used in the event of an emergency. As this type of event is rare and the impact would typically of short duration (less than one day), it is not 'feasible and reasonable' as defined in NPfI to design the noise emission from the generators to specific target noise levels.

The NPfI also notes that the criteria apply only to activities described in Schedule 1 of the Protection of the Environment Operations (POEO) Act. Under the 'Electricity generation' section, it states that the clause is not applicable to '*the generation of electricity by means of electricity plant that is emergency stand-by plant operating for less than 200 hours per year*' which would apply in this case for generation during critical power failure.

On this basis it is considered that noise limits should not be applied to emissions during the emergency operation mode. However reasonable and practicable measures should be implemented to reduce noise emissions where feasible.

3.4 Recommended operational criteria

A review of the applicable NT regulations concerning environmental noise emissions has been undertaken. The following criteria are proposed for the three identified operational scenarios.

- For typical operational noise emissions, which does not include generator operation, a night criterion of L_{Aeq} 40 dBA would be the most stringent criterion and would dictate the noise mitigation for services plant equipment only.
- For generator testing, it is possible that a cumulative 200 hours of operational time per year may be exceeded. It is therefore recommended that testing should be limited to day periods only, and emissions should achieve the day period criterion of 49 dBA based on the methodology set out in NSW NPfI. We understand that testing would involve one generator at a time with a load bank.
- For emergency operations, it is proposed that the approach adopted in NSW is applied where no specific limit is applied to emergency operation. It is recommended that reasonable measures should be put in place to reduce noise from generators as far as is considered practical.

3.5 Construction noise

The Northern Territory Noise Management Framework Guideline (NT Guideline) applies to the management of construction noise in North Territory (NT). This guideline provides recommendations on standard construction hours and construction noise management levels (NMLs).

3.5.1 Recommended standard hours of construction work

Section 3.3.2 of the NT Guideline recommends standard hours for construction work as shown in Table 5:

Table 5 Recommended standard hours of work

Work type	Recommended standard hours of work
Normal construction	Monday to Saturday: 7am to 7pm and between 9am and 6pm Sundays or public holidays
Blasting	Monday to Friday: 9am to 5pm Saturday 9am to 1pm No blasting on Sundays or public holidays

NT Guideline notes that the recommended standard hours of work are not mandatory and acknowledge that some activities could be undertaken outside of the recommended standard hours of work, assuming all feasible and reasonable mitigation measurement are implemented to minimise impacts of surrounding sensitive land uses. These activities include:

- The delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads
- Emergency work to avoid the loss of life or damage to property, or to prevent environmental harm
- Maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours
- Public infrastructure works that shorten the length of the project and are supported by the affected community, or
- Works where a proponent demonstrates and justifies a need to operate outside the recommended standard hours

3.5.2 Recommended construction noise levels

Recommended assigned construction noise levels for residential and non-residential receivers are presented in Table 6 and Table 7 respectively.

Table 6 Recommended assigned construction noise levels for airborne noise at residential premises

Descriptor	Recommended assigned construction noise level at residences LAeq(15min)	How to apply
Monday to Saturday 7am to 7pm Sundays and public holidays 9am to 6pm	Recommended assigned noise affected level: RBL[1] +10 dB	The recommended assigned noise affected level represents the point above which there may be some community reaction to noise. Where the predicted or measured $L_{Aeq(15min)}$ is greater than recommended assigned noise affected level, proponents should apply all feasible and reasonable work practices to meet the recommended assigned noise affected level. Proponents should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details
Outside recommended standard hours	Recommended assigned noise affected level: RBL +5 dB	A strong justification would typically be required for works outside the recommended standard hours. Proponents should apply all feasible and reasonable work practices to meet the noise affected level. Where all feasible and reasonable practices have been applied and noise is more than 5 dB(A) above the recommended assigned noise affected level, proponents should negotiate with the community

1. *RBL: Rating background level, L_{90} (dBA)*

Table 7 Recommended assigned noise levels for airborne noise at commercial and industrial premises

Land use	Management level dB(A) Leq(15min)
Industrial premises	75 dB (A)
Offices, retail outlets	70 dB (A)

3.5.3 Project construction noise criteria

The project-specific construction NMLs are detailed in Table 8 for residential receivers and Table 9 for non-residential receivers. The NMLs have been calculated based on the RBLs from NDY report.

Table 8 Residential construction NML

	Recommended standard hours NML $L_{Aeq(15min)}$ dB	Outside of standard hours NML $L_{Aeq(15min)}$ dB
All affected surrounding residential receivers	51	46

Table 9 Non-residential construction NMLs

Land use	Management level dB(A) Leq(15min)
Industrial premises	75 dB (A)
Offices, retail outlets	70 dB (A)

3.5.4 Construction noise impacts

At this stage a detailed construction methodology has not been established for the site. It is expected that the construction period would last for 18 months. Typical construction activities are expected on site which would be associated with standard commercial construction noise.

Once a detailed construction methodology is established it is recommended that a construction noise and vibration assessment is undertaken and a construction noise and vibration management plan established as required. The construction noise and vibration assessment would consider the expected construction activities and associated noise impacts together with recommended noise mitigation such as recommended methodologies, alternatives and any required scheduling.

It is expected that with typical construction noise mitigation and good work practices that the effects on the neighbouring properties from construction noise and vibration could be appropriately managed.

4 Equipment Schedules

4.1 Existing D1 Stage 1 noise emissions

The existing D1 Stage 1 site is located adjacent to the proposed D2 Stage 1 facility, however the two projects are considered to be separate and are located on separate lots. On this basis the two sites should be treated as separate developments and therefore cumulative noise for the two projects does not need to be considered. We highlight that the Project Amenity Noise Level criteria takes into consideration effects of cumulative noise from multiple nearby sites.

The noise impact assessment previously undertaken for D1 Stage 1 indicates that the predicted noise emissions to the nearby receivers is compliant with the applicable NT noise emission criteria.

4.2 Equipment Schedules

The D2 Stage 1 design includes the following key items of potentially noise generating equipment:

- Rooftop cooling towers
- OAP units
- Condensers
- Exhaust fans
- Roof top generator
- Load bank

Table 10 details the acoustic data utilised for the predictions based on the current mechanical and electrical specifications and design. The following operational scenarios have been assessed:

- Typical operation. Operational equipment includes: Cooling towers, OAP units, Exhaust fans, Condensers.
- Emergency testing. Operational equipment includes: Cooling towers, OAP units, Exhaust fan, one backup generator and one load bank, Condensers.

Should equipment selections change throughout the subsequent design stages, further acoustic review will be required to assess compliance with the applicable noise limits. Where equipment changes occur, additional acoustic mitigation may be required.

Table 10 D2 Stage1 Equipment Schedule

Source	Number of items	Sound Power Levels (dB) Octave Band Frequency, Hz								Total SWL dB(A)
		63	125	250	500	1000	2000	4000	8000	
Cooling Tower[1]	6	75	75	70	64	65	66	58	51	71
Untreated Generator Exhaust[2]	6	123	125	130	126	121	120	111	92	128
Untreated Generator engine surface noise[2,]		98	109	117	115	116	116	114	123	125
Client OAP unit[3]	1	63	68	76	72	71	72	73	66	78
MCX OAP unit[4]	2	64	70	71	70	67	68	67	60	74
Exhaust fan[5]	1	89	83	86	84	83	81	76	70	88
Load bank[6]	1	100	97	95	91	91	90	88	81	97
Condenser[7]	9	61	68	70	64	59	59	56	55	67

1. Cooling tower selection is BAC S3E-1424-07O/H.
2. Generator selection is MTU 16V4000 DS2500 G84F
3. Client OAP unit selection is Armcor XEP1200P3
4. MXC OAP unit selectin is Armcor DHP900P3
5. Exhaust fan selection is Fantech APPM080CP12/25
6. Load bank is 2MW unit is containerised within acoustic enclosure to reach 76 dB(A) at 1m. Unit used for generator testing and emergency mode only
7. Condenser unit selection is Daikin RXM95WVMA. Noise spectrum is from empirical condenser and scaled to reach 67 dBA sound power level.

4.2.1 Generator mitigation package

An acoustic treatment package shall be installed to the rooftop containerised generators. The treatment package should be designed by the generator container supplier (Parratech or similar) to ensure a sound pressure level of 68 dBA at 1m is not exceeded.

Indicative treatment will include:

- Two engine exhaust silencers in series
- Acoustic sound absorbing treatment to the inside of the container
- Acoustic louvres + acoustic attenuator to the container ventilation intake
- Two acoustic attenuators to the container ventilation discharge.

The engineering report for the generator container shall be reviewed by the project acoustic consultant during subsequent design stages to assess compliance with the environmental noise emission requirements. This may necessitate additional noise modelling.

5 Noise modelling

5.1 Methodology

Preliminary noise modelling of the NEXTDC D2 Stage1 site has been undertaken for the site to predict potential noise impacts to neighbouring premises.

The prediction methodology utilised is the International Standard ISO 9613-2: 1996 *Acoustics – Attenuation of sound during propagation outdoors – Part 2: General Method of Calculation* implemented using SoundPLAN v9.0 acoustics software package.

5.2 Noise Modelling

Calculations of noise emissions during the Typical and Emergency testing scenarios have been undertaken using SoundPLAN v9.0.

A 7-storey building is proposed on-site, consisting of a basement level, a ground floor, data halls on Levels 2 to 6, and Level 7 serving as the roof. Generators are proposed to be located on the roof in individual pre-fabricated containers with provisions for intake, discharge and exhaust ventilation with acoustic treatment. Cooling towers are also proposed to be located on the roof.

OAP fans are proposed to be located on the ground floor, and exhaust fans will be installed near the ceiling of the basement level. A load bank used during generator testing only is proposed to be on the ground floor next to the water tanks.

A 3D image of the modelled data centre building and surrounds is shown in Figure 3.

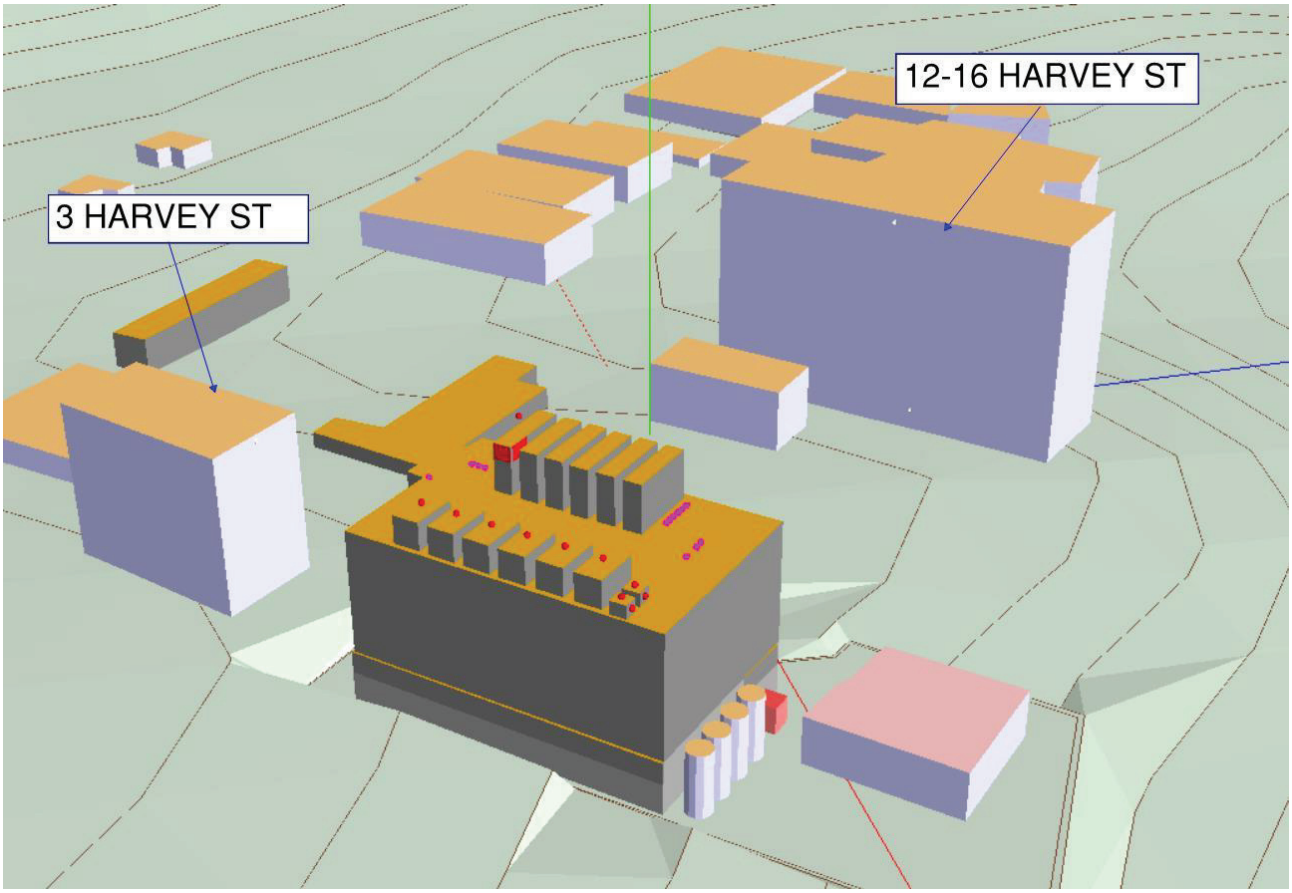

Figure 3 3D model of data centre building and surrounds

5.3 Assumptions and limitations

The following assumptions and limitations apply to the assessment:

- In all scenarios, all equipment operates at 100% capacity continuously
- For the generator testing scenario, a single generator will be operated independently. As a worst case scenario this has been assumed to be the generator located closest to the receiver on the Harvey Street side.
- Load bank is running during Generator Testing scenario, and is located on ground floor next to water tanks.
- The equipment has been assumed to not emit any acoustic characteristics that would result in penalties. Further review of equipment manufacturer data may be required during subsequent design stages to ensure no tonal penalties are required to be added to the predicted noise levels.
- Basement-level mechanical exhaust fans will be designed with spatial allowances for acoustic treatment and attenuators to emit noise levels that are negligible compared to the noise emission levels experienced by receivers from other equipment.

The following acoustics issues are beyond the scope of this study and have not been addressed:

- Noise emission from office building as this is not part of this project and inadequate information is currently available.
- Noise emission from UPS System, Kiosk Transformer etc. which are assumed to be negligible
- Noise emission from other smaller plant equipment or fans associated with the D2 expansion which have not been specified at this stage. The noise contribution from smaller plant is assumed to be negligible and equipment is readily able to have noise mitigation implemented during subsequent design stages.
- Cumulative overall environmental noise impact from both D1 Stage 1 and D2 Stage 1 as the projects are on different sites.
- Environmental noise impact during construction phase.

5.4 Results

Noise emissions from the site have been predicted based on proposed building layout and current plant selections at the nearest receivers to the NEXTDC D2 Stage 1 site.

5.4.1 Typical operation

The results of the noise prediction for typical operation are summarised in Table 11.

Table 11 Typical Operation noise emission predictions

Receiver	Predicted noise level L_{Aeq} dB(A)	Project noise limit, L_{Aeq} dB(A)	Compliance?
Typical operation			
3 Harvey St	39	40	Y
12-16 Harvey St	38	40	Y

5.4.2 Generator testing

The results of the noise prediction for Generator testing scenario are summarised in Table 12.

Table 12 Generator Testing noise emission predictions

Receiver	Predicted noise level L_{Aeq} dB(A)	Project noise limit, L_{Aeq} dB(A)	Compliance?
Generator testing			
3 Harvey St	49	49	Y
12-16 Harvey St	47	49	Y

6 Conclusion

The project specific requirements for environmental noise emissions have been determined for the surrounding area around the proposed NEXTDC D2 Stage 1 site situated in Darwin City.

A 3D computational model of the site has been developed to predict noise emissions to the surrounding premises. The model has been based on the current detailed design selections and plant layouts.

Noise mitigation has been developed for the site, which includes acoustic treatment to the emergency Generator containers, site layouts and the selection of appropriately low noise equipment. The noise mitigation measures have been coordinated with the various other disciplines including Mechanical Engineering, Electrical Engineering and Architecture.

The assessment has shown that noise emissions are predicted to comply with the applicable noise limits at the nearest noise sensitive areas with the current design for both the Typical and Generator Testing scenarios.

Appendix A
Noise Contours

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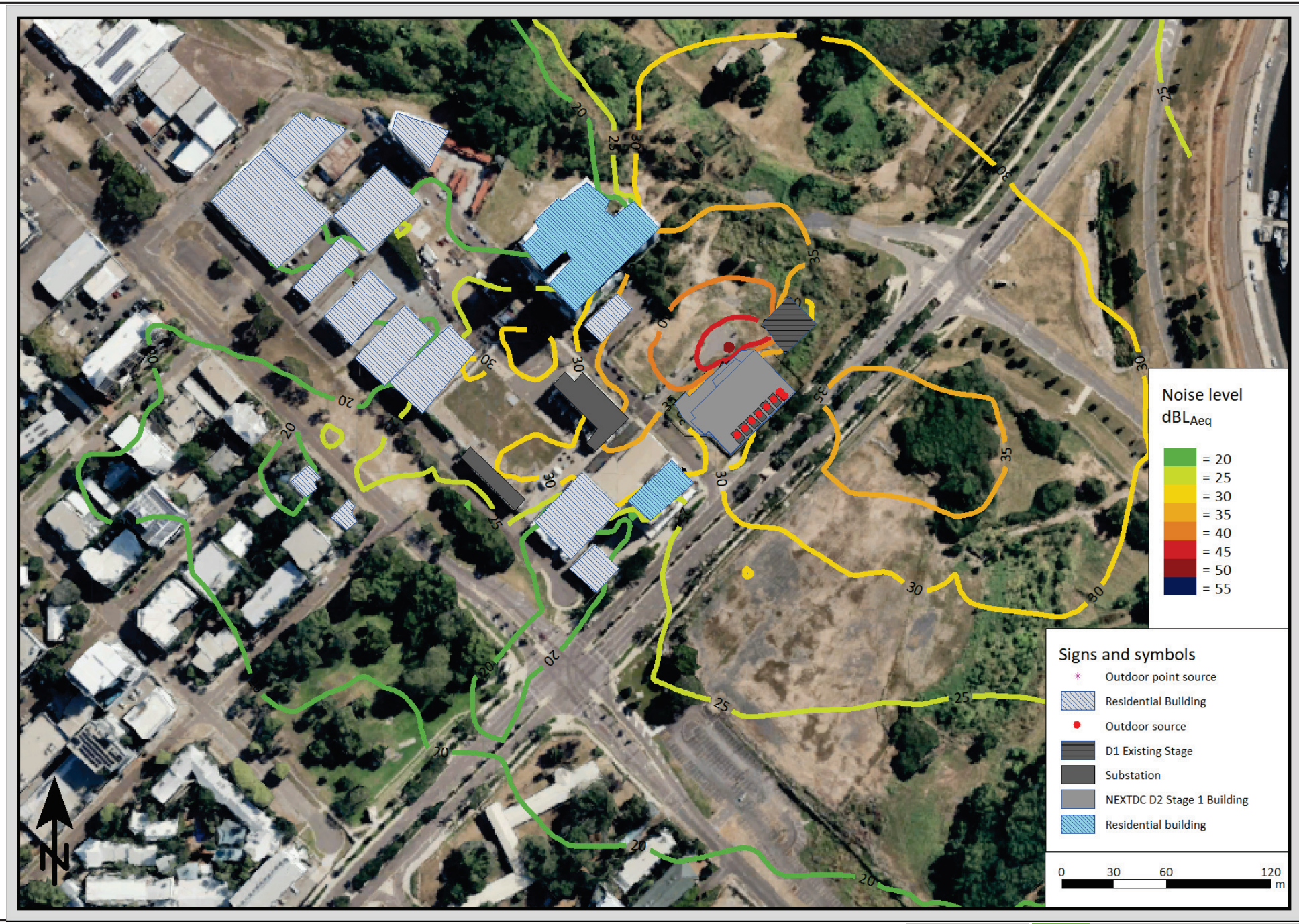

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PRELIMINARY NOT FOR CONSTRUCTION

CLIENT	NEXTDC

REV	DATE	REVISION DETAILS	APPROVAL
1	28.01.25	DA	HM

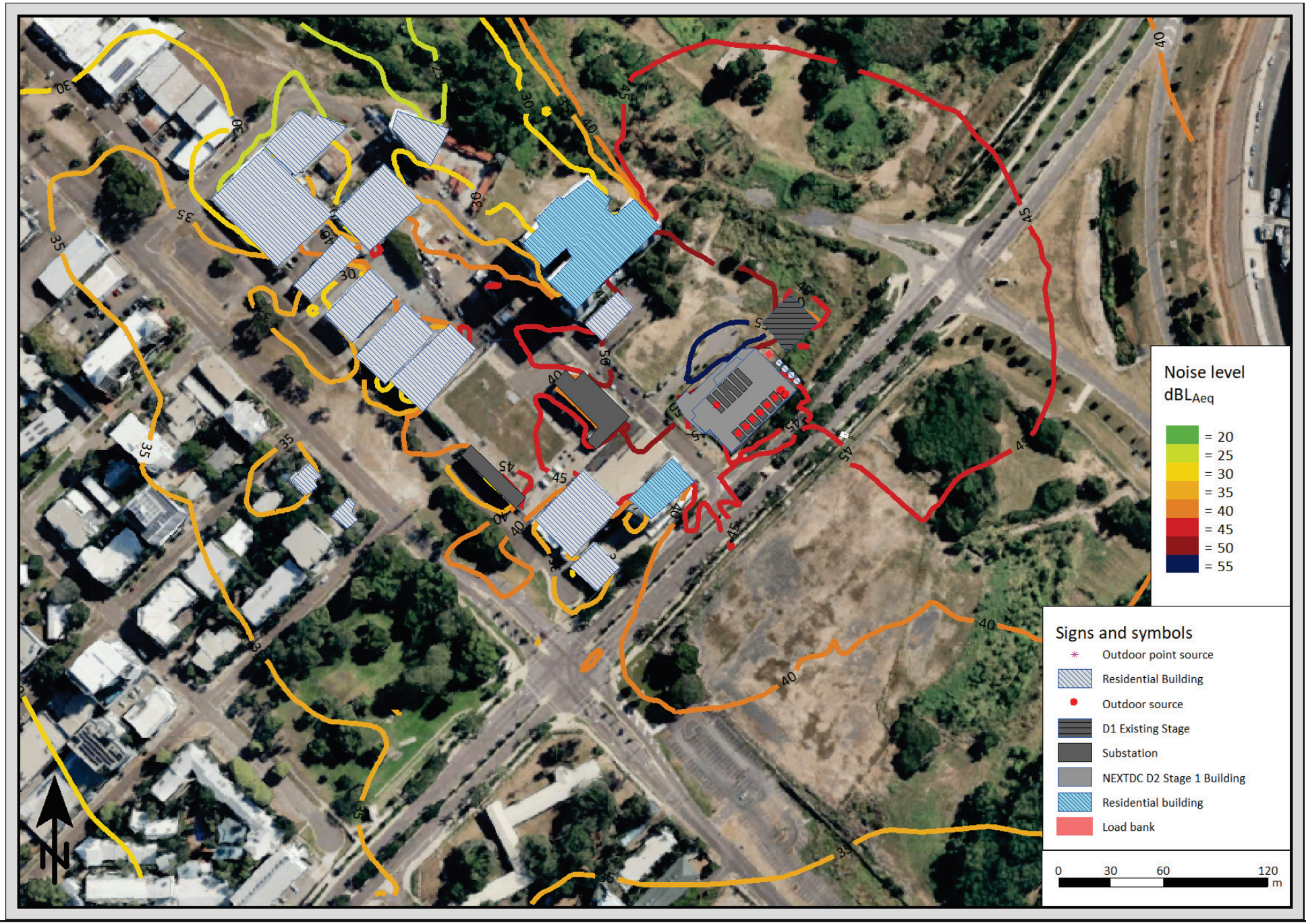
SCALE	SIZE
NTS	A1

DRAWN: CZ
DESIGNED: CZ
VERIFIED: HM

APPROVED
APPROVER: HM
DATE: 28.01.25

PROJECT	NEXTDC D2 Stages 1
TITLE	SITE NOISE EMISSIONS TYPICAL SITUATION

DRAWING No.	PROJECT No.	WBS	TYPE	DISC. NUMBER	REV
	P526971	MA	DA	DESCRIPTION	1



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PRELIMINARY NOT FOR CONSTRUCTION

CLIENT	NEXTDC

REV	DATE	REVISION DETAILS	APPROVAL
1	28.01.25	DA	HM

SCALE	SIZE
NTS	A1

DRAWN: CZ
DESIGNED: CZ
VERIFIED: HM

APPROVED
APPROVER: HM
DATE: 28.01.25

PROJECT	NEXTDC D2 Stages 1
TITLE	SITE NOISE EMISSIONS GENERATOR TESTING SITUATION

DRAWING No.	PROJECT No	WBS	TYPE	DISC. NUMBER	REV
	P526971	MA	DA	DESCRIPTION	1

Document prepared by

Aurecon Australasia Pty Ltd
ABN 54 005 139 873

Aurecon Centre
Level 8, 850 Collins Street
Docklands, Melbourne VIC 3008

PO Box 23061
Docklands VIC 8012
Australia

T +61 3 9975 3000
F +61 3 9975 3444
E melbourne@aurecongroup.com
W aurecongroup.com

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Bringing ideas to life

A better approach
to traffic solutions

NEXT DC, 2 and 6 Ryko Court, Darwin

Traffic Impact Assessment

Client // Hames Sharley (NT) Pty Ltd

Reference // 25T301

Date //30/01/2025

Next DC, 2 and 6 Ryko Court, Darwin- Traffic Impact Assessment

Document No: 25T301
Revision: A
Date: 30/01/25
Client Name: Hames Sharley (NT) Pty Ltd
Author: Afshin Beigi

SJ Traffic Consulting
ABN: 68 706 990 157
Mobile: 0451 501 408
Email: afshin@sjtrafficconsuling.com.au

Document History

Revision	Date	Description	Prepared By
A	30/01/25	Traffic Impact Assessment– Next DC, 2 and 6 Ryco Court Darwin	Afshin Beigi

CONTENTS

1.0 INTRODUCTION

1.1 BACKGROUND

Hames Sharley (NT) Pty Ltd engaged SJ Traffic Consulting to prepare a traffic report to investigate the traffic impact of a proposed data centre at 2 and 6 Ryko Court, in Darwin City.

1.2 PROJECT SCOPE

This traffic report is intended to form part of a Development Application being prepared for submission to the Department of Infrastructure, Planning and Logistics (DIPL) and Darwin City Council and addresses the following issues:

- Assess the potential traffic impact of the proposed development on the surrounding road network
- The needs for all road users are accommodated in a safe and effective manner
- Proposed carpark layout and site access operates in a satisfactory manner and is designed in accordance with the standards

The report has been prepared in accordance with the Austroads document Guide to Traffic Management Part 12: Traffic Impacts of Developments (AGTM12).
In preparing this report, reference has been made to a number of background documents, including:

- Austroads, Guide to Traffic Management, Part 12: Traffic Impacts of Developments, 2009
- Austroads, Guide to Road Design, Part 4A: Unsignalised and Signalised Intersections, 2009
- Roads and Traffic Authority. Guide to Traffic Generating Developments, Sydney,2002
- NT Planning Scheme, Department of Infrastructure, Planning and Logistics, July 2020
- Australian Standards. AS2890 Parking facility Series:
  Part 1: Off-street car parking
  Part 6: Off-street parking for people with disabilities

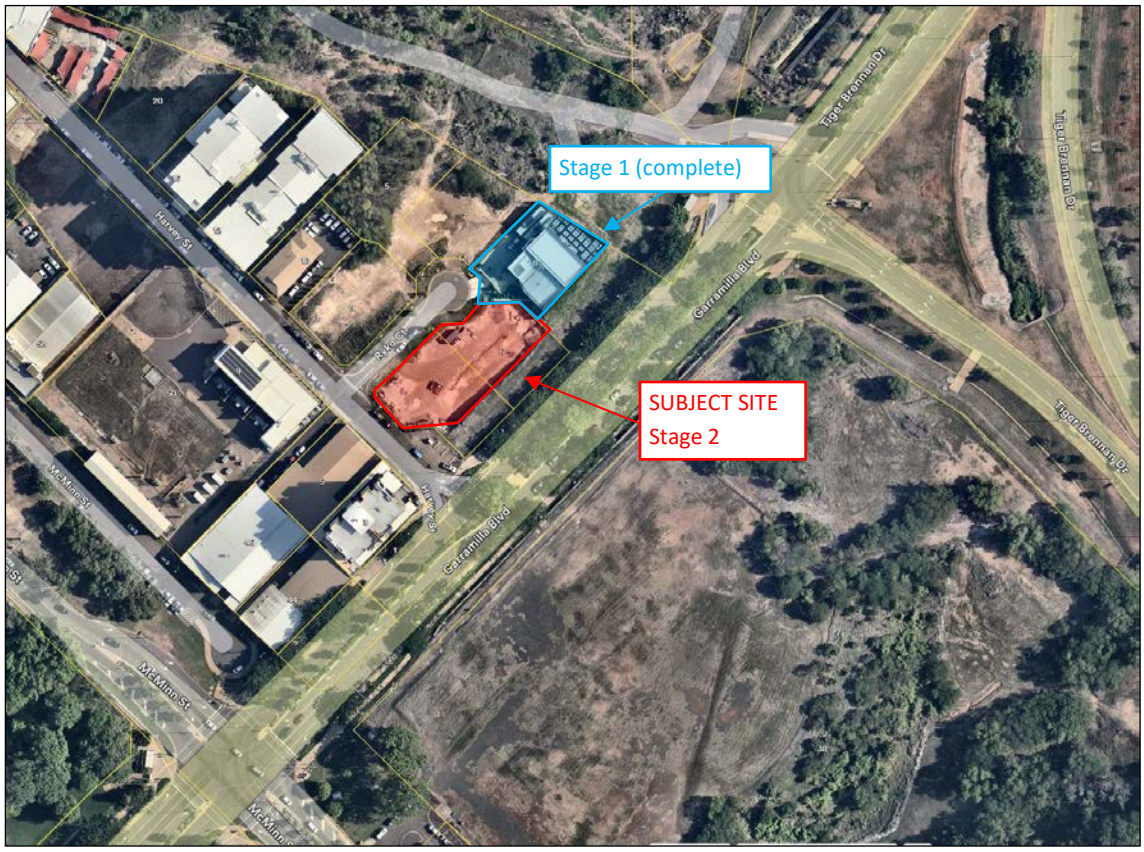
2.0 EXISTING CONDITIONS

2.1 SUBJECT SITE

The subject site is located at 2 and 6 Ryko Court (Lot 9704 and 9703) in Darwin City. The subject site is currently unoccupied.

The subject site and surrounding road network are illustrated in Figure 1 below.

Figure 1 – Subject Site



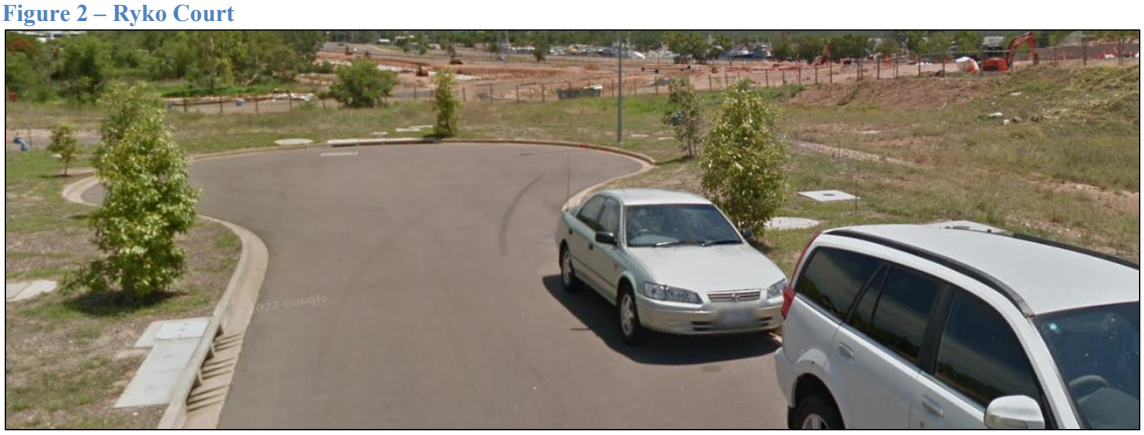
2.2 EXISTING ZONING

The site is currently zoned CB (Central Business) in the Northern Territory Planning Scheme (NTPS).

2.3 SURROUNDING ROAD NETWORK

Ryko Court is a Council managed road which runs north from Harvey Street and terminates into a court bowl. It has a 5.5 m wide undivided carriageway with a northeast to southwest alignment. Kerbside parallel parking is permitted along the road. The default urban speed limit of 50 km/h applies to the road.

Figure 2 – Ryko Court



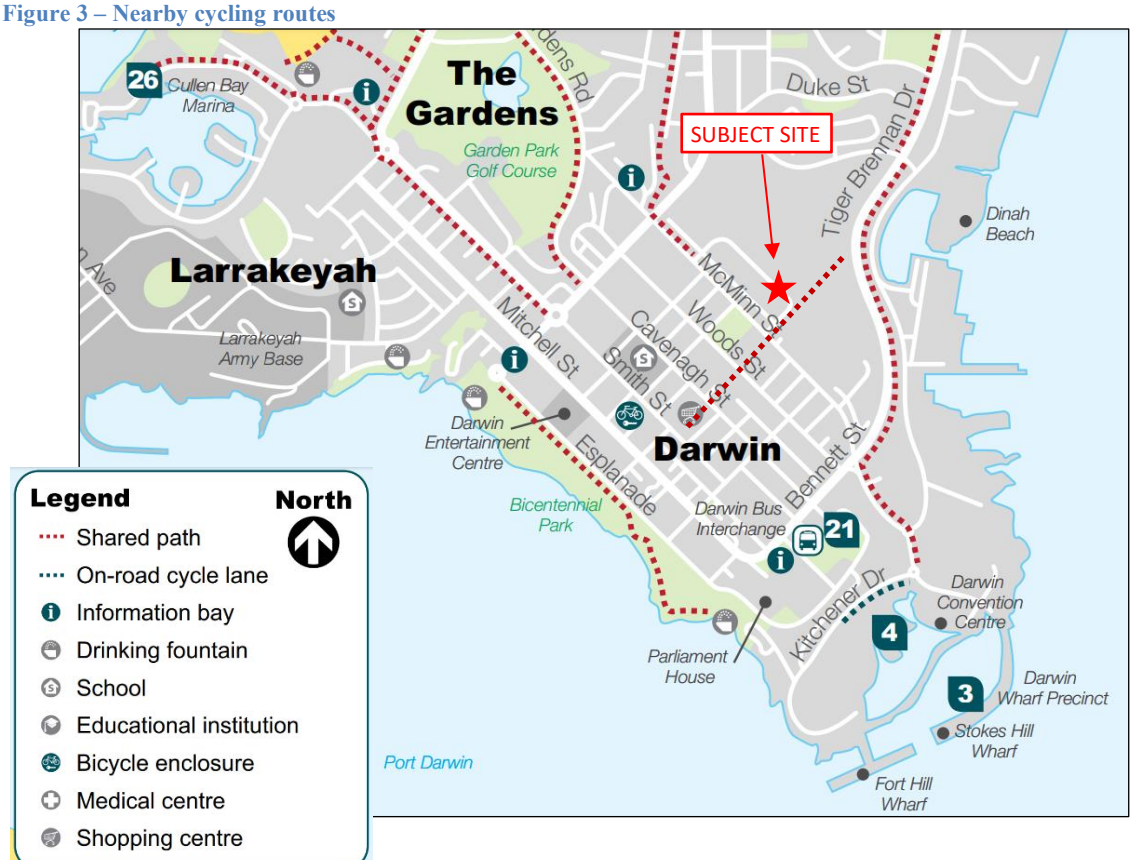
Harvey Street is a Council managed road which runs in a north-west to south-east direction. It connects from Garramilla Boulevard to the south-east and continues as Day Street to the northwest. Harvey Street provides a 10.4 m wide carriageway, accommodating two way traffic flow. Kerbside parallel parking is provided on both sides of the road for the majority of its length. A default speed limit of 50 km/h applies to Harvey Street.

2.4 PEDESTRIAN AND CYCLIST FACILITIES

Off-road shared paths are provided on both sides of Garramilla Boulevard, within 100 m of the site, providing convenient access for pedestrian and cyclists to the site.

An off-road shared path is also provided on the western end of Harvey Street, approximately 300 m west of the site.

Figure 3 – Nearby cycling routes



2.5 PUBLIC TRANSPORT

The closest bus stop to the site is located at the corner of Cavenagh Street and Garramilla Boulevard, approximately 550 m walking distance to the site.

Routes accessible from this stop include services linking to the Palmerston and Casuarina bus interchanges which provide access to further local services.

2.6 TRAFFIC SURVEYS

A traffic survey was undertaken at the intersection of Harvey Street and Garramilla Boulevard on 12 December 2024 between 7 am to 9 am and 3 pm to 6 pm. The peak hour traffic volumes are summarised in Figure 4 below.

Figure 4 – Peak hour traffic volumes

3.0 PROPOSED DEVELOPEMENT

3.1 DEVELOPMENT PROPOSAL

The proposal is to construct a five storey data centre with a lower ground level car park. The proposed facility will comprise of office areas on the ground floor, with switch rooms, data halls and services on the above ground levels.

We have been advised that the facility will operate 24 hours, 7 days a week, with up to 70 people at any one time, comprising of 40 staff and 30 customers.

The development will provide 12 x 90-degree angled car parking spaces on the lower ground floor (including one accessible space). Six motorcycle parking spaces and 27 bicycle parking spaces have also been provided.

A copy of the proposed development plans is included in Appendix A.

4.0 PARKING ASSESSMENT

4.1 STATUTORY CAR PARKING REQUIREMENTS

Statutory requirements for provision of car parking are set out in Clause 5.2.4.1 of Northern Territory Planning Scheme. The various components of the proposed development have been assessed based on the following:

- ground level office, including meeting rooms and breakout areas: office
- ancillary storage areas: warehouse
- data hall: the planning scheme does not provide car parking rates for a data centre. However, it is expected this area will not generate parking demand, and is treated as ancillary to the office component for this assessment.

On this basis, the parking requirements for the development is set out in Table 1 below.

Table 1: Parking requirements

Land use	Area m2	Parking rate	Parking requirement
Office	1,154	2 for every 100m2 of net floor area	23 spaces
Warehouse	309	1 for every 100m2 of net floor area	3 spaces
Total			**26 spaces**

The development has a statutory requirement of 26 spaces. The provision of 12 spaces on site therefore results in a parking shortfall of **14 spaces.**

Clause 5.9.1.12 outlines considerations that can be applied to reduce the number of car parking spaces required, subject to the consent authority.

Table 2 below summarises the reductions that can be applied to the car parking requirements.

Table 2: Reduction in car parking spaces – Clause 5.9.2.12

Category	Description	Assessment	Parking Reduction
Motorcycle parking	Reduction of 1 car parking space for every 3 motorcycle parking spaces proposed, but only to a maximum of 1 motorcycle parking space for every 25 (or more) car parking spaces required by Clause 5.9.2.11	6 motorcycle parking spaces have been provided.	1 space
Bicycle parking	For any bicycle parking spaces proposed in excess of those required by the table to clause 5.3.7, a reduction of 1 car parking space for every 10 excess bicycle parking space	An excess of 23 bicycle parking spaces have been provided on site.	2 spaces

Access to alternative transport options	The development is located within 200 m of a dedicated off-road bicycle path or on-road bicycle lane	Off-road bicycle paths are provided along Garramilla Boulevard, which is located within 200 m of the site.	5 % (1 space)
Total parking reduction			**4 spaces**
Reduced parking requirement			**22 spaces**

Applying the above reductions, the reduced parking requirement is 22 spaces. The provision of 12 on-site parking spaces will therefore incur a shortfall of **10 spaces.**

4.2 BICYCLE END OF TRIP FACILITIES

Clause 5.3.7 of the NTPS specifies the requirements for end of trip facilities for new developments in Zones HR, CB, C, SC and TC. The development is located within a CB (Central Business) zone.

Table 5.3.7 outlines the minimum number of bicycle parking spaces and showers required. The various components of the proposed development have been assessed based on the following:

Component	**Adopted use**	**Minimum number of bicycle parking spaces**	**Minimum number of showers**
ground level office, including meeting rooms and breakout areas	Office	1 space per 300m2 net floor area	1 shower for up to 1500m2 net floor area, plus 1 additional shower for up to every 1500m2 thereafter.
ancillary storage areas	Non residential building	1 space per 300m2 net floor area	1 shower for up to 50 staff, plus 1 additional shower for up to every 50 staff thereafter.

- data hall: the planning scheme does not provide bicycle parking rates for a data centre. However, it is expected this area will not generate bicycle parking demand, and is treated as ancillary to the office component for this assessment.

Table 3: End of Trip Facilities requirements Table 5.3.7 of NTPS

Land use	**Area m2**	**Minimum number of bicycle parking spaces**	**Minimum number of showers**
Office	1,157	4	1
Non residential building	309	1	1 (based on expected 40 staff)

Total		**5 spaces**	**2 showers**

Based on this, the proposed data centre will have a requirement of:

- 5 bicycle parking spaces
- 2 showers

27 bicycle parking spaces have been provided within the car park, within a secured storage area This provision is well in excess of the NTPS requirements, with an excess of 22 bicycle parking spaces.

Two showers have also been provided within the ground level, satisfying the requirement.

4.3 LOADING BAYS

Clause 5.2.5 to Part 5 of the NPTS outlines the loading bay requirements for new developments.
The minimum number of loading bays is specified under Table to Clause 5.2.5.

The various components of the proposed development have been assessed based on the following land uses:

- ground level office, including meeting rooms and breakout areas: office
- data centre: warehouse

Table 4: Loading requirements Table 5.2.5 of NTPS

Land use	Area m2	Minimum number of loading bays	Loading bay requirement
Office	1,154	1 loading bay for every 2000m2 of the total net floor area, or part thereof	1
Data centre (Warehouse)	5,908	1 loading bay for a single occupation of a net floor area of 10 000m2 or less; and 1 loading bay for every 5000m2 of net floor area or part thereof in excess of 10 000m2	1

Based on the above assessment, there is a requirement for 2 loading bays. However, as the facility will operate as a single occupancy, it is appropriate that a variation be sought to provide one loading bay for the proposed development.

A loading bay measuring 8.8 m x 2.5 m has been provided within the lower ground floor car park, satisfying the requirements of Clause 5.2.5.

5.0 PARKING DESIGN REVIEW

5.1 CAR PARKING SPACE DIMENSION

It is proposed to provide 12 x 90-degree angled car parking spaces (include one accessible space) within the lower ground floor car park. The proposed parking spaces have been provided at 2.5 m width and 5.5 m length, accessed via an aisle width of 6.6m, in accordance with Clause 5.2.4.4 of the Northern Territory Planning Scheme.

5.2 MOTORCYCLE PARKING

Six motorcycle parking spaces have been proposed within the lower ground floor car park. These have been provided with a width of 1.2 m and length of 2.5 m, in accordance with AS 2890.1-2004.

5.3 PARKING FOR PEOPLE WITH DISABILITY

One accessible space will be provided onsite. The proposed accessible space and adjacent shared area have been provided at a width of 2.5m and length of 5.5m, in accordance with AS2890.6:2009.

5.4 BICYCLE PARKING LAYOUT

27 bicycle parking spaces have been provided within the car park, within a secured storage area. The bicycle parking is provided in a combination of vertical wall racks and horizontal hoops, comprising of:

- 21 wall mounted racks, provided at 1.2m long and 500 mm wide, in accordance with AS 2890.3
- 6 horizontal bicycle hoops, provided at 1.8m long and 500 mm wide, in accordance with AS 2890.3.

The bicycle parking area is provided in a convenient location, easily accessible by staff.

6.0 LOADING AND WASTE COLLECTION ARRANGEMENTS

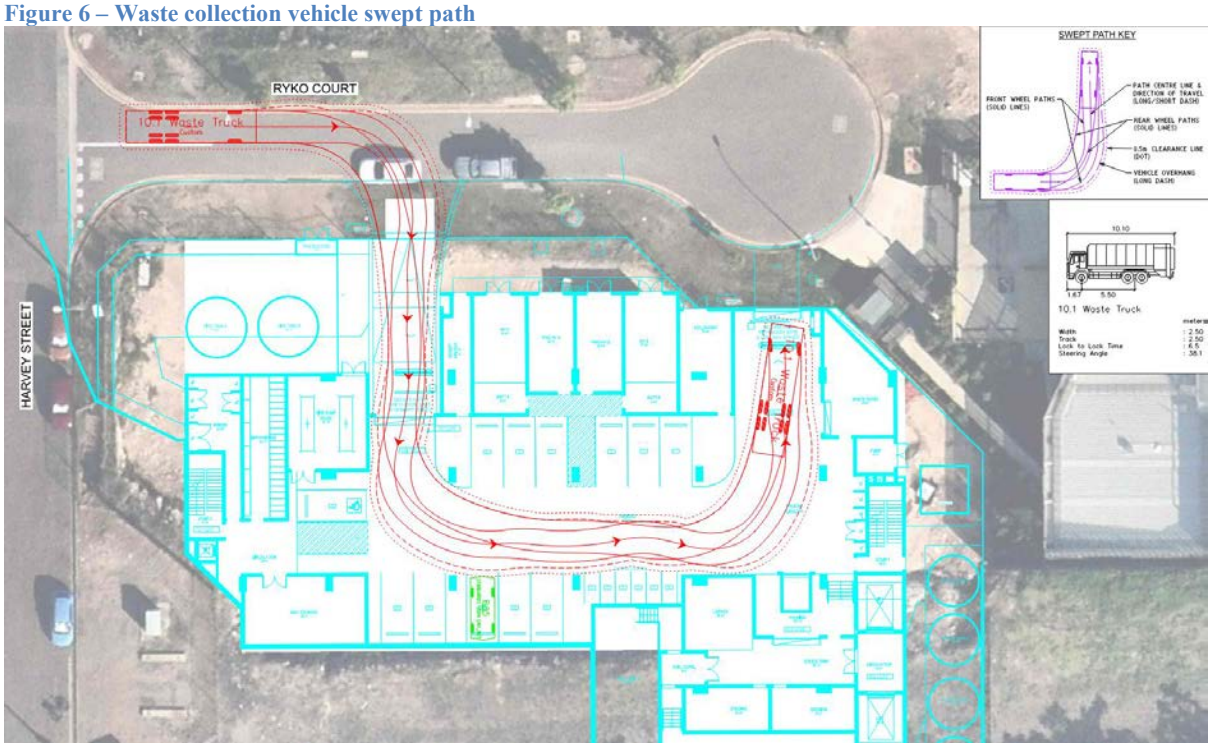
6.1 LOADING AND WASTE COLLECTION

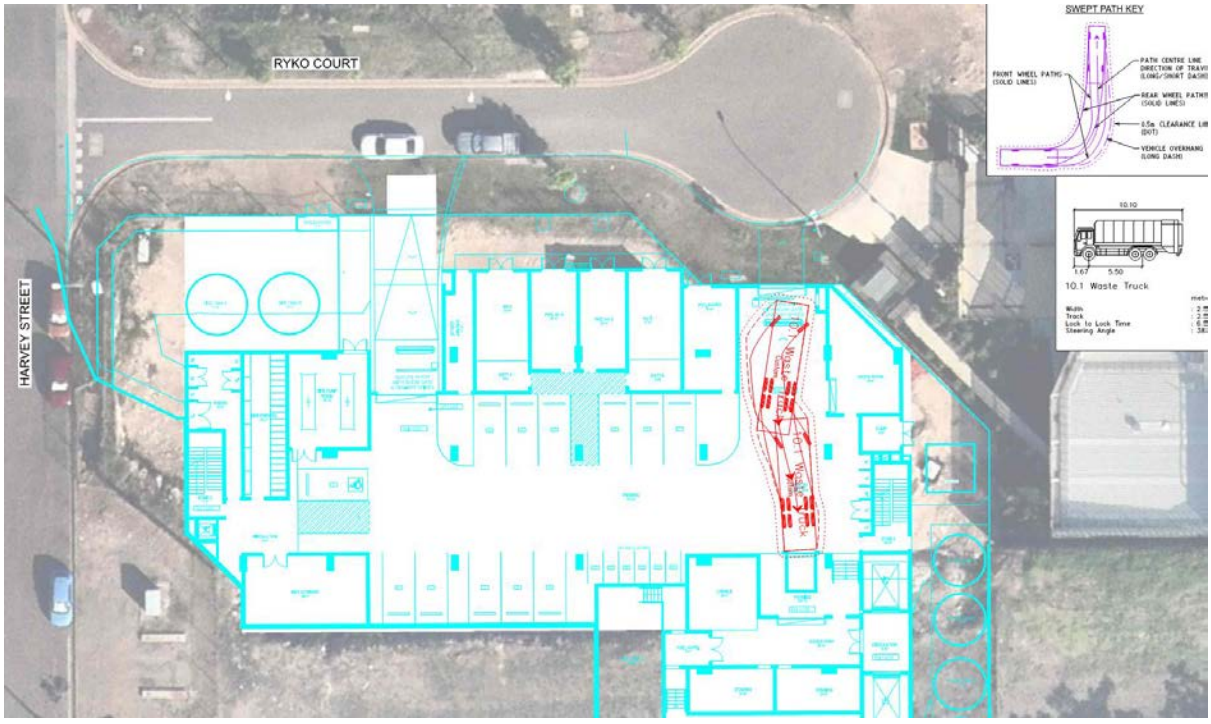
Loading will occur within the lower ground level car park. The loading vehicle will access the site, reverse into the loading bay, and exit via the eastern exit point. Goods will be trolleyed between the loading bay and the delivery vehicle. Deliveries to the site is expected to be infrequent, undertaken with vehicles up to 8.8 m in length, and with arrivals managed by staff outside of business operating times.

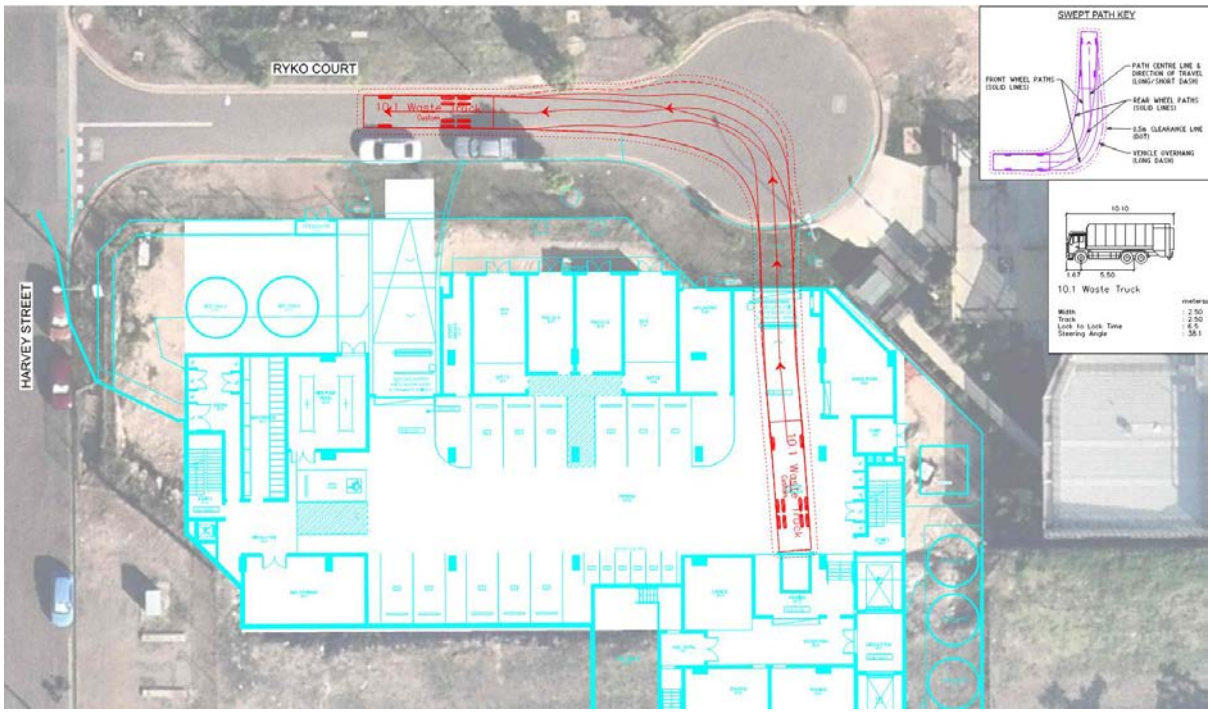
A bin storage area will be provided on the north-eastern corner of the ground level car park. Waste collection will occur on site and will be undertaken by a 10.1m long waste collection vehicle. It is anticipated the 10.1 m long waste collection vehicle will be the largest vehicle servicing the proposed development.

A swept path assessment demonstrating the 10.1 m vehicle accessing the loading zone is shown below in **Error! Reference source not found.** to 7.

Figure 6 – Waste collection vehicle swept path






RYKO COURT
HARVEY STREET
10.1 Waste Truck
SWEPT PATH KEY
FRONT WHEEL PATHS (SOLID LINES)
PATH CENTRE LINE & DIRECTION OF TRAVEL (LONG/SHORT DASH)
REAR WHEEL PATHS (SOLID LINES)
0.5m CLEARANCE LINE (DOT)
VEHICLE OVERHANG (LONG DASH)
10.1 Waste Truck
Width : 2.50
Track : 2.50
Lock to Lock Time : 6.5
Steering Angle : 38.1

7.0 TRAFFIC IMPACT ASSESSMENT

7.1 TRAFFIC GENERATION

The NSW Roads and Maritime Services (RMS) (formerly Roads and Traffic Authority (RTA)) "Guide to Traffic Generating Developments" (the RTA Guide) provides trip generation rates for a variety of land uses. The RTA Guide does not provide trip generation rates for data centres. Therefore, the traffic generated by the development was determined empirically.

The following has been assumed:

- It is estimated there will be up to 40 staff on site at any one time
- Staff will all arrive within the AM peak hour and depart in the PM peak hour
- With the provision of bicycle parking and off-road shared paths in close proximity of the site, it is expected that a proportion of staff will cycle to work. For the purposes of this assessment, an estimation of 20 % of staff will cycle or walk to work
- No customers will arrive or depart the site during the AM and PM peak hours.

Based on this assumption, the development will generate 32 vehicle trips in the AM and PM peak periods.

It is anticipated that all vehicle movements will be arriving / departing to/from Garramilla Boulevard and Harvey Street.

The traffic generation of 32 trips per hour is minimal and will not impact the capacity of the surrounding road network and the level of service of the intersections in the area.

As such, there are no improvements required to the surrounding road network to accommodate for the additional traffic generated by the development.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis and discussions presented within this report, the following conclusions are drawn:

- 12 parking spaces will be provided on site. This represents a shortfall of **10 parking spaces**
- One loading bay has been provided within the lower ground floor car park
- The car park has been designed in accordance with AS 2890.1 and AS 2890.6
- Bicycle parking provision is in excess of the requirements, and have been designed in accordance with AS 2890.3
- Loading and waste collection will occur on-site within the carpark. The vehicle can enter and exit the carpark in a forwards direction.
- The development will generate up to 32 vehicle trips in the peak hours. This is negligible and will have minimum impacts to the surrounding road network. The anticipated traffic generation will not require improvements or upgrades to the surrounding road network.

APPENDIX A

Development Plans

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP23/0213

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 09702
Town of Darwin
8 RYKO CT, DARWIN CITY

APPROVED PURPOSE

To use and develop the land for the purpose of a Data Centre, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clauses 5.2.4.4 (Layout of Car Parking Areas), 5.2.5 (Loading Bays), 5.5.15 (Design in Commercial and Mixed Use Areas) and 5.5.16 (Active Street Frontage) of the Northern Territory Planning Scheme 2020.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.

agodfrey

Digitally signed by Adelle Godfrey
Date: 2023.09.01 13:31:22 +09'30'

ADELLE GODFREY
Delegate
Development Consent Authority
1 September 2023

DEVELOPMENT PERMIT

DP23/0213

SCHEDULE OF CONDITIONS

CONDITIONS PRECEDENT

1. Prior to the endorsement of plans and prior to commencement of works, amended plans to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application but modified to show:
   - Additional landscaping that achieves compliance with Clause 5.2.6.2 (Landscaping in Zone CB) of the NT Planning Scheme 2020.

2. Prior to the endorsement of plans and prior to commencement of works, a landscape plan to the satisfaction of the consent authority must be submitted to and approved by the consent authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions. The landscaping plan must be generally in accordance with the landscape concept plan dated (May 2023) prepared by TCL and incorporate additional landscaping required under condition 1 of this permit. The plan must include a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant. All species selected must be to the satisfaction of the consent authority.

3. Prior to the commencement of works (including site preparation), an engineered plan completed by a suitably qualified civil engineer demonstrating the on site collection of stormwater and its discharge into the local underground stormwater drainage system, shall be submitted to, and approved by the City of Darwin, to the satisfaction of the consent authority. The plan shall include details of site levels, and Council's stormwater drain connection point/s and connection details.

4. Prior to the commencement of works, a traffic impact assessment report is to be prepared by a suitably qualified traffic engineer in accordance with the Austroads Document Guide to Traffic Management Part 12: Traffic Impacts of Developments, in the report structure provided as Appendix C of that document, with particular attention to vehicular, pedestrian, cyclist and public transport issues and opportunities. The Traffic Impact Assessment report is to also include swept paths for waste collection vehicles entering and exiting the site and identifying any necessary upgrades to the surrounding street network to the requirements of the City of Darwin, to the satisfaction of the consent authority.

5. Prior to the commencement of works (including site preparation), in principle approval is required for the crossover and driveway to the site from the City of Darwin road reserve, to the satisfaction of the consent authority.

6. Prior to the commencement of works (including site preparation), the applicant is to prepare a dilapidation report covering infrastructure within the road reserve to the requirements of the City of Darwin, to the satisfaction of the consent authority.

7. Prior to the commencement of works (including site preparation), a Waste Management Plan demonstrating waste disposal, storage and removal in accordance with City of Darwin's Waste Management Guidelines, shall be submitted to and approved by the City of Darwin, to the satisfaction of the consent authority.

8. Prior to the commencement of works (including site preparation), the applicant is to prepare a Site Construction Management Plan (SCMP) to the requirements of the City of Darwin, to the satisfaction of the consent authority. The SCMP should specifically address the impact to Council owned public spaces and include a waste management plan for disposal of waste to Shoal Bay, traffic control for affected City of Darwin roads, haulage routes, storm water drainage & sediment control, use of City of Darwin land, and how this land will be managed during the construction phase.

GENERAL CONDITIONS

9. The works carried out under this permit shall be in accordance with the drawings endorsed as forming part of this permit.

10. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, sewerage, electricity and telecommunication networks to the development shown on the endorsed plan in accordance with the authorities' requirements and relevant legislation at the time.

    Please refer to notations 2, 3 and 4 for further information.

11. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.

12. Stormwater is to be collected and discharged into the drainage network to the technical standards of and at no cost to the City of Darwin, to the satisfaction of the consent authority.

13. All works recommended by the traffic impact assessment are to be completed to the requirements of the City of Darwin, to the satisfaction of the consent authority.

14. The kerb crossovers and driveways to the site approved by this permit are to meet the technical standards of City of Darwin, to the satisfaction of the consent authority.

15. No fence, hedge, tree or other obstruction exceeding a height of 0.6m is to be planted or erected so that it would obscure sight lines at the junction of the driveway and the public street to the requirements of the City of Darwin, to the satisfaction of the consent authority.

16. Storage for waste disposal bins is to be provided to the requirements of the City of Darwin, to the satisfaction of the consent authority.

17. Upon completion of any works within or impacting upon existing road reserves, the infrastructure within the road reserve shall be rehabilitated to the standards and requirements of the City of Darwin and returned to the condition as documented in the dilapidation report.

18. Before the use or occupation of the development starts, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
    a. constructed;

b. properly formed to such levels that they can be used in accordance with the plans;
c. surfaced with an all weather seal coat;
d. drained;
e. line marked to indicate each car space and all access lanes; and
f. clearly marked to show the direction of traffic along access lanes and driveways to the satisfaction of the consent authority.

Car parking spaces, access lanes and driveways must be kept available for these purposes at all times.

19. The loading and unloading of goods from vehicles must only be carried out on the land and within the designated loading bays, to the satisfaction of the consent authority.

20. All substation, fire booster and water meter arrangements are to be appropriately screened to the requirements of Power and Water Corporation and NT Fire and Emergency Services, to the satisfaction of the consent authority. Any screening should soften the visual impact of such infrastructure and details will need to be resolved in consultation with the Power and Water Corporation, and NT Fire and Emergency Services.

21. All air conditioning condensers (including any condenser units required to be added or replaced in the future) are to be appropriately screened from public view, located so as to minimise thermal and acoustic impacts on neighbouring properties and condensate disposed of to ground level in a controlled manner to the satisfaction of the consent authority.

22. All pipes, fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the consent authority.

23. The development must be designed and constructed to comply with the acoustic treatment recommendations of the Acoustics Spatial Co Ordination Report, dated 28 June 2023, prepared by Norman Disney and Young, and a statement from a suitably qualified acoustic engineer confirming compliance with Acoustics Report must be submitted prior to occupation of the development, to the satisfaction of the consent authority.

24. Before the use/occupation of the development starts, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the consent authority.

25. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the consent authority, including that any dead, diseased or damaged plants are to be replaced.

NOTES

1. The Authority advises the applicant that the building and façade must be constructed in accordance with the materials shown on Drawings numbered DA400(N) and DA401(L), dated 29/06/2023, prepared by Hames Sharley and the drawings endorsed through this permit.

2. The Power and Water Corporation advises that the Water and Sewer Services Development Section (waterdevelopment@powerwater.com.au) and Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on site and/or surrounding infrastructure.

3. All developers, including owner builders, are required to comply with Commonwealth telecommunications requirements. Under Commonwealth law, developers are generally required to provide fibre ready pit and pipe in their developments at their expense. Developers may be able to access an exemption from these arrangements in some circumstances. For more information visit www.infrastructure.gov.au/tind

4. If you choose nbn to service your development, you will need to enter into a development agreement with nbn. The first step is to register the development via http://www.nbnco.com.au/develop or plan with the nbn/new developments.html once registered nbn will be in contact to discuss the specific requirements for the development. Nbn requires you to apply at least 3 months before any civil works commence. All telecommunications infrastructure should be built to nbn guidelines found at http://www.nbnco.com.au/develop or plan with the nbn/newdevelopments/builders designers.html

5. Transport and Civil Services Division, Department of Infrastructure, Planning and Logistics advises that surface stormwater run off from the development site onto the Garramilla Boulevard Road reserve is not permitted.

6. Any proposed works on/over City of Darwin property shall be subject to separate application to City of Darwin and shall be carried out to the requirements and satisfaction of City of Darwin.

7. Designs and specifications for landscaping of the road verges adjacent to the property shall be submitted for approval by City of Darwin and all approved works shall be constructed at the applicant's expense, to the requirements of City of Darwin.

8. Notwithstanding the approved plans, any proposed signage for the site shall be subject to a separate assessment in accordance with City of Darwin Policy Number 42 – Outdoor Advertising Signs Code.

9. This development permit is not an approval to undertake building work. You are advised to contact a Northern Territory registered building certifier to seek a building permit as required by the *Northern Territory Building Act 1993* before commencing any demolition or construction works.

10. Any proposed works which fall within the scope of the *Construction Industry Long Service Leave and Benefits Act 2005* must be notified to NT Build by lodgement of the required Project Notification Form. Payment of any levy must be made prior to the commencement of any construction activity. NT Build should be contacted via email (info@ntbuild.com.au) or by phone on 08 89364070 to determine if the proposed works are subject to the Act.

This document contains drawing numbers:
2023/0228/01 to 2023/0228/19
Referred to in Permit No: DP23/0213
Issued by the consent authority on: 01 September 2023

All drawings contained within this document have been authorised by the delegate of the consent authority.

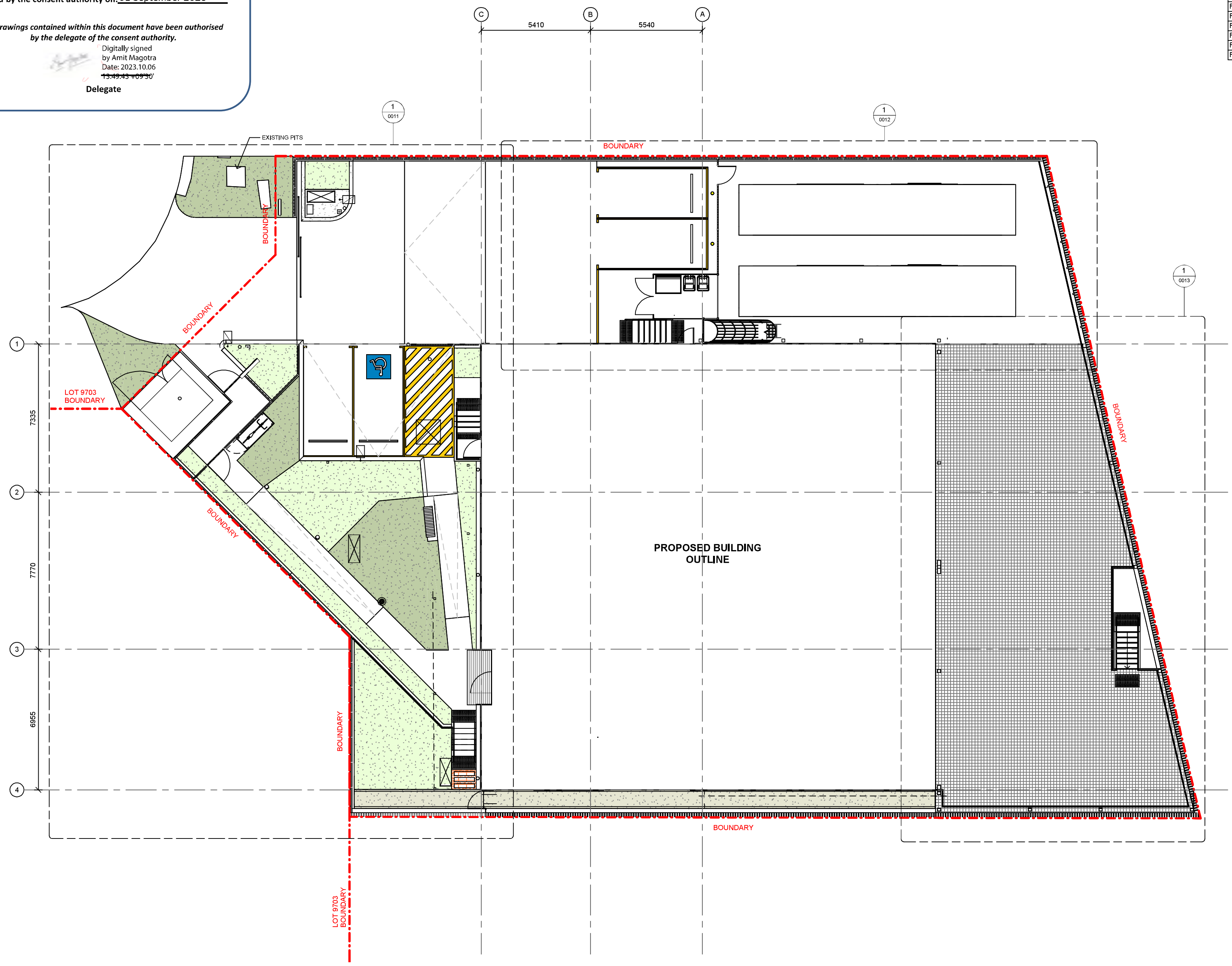
Digitally signed by Amit Magotra
Date: 2023.10.06 ~~13:49:43 +09'30'~~

Delegate

Drawing number 2023/0228/01
Referred to in Permit No: DP23/0213

SOFT LANDSCAPE AREA

Family	Type	Area
Floor	Landscaping - Planters	5,9 m²
Floor	Landscaping - Short Grass	25,6 m²
Floor	Landscaping - Planters	24,0 m²
Floor	Landscaping - Planters	20,3 m²
Floor	Landscaping - Grass	8,5 m²
Floor	Landscaping - Planters	6,5 m²
Floor	Landscaping - Planters	15,2 m²
Floor	Landscaping - Grass	2,6 m²
Floor	Landscaping - Swale Planting	27,3 m²
Floor	Landscaping - Planters	3,1 m²
Floor	Landscaping - Planters	2,0 m²
		140,9 m²



DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	E	TECHNICAL DESIGN - FINAL ISSUE			
04/09/2023	D	ISSUE FOR DEVELOPMENT PERMIT UPDATE			
25/08/2023	C	TECHNICAL DESIGN - DRAFT ISSUE UPDATE			
22/08/2023	B	REVISED LANDSCAPING LAYOUT FOR REVIEW			
21/07/2023	A	TECHNICAL DESIGN - DRAFT ISSUE			

NOTE:
1. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ASSOCIATED SPECIFICATION
2. DO NOT SCALE FROM DRAWINGS
3. CONFIRM ALL MEASUREMENTS ON SITE
4. CHECK ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES
5. ENSURE COORDINATION WITH OTHER TRADES ON SITE

PRINCIPAL CONSULTANTS
Architect HAMES SHARLEY
Services NDY
Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT
NEXTDC
NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[*Contractor / Consultant / Document Author*]
Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
EXTERNAL WORKS - OVERALL

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
CHECKED HS	Date 08/09/2023
APPROVED HS	Date 08/09/2023

Scale	Sheet	File Name
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Dwg no: D1-AR-01-0010
Rev E

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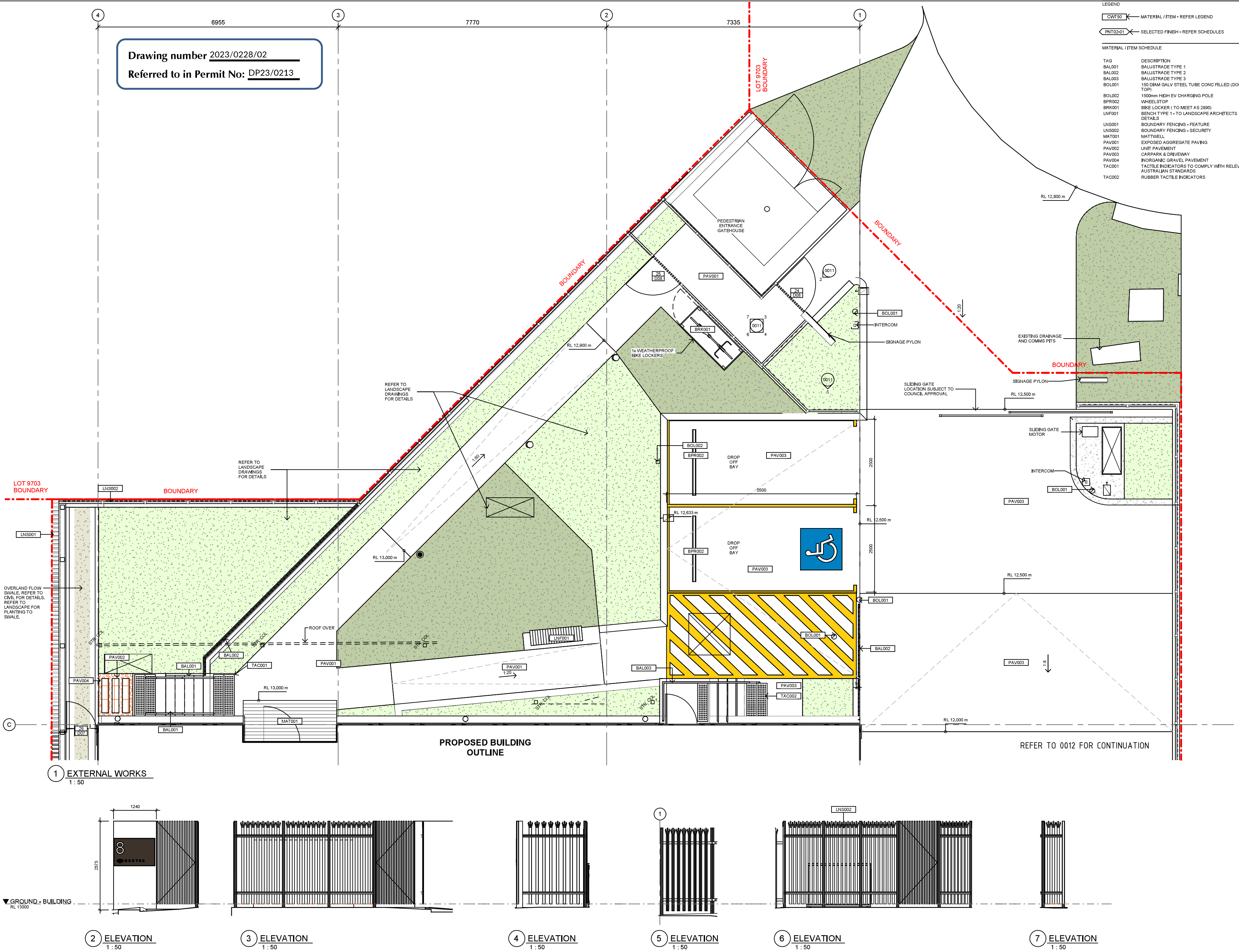
Drawing number 2023/0228/02
Referred to in Permit No: DP23/0213



LEGEND

CWT50 — MATERIAL / ITEM - REFER LEGEND

PNT02-01 — SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
BAL001	BALUSTRADE TYPE 1
BAL002	BALUSTRADE TYPE 2
BAL003	BALUSTRADE TYPE 3
BOL001	150 DIAM GALV STEEL TUBE CONC FILLED (DOMED TOP)
BOL002	1500mm HIGH EV CHARGING POLE
BPR002	WHEELSTOP
BRK001	BIKE LOCKER (TO MEET AS 2890)
LNF001	BENCH TYPE 1 - TO LANDSCAPE ARCHITECTS DETAILS
LNS001	BOUNDARY FENCING - FEATURE
LNS002	BOUNDARY FENCING - SECURITY
MAT001	MATTWELL
PAV001	EXPOSED AGGREGATE PAVING
PAV002	UNIT PAVEMENT
PAV003	CARPARK & DRIVEWAY
PAV004	INORGANIC GRAVEL PAVEMENT
TAC001	TACTILE INDICATORS TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS
TAC002	RUBBER TACTILE INDICATORS

DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	C	TECHNICAL DESIGN - FINAL ISSUE			
25/08/2023	B	TECHNICAL DESIGN - DRAFT ISSUE UPDATE			
21/07/2023	A	TECHNICAL DESIGN - DRAFT ISSUE			

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PRINCIPAL CONSULTANTS

Architect HAMES SHARLEY

Services NDY

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
EXTERNAL WORKS - SHEET 1

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
CHECKED HS	Date 08/09/2023
APPROVED HS	Date 08/09/2023

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D1-AR-01-0011	C

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Drawing number 2023/0228/03
Referred to in Permit No: DP23/0213

LEGEND

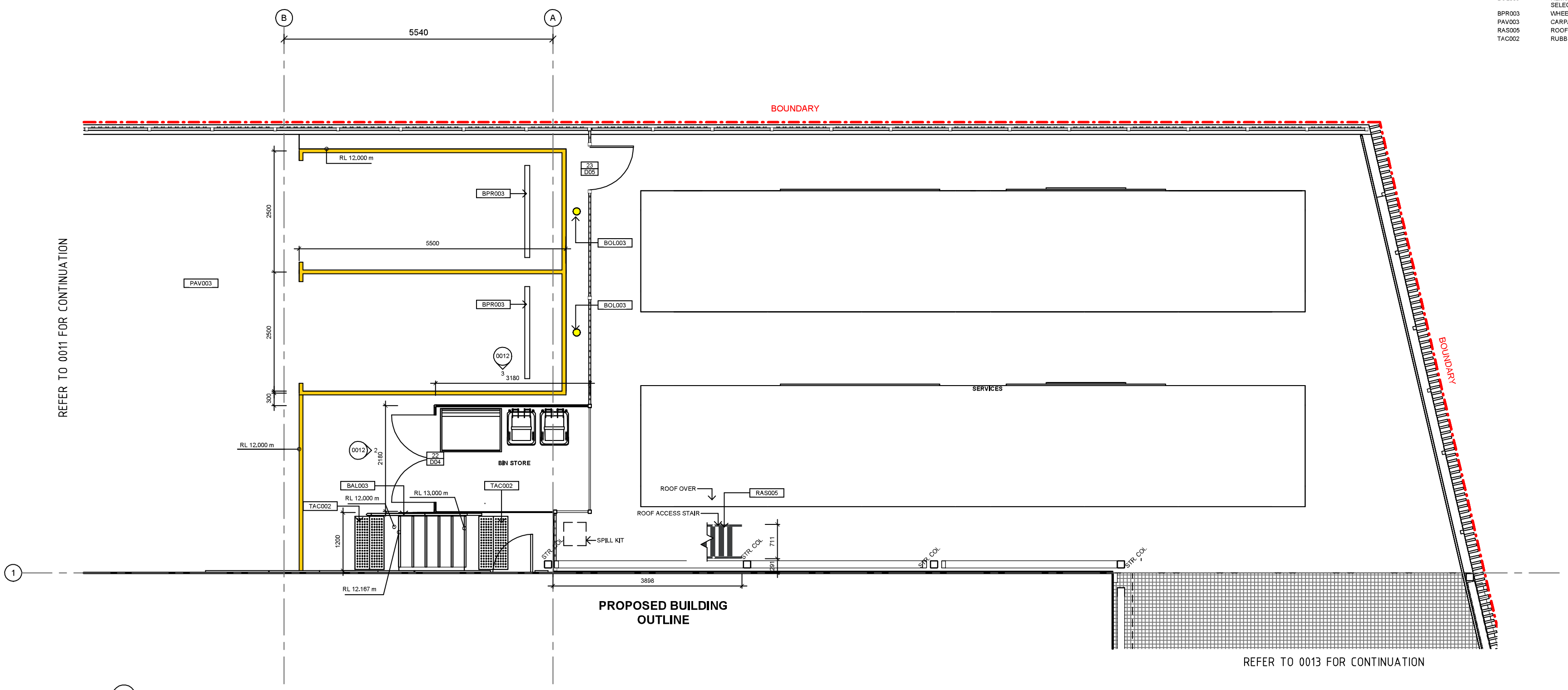
CWT50 — MATERIAL / ITEM - REFER LEGEND

PNT02-01 — SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
BAL003	BALUSTRADE TYPE 3
BOL003	REMOVEABLE BOLLARDS (PROPRIETORY ITEM SELECTION)
BPR003	WHEELSTOP - REMOVABLE
PAV003	CARPARK & DRIVEWAY
RAS005	ROOF ACCESS LADDER
TAC002	RUBBER TACTILE INDICATORS

DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	C	TECHNICAL DESIGN - FINAL ISSUE			
25/08/2023	B	TECHNICAL DESIGN - DRAFT ISSUE UPDATE			
21/07/2023	A	TECHNICAL DESIGN - DRAFT ISSUE			



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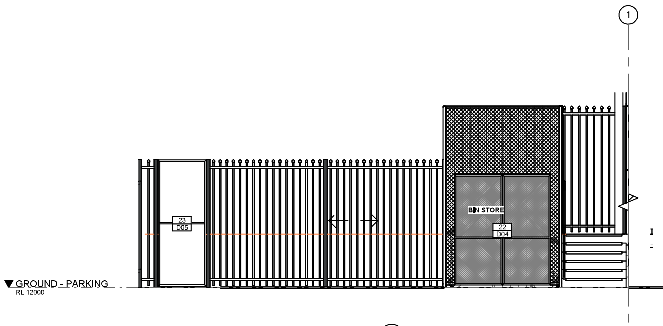
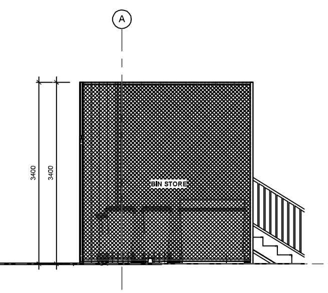
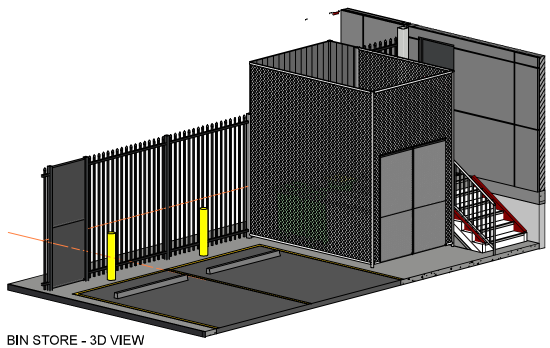


2 ELEVATION
1 : 50



3 ELEVATION
1 : 50



BIN STORE - 3D VIEW

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Architect HAMES SHARLEY
Services NDY
Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT
NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]
Hames Sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
EXTERNAL WORKS - SHEET 2

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN	Date
HS	08/09/2023
CHECKED	Date
HS	08/09/2023
APPROVED	Date
HS	08/09/2023

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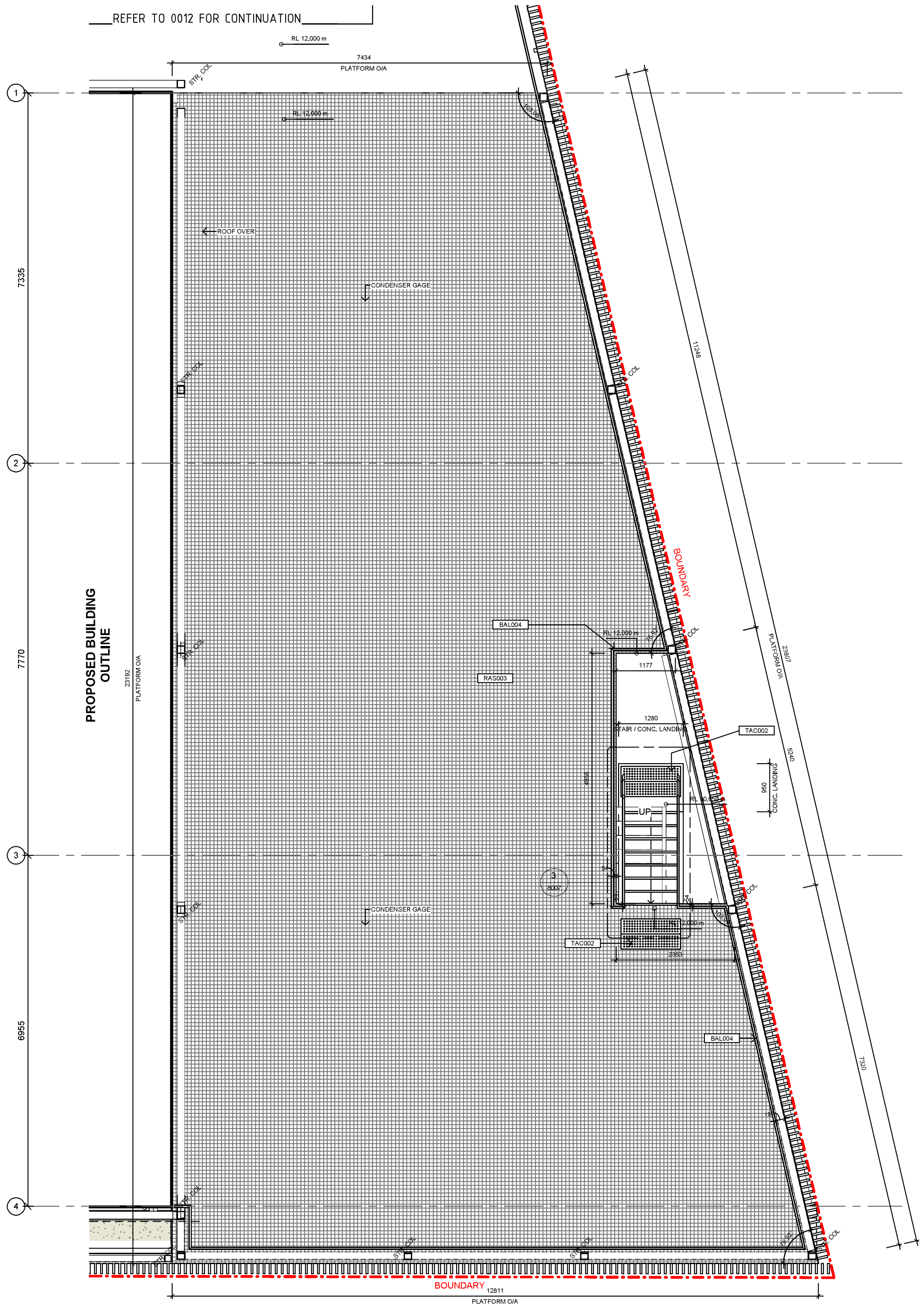

1 EXTERNAL WORKS
1 : 50

LEGEND

CWT50 — MATERIAL / ITEM - REFER LEGEND
PNT02-01 — SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
BAL004	BALUSTRADE TYPE 4
RAS003	MESH GRATING (PLATFORMS ETC)
TAC002	RUBBER TACTILE INDICATORS

DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	C	TECHNICAL DESIGN - FINAL ISSUE			
25/08/2023	B	TECHNICAL DESIGN - DRAFT ISSUE UPDATE			
21/07/2023	A	TECHNICAL DESIGN - DRAFT ISSUE			

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Architect HAMES SHARLEY
Services NDY
Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
EXTERNAL WORKS - SHEET 3

Drawing Status
TECHNICAL DESIGN - DRAFT

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APPROVED HS	Date 08/09/2023

Scale	Sheet	File Name
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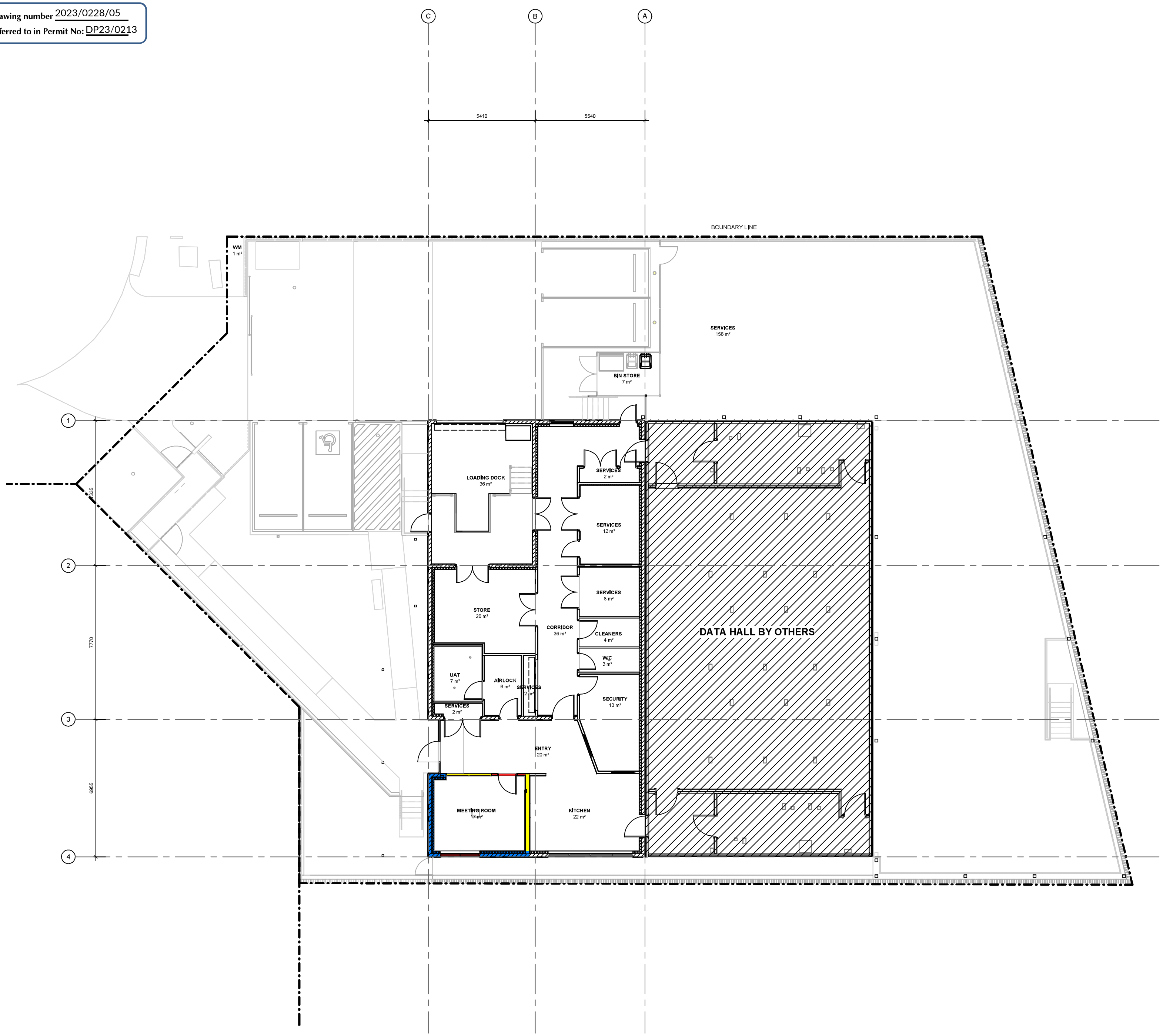

ACOUSTIC LEGEND

Red	Rw 45
Blue	Rw 55
Yellow	Rw 60

NOTE
TO BE READ TO CONJUCTION WITH NEXTDC MEETING ROOM STANDARDISATION GUIDELINES & WALL TYPE SCHEDULES.

DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	D	TECHNICAL DESIGN - FINAL ISSUE			
25/08/2023	C	TECHNICAL DESIGN - DRAFT ISSUE UPDATE			
21/07/2023	B	TECHNICAL DESIGN - DRAFT ISSUE			
17/05/2023	A	DRAFT ISSUE			

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Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

hames sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
ACOUSTIC DIAGRAMS - GROUND FLOOR

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
CHECKED HS	Date 08/09/2023
APPROVED HS	Date 08/09/2023

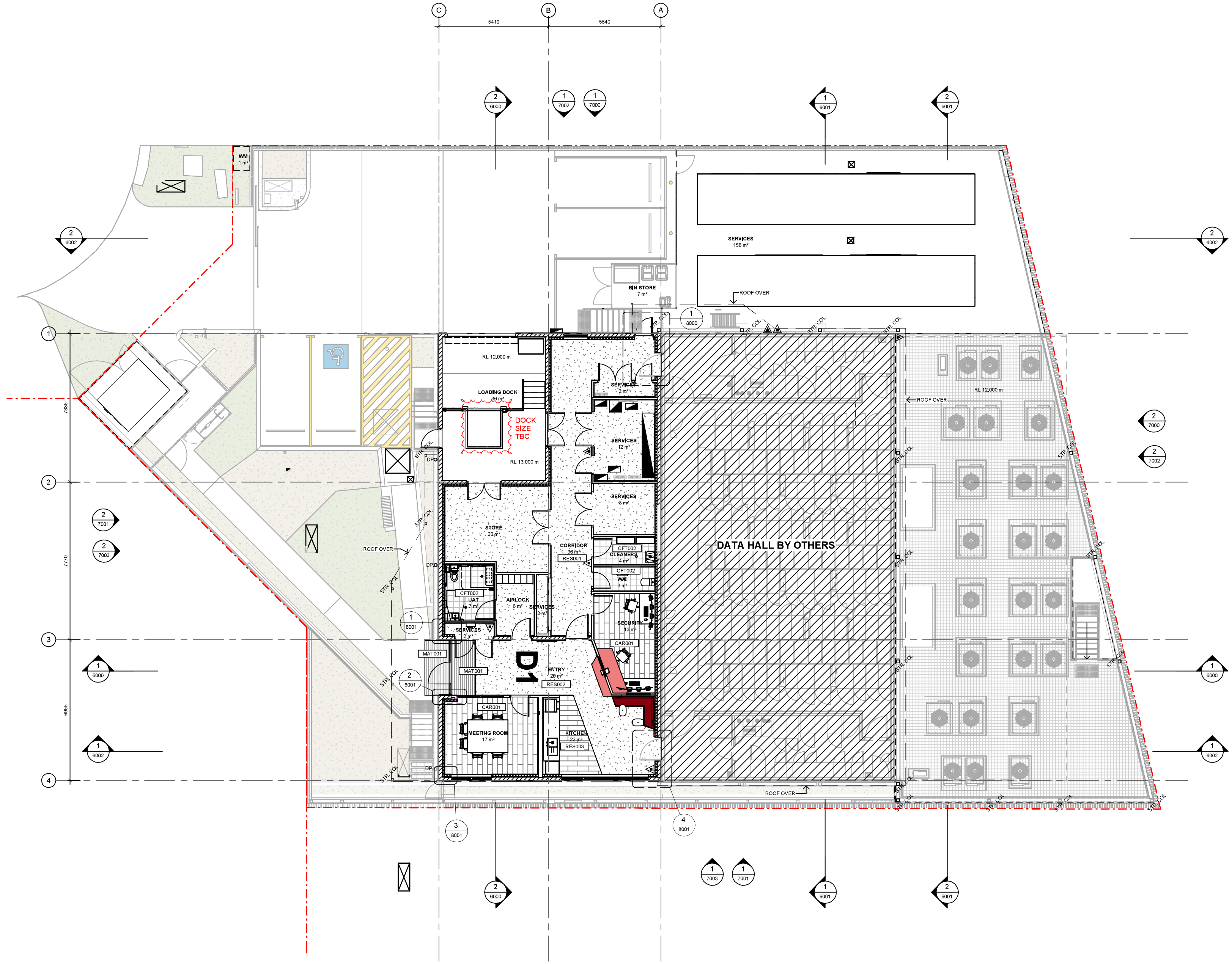
Scale	Sheet	File Name
1 : 100	A1	

Dwg no:	Rev
D1-AR-01-0050	D

13/09/2023 9:58:00 AM

Drawing number 2023/0228/06

Referred to in Permit No: DP23/0213



General Notes

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SITE OR PRODUCING SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR REVIEW BEFORE MANUFACTURING.
2. ASSEMBLE ALL BLOCKWORK WALLS IN ACCORDANCE WITH WALL STIFFENING AND SUPPORT DETAILS ON STRUCTURAL ENGINEER'S DRAWINGS.
3. ENSURE CIVIL WORKS CONTRACTOR AND PLUMBING CONTRACTOR COORDINATE AND ALLOW FOR STORMWATER COLLECTION SYSTEM TO BE CONTINUOUS FROM BUILDING FACE TO STORMWATER SYSTEM.

Legend

- 2 HOUR FIRE RATED SEPARATION
- 1 HOUR FIRE RATED SEPARATION
- 0001 — DOOR NUMBER
- D01 — DOOR TYPE - REFER DOOR SCHEDULE
- 0001 — WINDOW NUMBER
- W01 — WINDOW TYPE - REFER WINDOW SCHEDULE
- 0001 — GLAZING SYSTEM NUMBER
- W01 — SYSTEM TYPE - REFER FACADE GLAZING SYSTEMS SCHEDULE
- P01 — WALL TYPE - REFER SCHEDULE
- A — WALL HEIGHT

A - FULL HEIGHT TO UNDERSIDE OF STRUCTURE
B - WALL TO NOMINAL 100mm ABOVE CEILING HEIGHT
C - WALL TO UNDERSIDE OF CEILING
D - REFER TO NOMINATED DETAIL

LEGEND

- CWT50 — MATERIAL / ITEM - REFER LEGEND
- PNT02-01 — SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
CAR001	CARPET TILES - TYPE 1 - FOSSIL
CFT002	300x300 FLOOR TILE - P4 FINISH
MAT001	MATTWELL
RES001	SHEET VINYL - FLOOR
RES002	SHEET VINYL - FLOOR
RES003	VINYL SKIRTING

DATE	No.	REVISION HISTORY	DRW	CHK	QA
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Architect HAMES SHARLEY

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PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address

2 HARVEY STREET, DARWIN, 0800, NT

Project Name

NEXTDC D1 - LOT 9702

Drawing Title

FLOOR PLAN - GROUND

Drawing Status

TECHNICAL DESIGN - DRAFT

	Date
DRAWN HS	08/09/2023
CHECKED HS	08/09/2023
APPROVED HS	08/09/2023

Scale	Sheet	File Name
1 : 100	A1	

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Rev C

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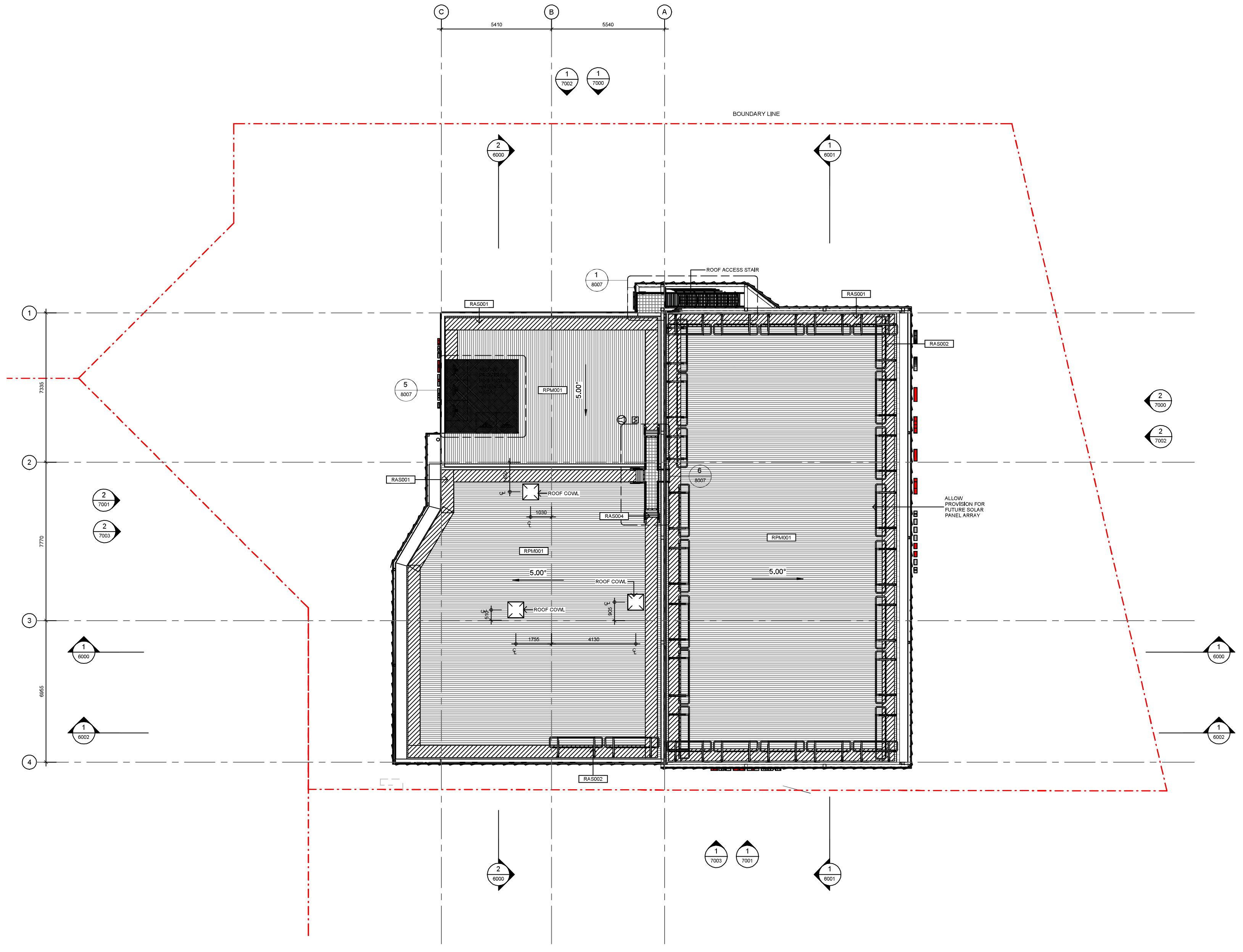
Drawing number 2023/0228/07

Referred to in Permit No: DP23/0213



Roof Notes

1 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE WATER-TIGHTNESS AND STRUCTURAL INTEGRITY OF THE ROOF

2 ENSURE ROOF SYSTEM INCLUDING GUTTERS, DOWNPIPES AND FLASHINGS ARE WITHOUT DEFECT OR WATER LEAKS, AND THAT THE ROOF AREA IS CLEANED DOWN FREE OF DEBRIS. AT ALL TIMES EVERY PRECAUTION TO BE TAKEN TO PREVENT RUBBISH ENTERING DOWNPIPES. ROOF & GUTTERS MUST HAVE ALL DEBRIS (INCLUDING POP-RIVET SHANKS) REMOVED AND BE CLEANED ONE (1) WEEK BEFORE HAND OVER

3 ACCESS TO AND ESCAPE FROM ROOF LEVELS MUST BE PROVIDED IN FULL COMPLIANCE WITH THE B.C.A

4 DOWNPIPES ARE TO BE FULLY HYDRAULICALLY SEALED BETWEEN RAINWATER HEAD/SUMP AND BELOW-GROUND DRAIN

5 PROVIDE EXPANSION JOINTS TO BOX GUTTERS AS REQUIRED TO MEET REGULATIONS AND STANDARDS

6 ALL ROOFING IS TO BE INSTALLED IN STRICT ACCORDANCE WITH AS 1397-1993 AND AS/NZS 1562

7 REFER TO MECHANICAL DRAWINGS FOR DETAILS OF AIR-CONDITIONING & EXHAUST UNITS

8 ALL ROOFING IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

9 A/C PLANT PLATFORMS TO BE HOT DIPPED GALVANISED. SIZES OF PLATFORMS TO SUIT A/C UNIT TYPES & TO THE APPROVAL OF THE STRUCTURAL ENGINEER

10 REFER TO MECHANICAL ENGINEER'S DRAWINGS FOR PACKAGED A/C UNITS. THE CONTRACTOR SHALL CONFIRM SIZE OF STRUCTURAL PLATFORM ON SITE PRIOR TO ORDERING A/C UNITS

11 PROVIDE DEKTITE FLASHING OR SIMILAR APPROVED AROUND STEEL SUPPORT TO ENSURE WATER TIGHT SEAL AROUND PENETRATIONS

12 LADDERS BETWEEN 45 AND 60 DEGREES WILL NOT BE ACCEPTED.

13 ANY HEIGHT OVER 300MM REQUIRES A LADDER. THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 1657-2018 AND THE RELEVANT STATE WORK COVER REGULATIONS

14 ANY PLATFORM HEIGHT GREATER THAN 600MM HIGH MUST HAVE HANDRAIL/BALUSTRADE TO ALL SIDES

Roof access walkway

1 FINAL LOCATION OF WALKWAY TO BE COORDINATED WITH MECHANICAL DUCTS AND ALL OTHER EQUIPMENT ON THE ROOF

2 SPACER BETWEEN DISSIMILAR METALS TO BE USED TO FIT SUPPORT SECTIONS

3 WALKWAY SHOULD AT ALL TIMES BE INSTALLED 2M AWAY FROM ANY FALL ZONE

4 WHERE DISTANCE IS BELOW 2M HANDRAILS SHALL BE INSTALLED

LEGEND

CWT50 ← MATERIAL / ITEM - REFER LEGEND

PNT02-01 ← SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
RAS001	ROOF ACCESS WALKWAY
RAS002	METAL BALUSTRADING
RAS004	ROOF ACCESS STEPS & HANDRAIL
RPM001	COLORBOND PROFILED METALDECK ROOFING

DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	C	TECHNICAL DESIGN - FINAL ISSUE			
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PRINCIPAL CONSULTANTS

Architect HAMES SHARLEY

Services NDY

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
ROOF PLAN

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
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D1-AR-01-3010	C

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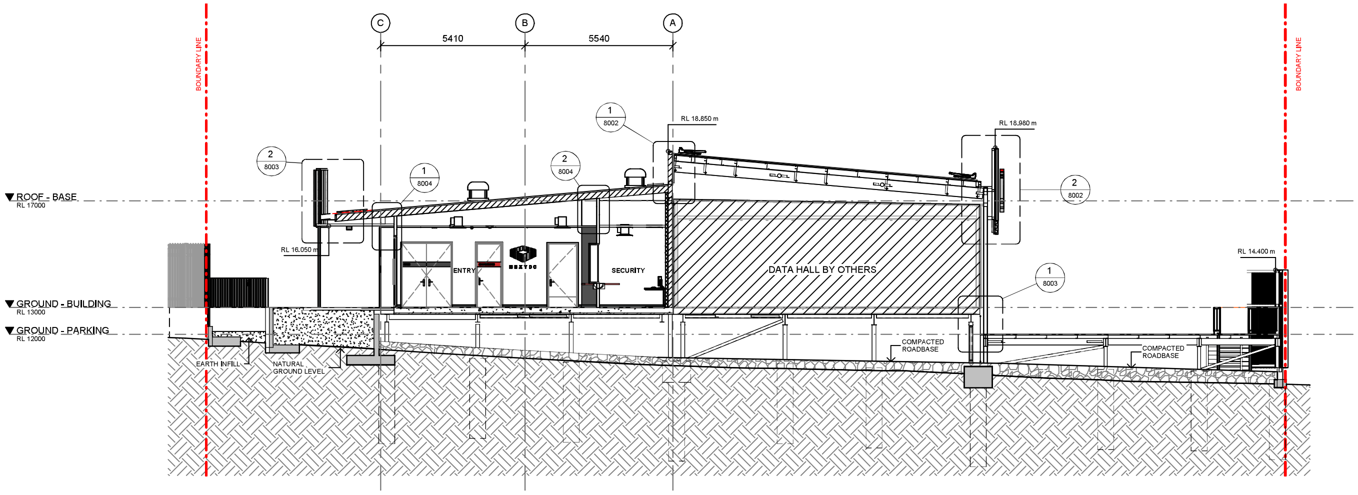

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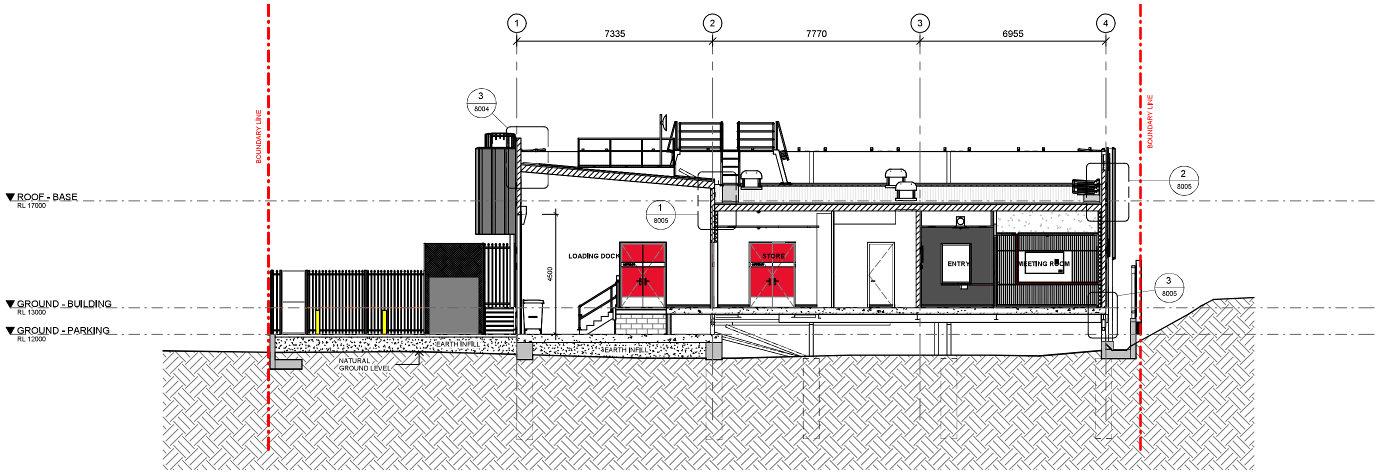
0061 1 : 100



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Architect HAMES SHARLEY
Services NDY
Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT
NEXTDC
NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]
Hames Sharley
hamessharley.com.au +61 8 9381 0200
Document Author Project Number

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Drawing Title
SECTIONS

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
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Scale 1 : 100 | Sheet A1 | File Name
Dwg no: D1-AR-01-6000 | Rev C

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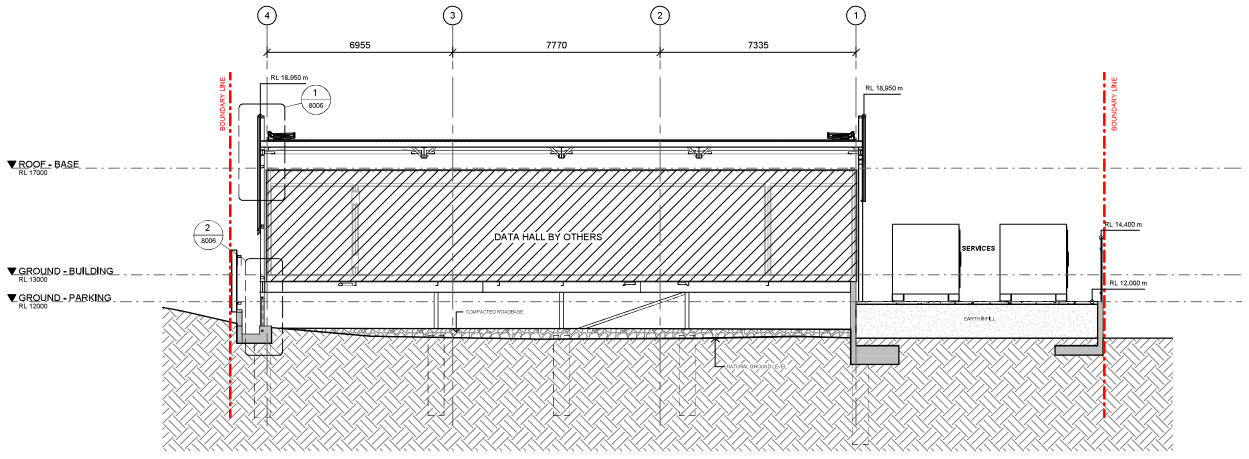

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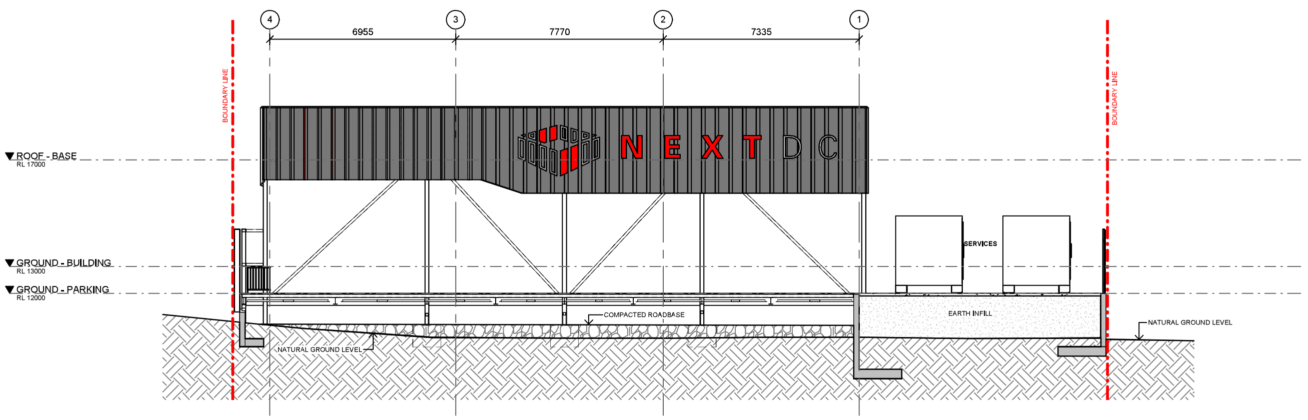

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3000 1 : 100

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Architect HAMES SHARLEY

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PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

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Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
SECTIONS

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN Author	Date 08/09/2023
CHECKED Checker	Date 08/09/2023
APPROVED Approver	Date 08/09/2023

Scale	Sheet	File Name
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D1-AR-01-6001	C

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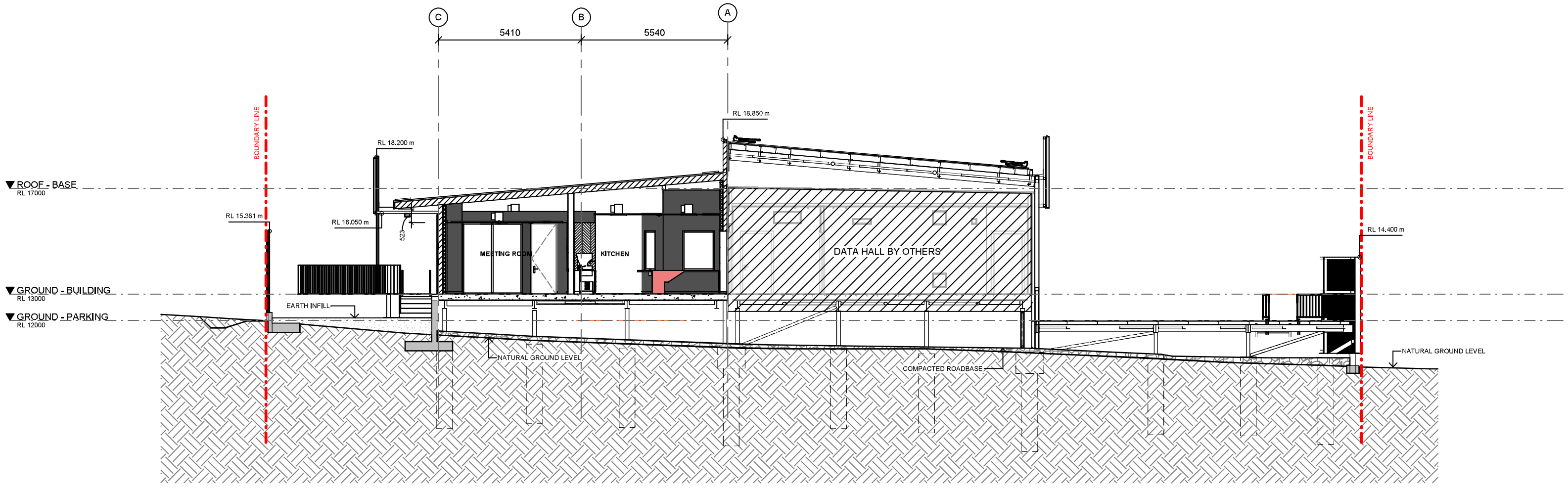

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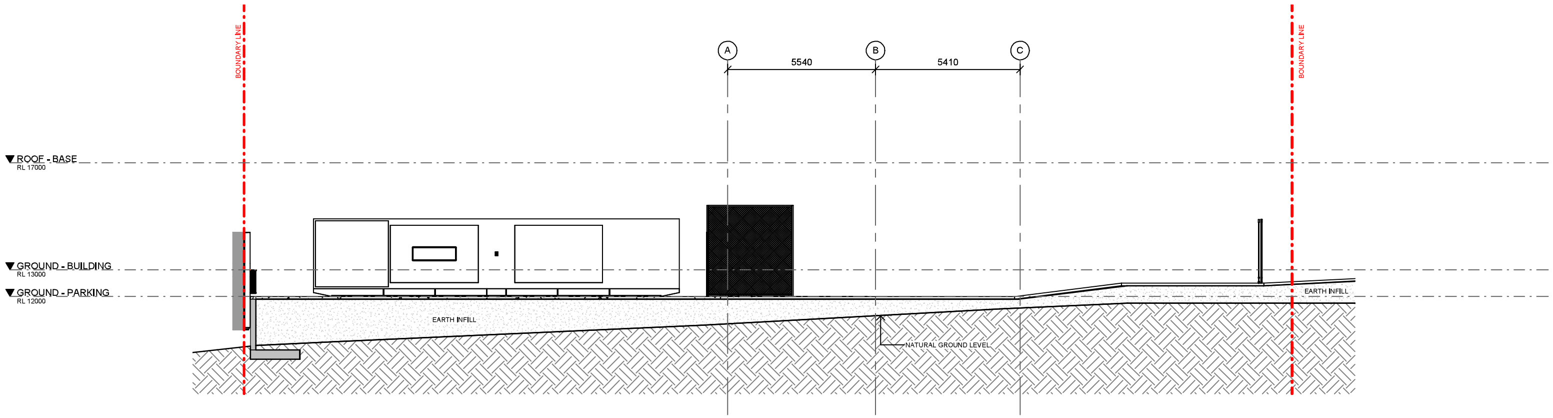

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3000 1 : 100

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PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

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Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
SECTIONS

Drawing Status
TECHNICAL DESIGN - DRAFT

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APPROVED Approver	Date 08/09/2023

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1 : 100	A1	

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D1-AR-01-6002	C

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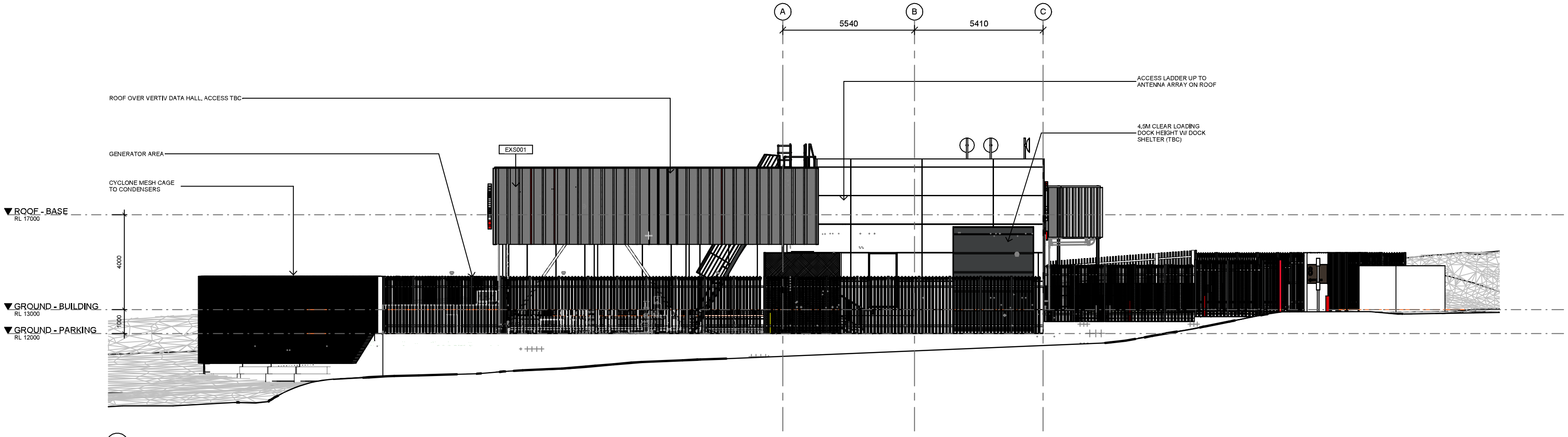
Referred to in Permit No: DP23/0213

LEGEND

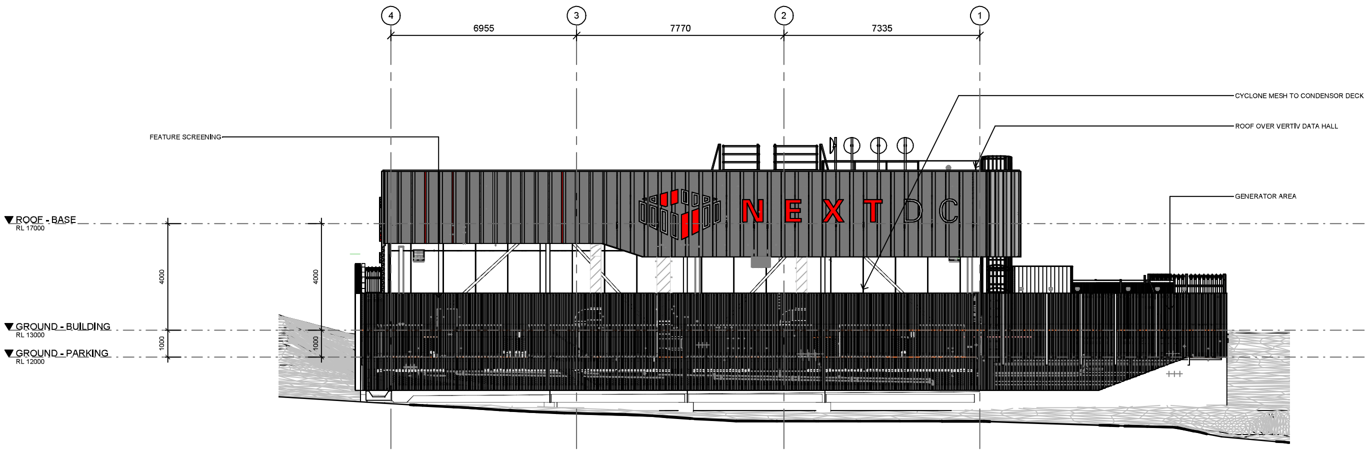
CWT50 — MATERIAL / ITEM - REFER LEGEND
PNT02-01 — SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
EXS001	PERFORATED ALUMINIUM SCREENING



1 ELEVATION - NORTH
1 : 100



2 ELEVATION - EAST
1 : 100

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Architect HAMES SHARLEY
Services NDY
Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley

hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
ELEVATIONS - NORTH & EAST

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
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Scale	Sheet	File Name
As indicated	A1	

Dwg no:	Rev
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Referred to in Permit No: DP23/0213

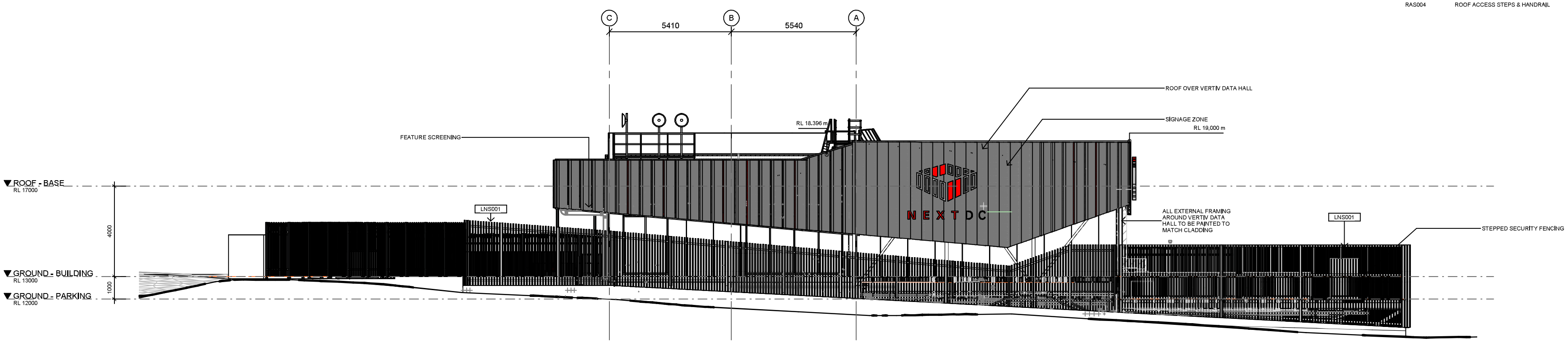
LEGEND

CWT50 ← MATERIAL / ITEM - REFER LEGEND

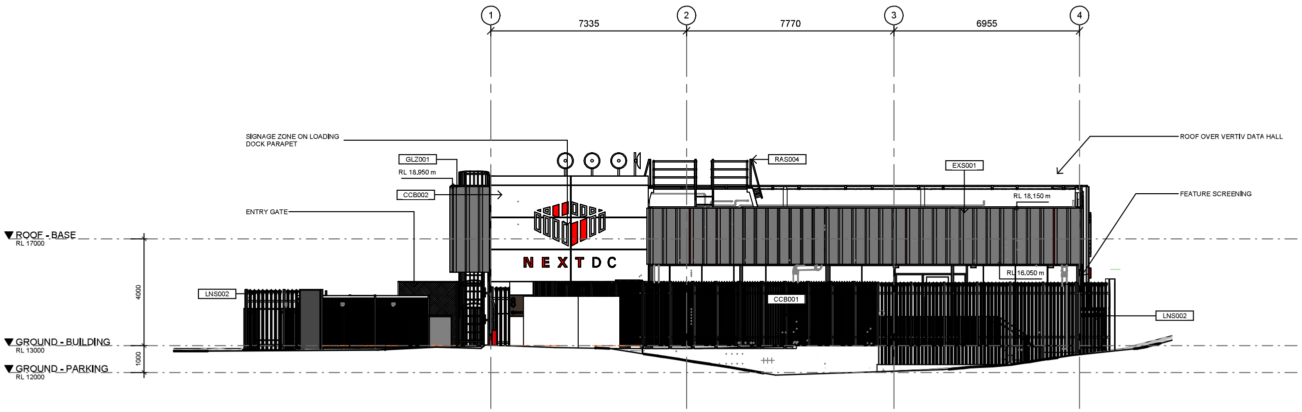
PNT02-01 ← SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

TAG	DESCRIPTION
CCB001	CFC CLADDING - GREY - TYPE 1
CCB002	CFC CLADDING - GREY - TYPE 2
EXS001	PERFORATED ALUMINIUM SCREENING
GLZ001	FAÇADE GLAZING - FRONT POCKET
LNS001	BOUNDARY FENCING - FEATURE
LNS002	BOUNDARY FENCING - SECURITY
RAS004	ROOF ACCESS STEPS & HANDRAIL



1 ELEVATION - SOUTH - GARRAMILLA BLVD
1 : 100



2 ELEVATION - WEST - HARVEY ST
1 : 100

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Architect HAMES SHARLEY

Services NDY

Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]

Hames Sharley
hamessharley.com.au +61 8 9381 0200

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Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
ELEVATIONS - SOUTH & WEST

Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN HS	Date 08/09/2023
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As indicated	A1	

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Drawing number 2023/0228/13
Referred to in Permit No: DP23/0213

NOTES:

DEMOLITION NOTES

1. COMPLETE FULL DILAPIDATION REPORT OF SITE, KERBS, CROSS OVERS, FOOTPATHS, IMMEDIATE ROAD SURFACES SURROUNDING THE SITE, VEGETATION, MULCH LEVELS, IRRIGATION SYSTEMS, ALL EXTERNAL SERVICES, AND PAVING. REPORT TO BE CIRCULATED TO CLIENT, PROJECT MANAGER AND CONSULTANT TEAM FOR ANY REQUIRED COMMENTS PRIOR TO ANY WORKS COMMENCING ON SITE.
2. EXTENT TO BE DEMOLISHED SHOWN IN RED.
3. REFER TO GEOTECHNICAL SURVEY FOR SUB-SURFACE FEATURES.
4. ALL WORKS SUBJECT TO STRUCTURAL ENGINEER DESIGN & DETAIL AND SPECIALIST SUB-CONTRACTOR METHOD STATEMENT.
5. ALLOW FOR BREAKING UP AND REMOVAL FROM SITE ANY ITEMS NO LONGER REQUIRED.
6. THE BUILDER SHALL ALSO REFER TO OTHER CONTRACT DOCUMENTS, STAGING PROGRAM, REGULATIONS, CODES OF PRACTICE, ETC. IN REGARD TO THE EXTENT AND MANNER IN WHICH THE DEMOLITION IS TO BE CARRIED OUT.
7. REFER TO RELEVANT ENGINEER'S DRAWINGS FOR CAPPING & SEALING OF REDUNDANT EXISTING SERVICES. SERVICES TO BE CUT AND SEALED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
8. CONTRACTORS TO INSPECT & CHECK ON SITE PRIOR TO DEMOLITION.
9. FOR INFORMATION ON OR ABOUT EXISTING SERVICES REFER RELEVANT CONSULTANTS DRAWINGS.
10. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SURVEY, STRUCTURAL, CIVIL AND SERVICES ENGINEERS DOCUMENTATION.
11. MAKE GOOD OR PROVIDE NEW AS REQUIRED TO ALL EXISTING ADJOINING SURFACES TO BE RETAINED, THAT ARE AFFECTED BY THE WORKS.
12. ALL DEMOLITION UNDERTAKEN TO COMPLY WITH AS 2601.
13. DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DEMOLITION SPECIFICATION AND OTHER RELEVANT CONSULTANT DOCUMENTATION. IF A DISCREPANCY IS IDENTIFIED, CONSULT ARCHITECT PRIOR TO COSTING AND / OR PROCUREMENT.

EXTENT OF BUILDING / STRUCTURE TO BE DEMOLISHED

GENERAL ARRANGEMENT PLANS NOTES

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK ON SITE OR PRODUCING SHOP DRAWINGS WHICH MUST BE SUBMITTED FOR REVIEW BEFORE MANUFACTURING.
2. ASSEMBLE ALL WALLS IN ACCORDANCE WITH WALL STIFFENING AND SUPPORT DETAILS ON STRUCTURAL ENGINEER'S DRAWINGS.
3. ALL ENCLOSED APPLICABLE SERVICES OR EQUIPMENT AS SPECIFIED IN NCC D2.7 THAT ARE INSTALLED ALONG PATH OF EGRESS TO INCLUDE SMOKE SEALS TO DOORS AND NON COMBUSTIBLES CONSTRUCTION TO WALLS, CEILINGS AND DOORS AS PER NCC D2.7. REFER DOOR SCHEDULE, DOOR HARDWARE AND SPECIFICATION FOR DETAILS.

LEGEND

NG01	LOUVRE NUMBER
LR01	LOUVRE TYPE
XX01	GLAZING SYSTEM NUMBER
GZ01	SYSTEM TYPE
N1-01A	ROOM NUMBER + DOOR LETTER
DT01	DOOR TYPE NUMBER
P01	WALL TYPE
A	WALL HEIGHT

WALL HEIGHT CODE:
A - FULL HEIGHT TO UNDERSIDE OF STRUCTURE
B - WALL 100mm ABOVE CEILING HEIGHT
C - WALL TO UNDERSIDE OF CEILING
D - REFER TO NOMINATED DETAIL
E - REFER TO ELEVATIONS

KEYNOTE LEGEND

CAR001	MATERIAL / ITEM - REFER SCHEDULE
PNT001	SELECTED FINISH - REFER SCHEDULES

MATERIAL / ITEM SCHEDULE

CEILING NOTES

1. REFER TO SPECIFICATION AND MATERIALS SCHEDULE FOR DETAILS OF CEILING FINISHES AND ASSOCIATED FIXTURES.
2. REFER TO ELECTRICAL, MECHANICAL, FIRE (WET AND DRY, IF APPLICABLE) DOCUMENTATION IN CONJUNCTION WITH THIS DRAWING TO COORDINATE CEILING MOUNTED SERVICES. REFER TO ARCHITECT ANY DISCREPANCIES OR CLASHES BETWEEN SERVICES TO BE INSTALLED.
3. REFER TO INSULATION DIAGRAMS & SPECIFICATION FOR TOTAL INSULATION EXTENT. TO BE REVIEWED IN CONJUNCTION WITH SECTION J REPORT

ELEVATION NOTES

1. ROOF ACCESS AND FALL ARREST SYSTEMS SHOWN ON DRAWINGS ARE FOR DESIGN INTENT ONLY. FINAL SYSTEM TO BE DESIGNED AND SUPPLIED BY ACCESS SAFETY CONSULTANT.

DOORS NOTES

1. REFER TO 3000 PLAN SERIES FOR DOOR LOCATIONS
2. REFER TO DOOR SCHEDULE DRAWINGS FOR DOOR ELEVATION DIAGRAMS. THIS DRAWING IS INTENDED AS GENERIC GUIDE FOR DOOR FURNITURE AND HARDWARE SET OUTS. NOT ALL FURNITURE IS SHOWN OR REQUIRED.
3. THIS SCHEDULE IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, DOOR HARDWARE SCHEDULE PROVIDED BY ASSA ABLOY IN THE ARCHITECTURAL SPECIFICATIONS AND OTHER RELEVANT CONSULTANT DOCUMENTATION. IF DISCREPANCY IS IDENTIFIED, CONSULT ARCHITECT PRIOR TO COSTING AND / OR PROCUREMENT.
4. REFER TO MECHANICAL ENGINEERS DRAWINGS FOR UNDERCUT OR VENTILATION GRILLES TO DOORS.
5. REFER TO SECURITY CONSULTANT DRAWINGS FOR SECURITY CONTROLLED / MONITORED DOORS DETAILS. ALL HARDWARE REQUIRING SCEC APPROVAL MUST BE CONFIRMED THAT APPROVALS ARE VALID AT THE TIME OF COSTING AND PRIOR TO PROCUREMENT.
6. ALL DOORS ARE TO BE PROVIDED WITH ALL COMPONENTS AND ACCESSORIES TO MEET ALL ACOUSTIC, FIRE, DDA AND SECURITY REQUIREMENTS.
7. PROVIDE ALL SECONDARY STEEL FRAMING TO SUPPORT DOOR LEAFS AND HARDWARE COMPONENTS.
8. FORCE TO OPEN REQUIREMENTS NOT TO EXCEED 20NM FOR DDA USE AND 110NM FOR GENERAL USE.
9. EXTERNAL DOORS OPENING OUT SHALL BE FITTED WITH DRIP SEALS EQUIVALENT TO RAVEN RP67 TO STOP WATER POOLING ON TOP OF THE DOOR IN WET WEATHER. ALL EXTERNAL DOORS SHALL HAVE DRIP SEALS.
10. LOCKSMITH MUST BE SCEC APPROVED.
11. 30% LUMINANCE CONTRAST REQUIRED BETWEEN LEAF & WALL/FRAME/ARCHITRAVE IN ACCORDANCE WITH AS 1428.1-2009
12. DOORS TO DATA HALLS AND MECHANICAL SERVICES CORRIDORS SHALL BE FITTED WITH APPROPRIATE HARDWARE TO ASSIST WITH OPENING WHERE DIFFERENTIAL PRESSURES OCCURS BETWEEN THE ROOMS. THE REQUIRED FORCE TO HOLD AND OPEN A DOOR DOES NOT EXCEED 20N AND DOOR CONTROLS COMPLY WITH CLAUSE 13.5 of AS1428.1-2009.COORDINATE WITH MECHANICAL CONTRACTOR FOR FINAL FORCE CALCULATIONS.
13. LATCH DEVICE AND OPERATION OF DOORS IN REQUIRED EXITS (FORMING PART OF A REQUIRED EXIT OR IN THE PATH OF TRAVEL TO A REQUIRED EXIT) WILL BE SELECTED AND INSTALLED IN ACCORDANCE WITH BCA-D2.21 AND MOUNTED AT A HEIGHT BETWEEN 900-1100MM.

WALL SCHEDULE NOTES

1. STUD SPACING FOR ACOUSTICALLY RATED WALLS TO NOT BE REDUCED FROM 600mm CTS UNLESS NOTED OTHERWISE.
2. MINIMUM STUD GAUGES FOR ACOUSTICALLY RATED WALLS IS 0.55 BMT UNLESS NOTED OTHERWISE.
3. PARTITION TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS REQUIREMENTS UNLESS NOTED OTHERWISE.
4. MAKE ALLOWANCE FOR ADDITIONAL NOGGINGS AND PLYWOOD/STEEL SHEET SUBSTRATE BEHIND PLASTERBOARD WALL LININGS AS STRUCTURAL SUPPORT FOR THE INSTALLATION OF AV EQUIPMENT. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS.
5. REFER TO SECURITY CONSULTANT DRAWINGS FOR FURTHER SPECIFIC DETAILS & REQUIREMENTS FOR PHYSICAL SECURITY WALL TYPES. POSITION STRUCTURAL PLYWOOD/STEEL SHEET SHEETING EXTERNALLY TO THE SECURE ROOM OR CONFIRM WITH SECURITY CONSULTANT WHEN MULTIPLE SECURE ROOMS ADJACENT.
6. STEEL STUDWORK BMT CALCULATIONS AS PER MANUFACTURERS SPECIFICATION UNLESS OTHERWISE NOTED IN THE WALL SCHEDULE BELOW, WHERE STIPULATED TO MEET SECURITY REQUIREMENTS.

LEGENDS:

FIRE SEPARATION LEGEND

NCC FIRE SEPARATION REQUIREMENT

	INTERNAL FIRE RESISTING 120/120/120 (NCC)
	2HR FIRE RATED DOORS (NCC)

NEXTDC FIRE SEPARATION REQUIREMENT

	FIRE RATED NON-LOAD BEARING -/120/120 (NEXTDC)
	2HR FIRE RATED DOORS (NEXTDC)

INSULATION LEGEND

	SOFFIT (UNDER SLAB) **R2.0** min
	SOFFIT (UNDER SLAB) **R3.7** min
	INTERNAL WALLS **R1.5** min
	EXTERNAL WALLS **R1.5** min
	GLAZING

NOTE: REFER TO FACADE ENGINEER'S DOCUMENTATION FOR EXTERNAL GLAZING U VALUES.

ACOUSTIC LEGEND

	Rw 40
	Rw 40 + DISCONTINUOUS
	Rw 45
	Rw 45 + DISCONTINUOUS
	Rw 50
	Rw 55

WATERPROOFING LEGEND

	TYPE WPS 1: INTERNAL WET AREAS LOCATION: AMENITIES, WET AREAS, SHOWERS, CLEANER'S ROOMS
	TYPE WPS 2: CONCRETE SEALER BROOM FINISH TO RAMPSCOVING TROWEL OR RAKE FINISH FOR SLIP RESISTANCE TO CARPARK/LOADING DOCK. LOCATION: CARPARKS, LOADING DOCK
	TYPE WPS 3: WET INTERNAL PLANT ROOMS LOCATION: WET PLANT ROOMS

NOTE:
WATERPROOFING SYSTEMS HAVE BEEN NOMINALLY INDICATED. FINAL SPECIFICATIONS & SYSTEMS TO BE CONFIRMED WITH SUPPLIER & CONTRACTOR ONCE THE FRONT-OF-HOUSE CONSTRUCTION METHODOLOGY HAS BEEN AGREED.

NOTE:
WATERPROOFING TO WET AREAS TO BE INSTALLED IN ACCORDANCE TO AS 3740. SHOWERS & WASH DOWN AREA WALLS TO HAVE WATERPROOFING TO MIN. 1800MM ABOVE FFL.

NOTE:
ALL HOBS AND BUNDS TO BE WATERPROOFED.

FOUNDATION SETOUT LEGEND

600	EDGE FACE IN mm
	DENOTES 2000mm DEEP RAFT FOOTING, TOF 44.965m
	DENOTES 800mm RAFT FOOTING, TOF X.XXXm
	DENOTES 800mm RAFT FOOTING, TOF X.XXXm
	DENOTES 800mm RAFT FOOTING, TOF X.XXXm
	DENOTES FOLD IN RAFT SLAB
	DENOTES CONCRETE WALLS
	DENOTES RAFT SLAB EDGE
FW	FLOOR WASTE REFER TO HYDRAULIC ENGINEERS DRAWINGS
OF	OVERFLOW REFER TO HYDRAULIC ENGINEERS DRAWINGS

CONCRETE PROFILE LEGEND

600	SLAB SET-DOWN IN mm
FFL 9.000m	FINISHED FLOOR LEVEL
SSL 9.000m	STRUCTURAL SLAB LEVEL
	DENOTES BONDEK SLAB TO STR. ENGINEER'S DETAILS
	DENOTES INSITU REINFORCED CONCRETE SLAB TO STR. ENGINEER'S DETAILS
	DENOTES EXTENT OF 100MM TOPPING POLISHED CONCRETE
	DENOTES EXTENT OF 10MM MAPEI TOPPING CONCRETE
	DENOTES WET AREA SLAB SETDOWN
	DENOTES PLINTHS MIN 185mm. @SSL46.170 & 46.185
	DENOTES PLINTHS MIN 200mm. @SSL74.615
	DENOTES CONCRETE WALLS / COLUMNS
	DENOTES SLAB EDGE
C.N.J.	DENOTES CONSTRUCTION JOINT, REFER TO STR ENG DETAIL
T.M.J.	DENOTES TEMPORARY MOVEMENT JOINT, REFER TO DETAIL
D.G.	25mm DRIP GROOVE
FW	FLOOR WASTE OUTLET
OF	OVERFLOW OUTLET

CONCRETE PROFILE - PLINTH & COLUMN SETOUT LEGEND

600	SLAB SET-DOWN IN mm
FFL 9.000m	FINISHED FLOOR LEVEL
SSL 9.000m	STRUCTURAL SLAB LEVEL
	DENOTES BONDEK SLAB TO STR. ENGINEER'S DETAILS
	DENOTES INSITU REINFORCED CONCRETE SLAB TO STR. ENGINEER'S DETAILS
	DENOTES EXTENT OF 100MM TOPPING, POLISHED CONCRETE
	DENOTES WET AREA SLAB SETDOWN
	DENOTES PLINTHS 200mm MINIMUM ABOVE HIGHEST FALL POINT. @SSL71.505
	DENOTES PLINTHS 200mm MINIMUM ABOVE HIGHEST FALL POINT. @SSL71.515
	DENOTES PLINTHS 200mm MINIMUM ABOVE HIGHEST FALL POINT. @SSSL71.545
	DENOTES PLINTHS 200mm MINIMUM ABOVE HIGHEST FALL POINT. @SSL71.590
	DENOTES PLINTHS 200mm MINIMUM ABOVE HIGHEST FALL POINT. @SSL71.605
	DENOTES PLINTHS 200mm MINIMUM ABOVE HIGHEST FALL POINT. @SSL71.665
	DENOTES PLINTHS 250mm MINIMUM ABOVE HIGHEST FALL POINT. @SSL71.690
	DENOTES CONCRETE WALLS / COLUMNS
	DENOTES SLAB EDGE
C.N.J.	DENOTES CONSTRUCTION JOINT, REFER TO DETAIL
T.M.J.	DENOTES TEMPORARY MOVEMENT JOINT, REFER TO DETAIL
FW	FLOOR WASTE OUTLET
OF	OVERFLOW OUTLET

CEILING LEGEND

CLG-00	CEILING TYPE - REFER CEILING LEGEND
2700	CEILING HEIGHT ABOVE FLOOR LEVEL
	CEILING GRID SETOUT POINT
AP	600x600 CEILING ACCESS PANEL
	2HR FIRE RATED CEILING
	VENTILATION DIFFUSER 600x600 MM
RAG	RETURN AIR GRILLE
	FIRE SPRINKLER - SEMI RECESSED
	FIRE SPRINKLER - NO CEILING
	SINGLE STROBE
	DUAL STROBE
	HEAT DETECTOR
	RECESSED SPEAKER
	SURFACE MOUNTED SPEAKER
	SMOKE DETECTOR
MD	MOTION SENSOR
	EMERGENCY EXIT SIGN
	BATTEN LIGHTING
	EMERGENCY BATTEN LIGHTING
	EMERGENCY LIGHTING
	DOWNLIGHT
TH	TEMPERATURE/HUMIDITY SENSOR
	GAS SUPPRESSION NOZZLE
	SECURITY CAMERA

DATE	No.	REVISION HISTORY	DRW	CHK	QA
08/09/2023	D	TECHNICAL DESIGN - FINAL ISSUE			
25/08/2023	C	TECHNICAL DESIGN - DRAFT ISSUE UPDATE			
21/07/2023	B	TECHNICAL DESIGN - DRAFT ISSUE			
17/05/2023	A	DRAFT ISSUE			

NOTE:
1. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ASSOCIATED SPECIFICATION
2. DO NOT SCALE FROM DRAWINGS
3. CONFIRM ALL MEASUREMENTS ON SITE
4. CHECK ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES
5. ENSURE COORDINATION WITH OTHER TRADES ON SITE

PRINCIPAL CONSULTANTS
Architect HAMES SHARLEY
Services NDY
Structural PRITCHARD FRANCIS

PRINCIPAL CONTRACTOR

CLIENT

NEXTDC
GPO Box 3219
Brisbane QLD 4001
T: +61 7 3177 4777

[Contractor / Consultant / Document Author]
Hames Sharley
hamessharley.com.au +61 8 9381 0200

Document Author Project Number

Key Plan

Site	Stage	NEXTDC Project Number
D1	S1	D1.001

Project Address
2 HARVEY STREET, DARWIN, 0800, NT

Project Name
NEXTDC D1 - LOT 9702

Drawing Title
GENERAL NOTES

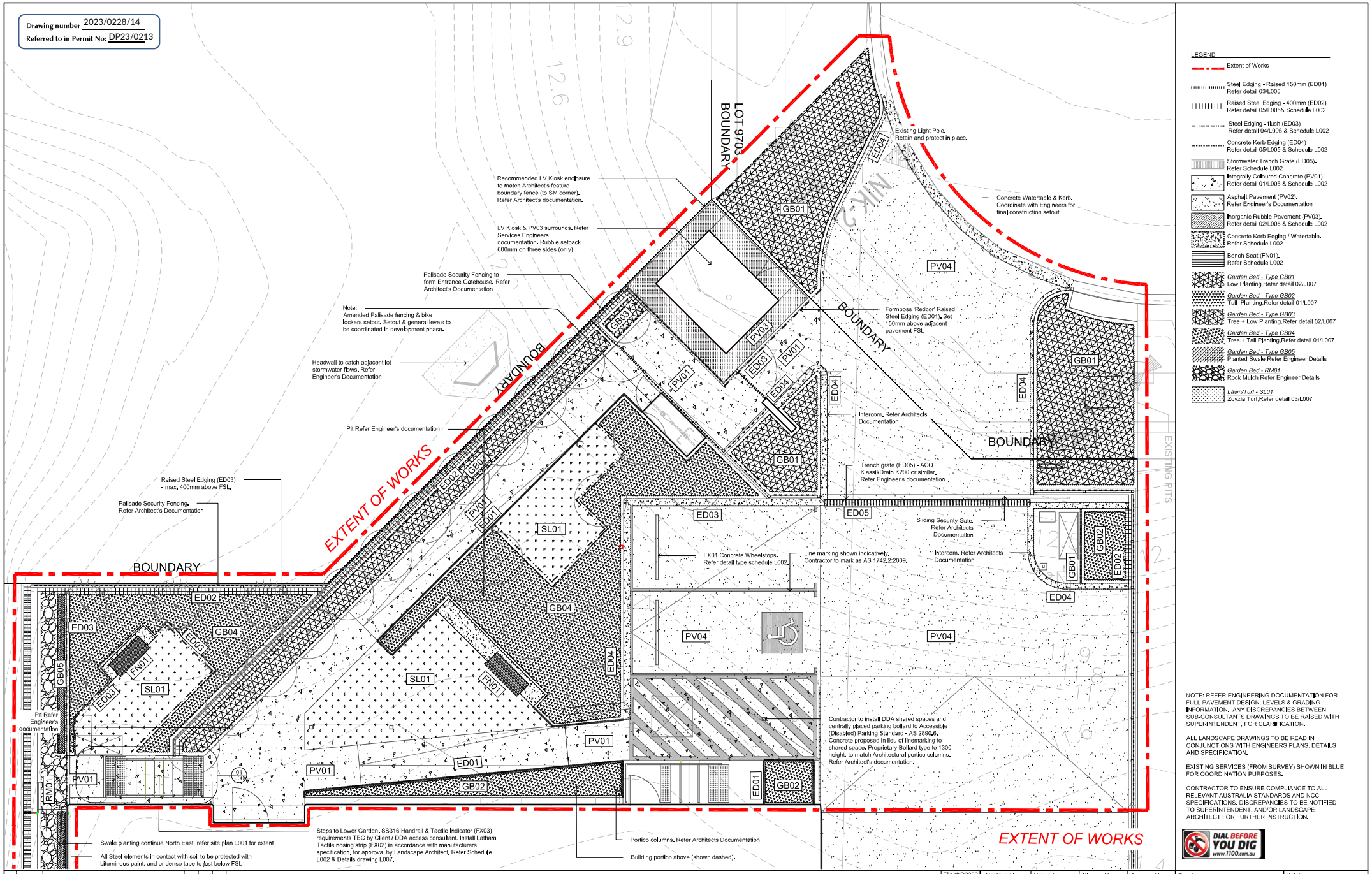
Drawing Status
TECHNICAL DESIGN - DRAFT

DRAWN Author	Date 08/09/2023
CHECKED Checker	Date 08/09/2023
APPROVED Approver	Date 08/09/2023

Scale: As indicated A1 | Sheet | File Name
Dwg no: D1-AR-01-0001 | Rev: D

13/09/2023 9:55:27 AM

Drawing number 2023/0228/14
Referred to in Permit No: DP23/0213



LEGEND

- Extent of Works
- Steel Edging - Raised 150mm (ED01) Refer detail 03/L005
- Raised Steel Edging - 400mm (ED02) Refer detail 05/L005& Schedule L002
- Steel Edging - flush (ED03) Refer detail 04/L005 & Schedule L002
- Concrete Kerb Edging (ED04) Refer detail 05/L005 & Schedule L002
- Stormwater Trench Grate (ED05). Refer Schedule L002
- Integrally Coloured Concrete (PV01) Refer detail 01/L005 & Schedule L002
- Asphalt Pavement (PV02). Refer Engineer's Documentation
- Inorganic Rubble Pavement (PV03). Refer detail 02/L005 & Schedule L002
- Concrete Kerb Edging / Watertable. Refer Schedule L002
- Bench Seat (FN01). Refer Schedule L002
- *Garden Bed - Type GB01* Low Planting.Refer detail 02/L007
- *Garden Bed - Type GB02* Tall Planting.Refer detail 01/L007
- *Garden Bed - Type GB03* Tree + Low Planting.Refer detail 02/L007
- *Garden Bed - Type GB04* Tree + Tall Planting.Refer detail 01/L007
- *Garden Bed - Type GB05* Planted Swale Refer Engineer Details
- *Garden Bed - RM01* Rock Mulch Refer Engineer Details
- *Lawn/Turf - SL01* Zoysia Turf.Refer detail 03/L007

NOTE: REFER ENGINEERING DOCUMENTATION FOR FULL PAVEMENT DESIGN, LEVELS & GRADING INFORMATION. ANY DISCREPANCIES BETWEEN SUB-CONSULTANTS DRAWINGS TO BE RAISED WITH SUPERINTENDENT, FOR CLARIFICATION.

ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTIONS WITH ENGINEERS PLANS, DETAILS AND SPECIFICATION.

EXISTING SERVICES (FROM SURVEY) SHOWN IN BLUE FOR COORDINATION PURPOSES.

CONTRACTOR TO ENSURE COMPLIANCE TO ALL RELEVANT AUSTRALIA STANDARDS AND NCC SPECIFICATIONS. DISCREPANCIES TO BE NOTIFIED TO SUPERINTENDENT, AND/OR LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

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Rev	Date	Revision Details	By	Chk	App
P4	08.09.23	40% DOCUMENTATION ISSUE	TZ	GL	DS
P3	07.06.23	40% DOCUMENTATION ISSUE	DH	GL	DS
P2	26.05.23	PRELIMINARY40% ISSUE	DH	DH	DS
P1	22.05.23	40% CO-ORDINATION ISSUE	DH	GL	DS

NEXT DC D1 LANDSCAPE WORKS

8 RYKO COURT, DARWIN, NT 0800

T.C.L TAYLOR.CULLITY.LETHLEAN

File #: D2302

Designed by	Drawn by	Checked by	Approved by
TCL	TZ	GL	DS

Status: 40% DOCUMENTATION
FOR DESIGN & CONSTRUCT

Drawing: SURFACES PLAN
Sheet: 01 of 01
Purpose: LANDSCAPE ARCHITECTURE

Date: 08.09.2023
Scale: 1:50 @ A1
Drawing No. L003
Rev. P4

Drawing number 2023/0228/15
Referred to in Permit No: DP23/0213

PRELIMINARY PLANT SCHEDULE

TREES

CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
FT01	Syzgium armstrongii	Small White Bush Appl	as shown	60L	20	6-8 x 1.5m
FT02	Hibiscus tiliaceus rubra	Cottonwood Hibiscus	as shown	28L air-prune pot	5	4-7 x 3-5m*

Sizes under cultivation typically reduced. Species suitable for maintenance pruning to smaller form *

GB01 - Low Frontage Plantings

CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	% of cover	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
M'WA'	Melaleuca 'White Anzac'	White Anzac	600	30%	40mm / megatube	32	0.8 x 1-1.5m
Mc	Molinera capitulata	Palm Grass	600	20%	40mm / megatube	21	0.7 x 0.7m
Gp	Goodenia psidiodes	Glennie River	400	30%	40mm / megatube	71	0.3 x 0.5m
Vr	Vitex rotundifolia	Beach vitex	400	20%	40mm / megatube	48	0.2 x 0.5m

GB02 - Garden Bed

CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
Hl	Hymenocallis littoralis	Spider Lily	400mm	40mm / megatube	69	0.5 x 0.5m
Lr	Leea rubra	Leea rubra	as shown	40mm / megatube	10	1-2 x 1m

GB03 - Lower Garden Plantings

CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	% of infill cover	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
Gp	Gardenia psidiodies	Glennie River	500	40%	40mm / megatube	27	0.3 x 0.5m
Sp	Stenochlaena palustris	Climbing Swamp Fern	500	20%	40mm / megatube	11	0.6 x 0.6m
As	Sansevieria trifasciata	Snake Plant	500	20%	40mm / megatube	11	0.6 x 0.6m
Tp	Triodia pungens	Soft Spinifex	500	20%	40mm / megatube	11	0.6 x 0.6-0.8m

GB04- Entry Plantings

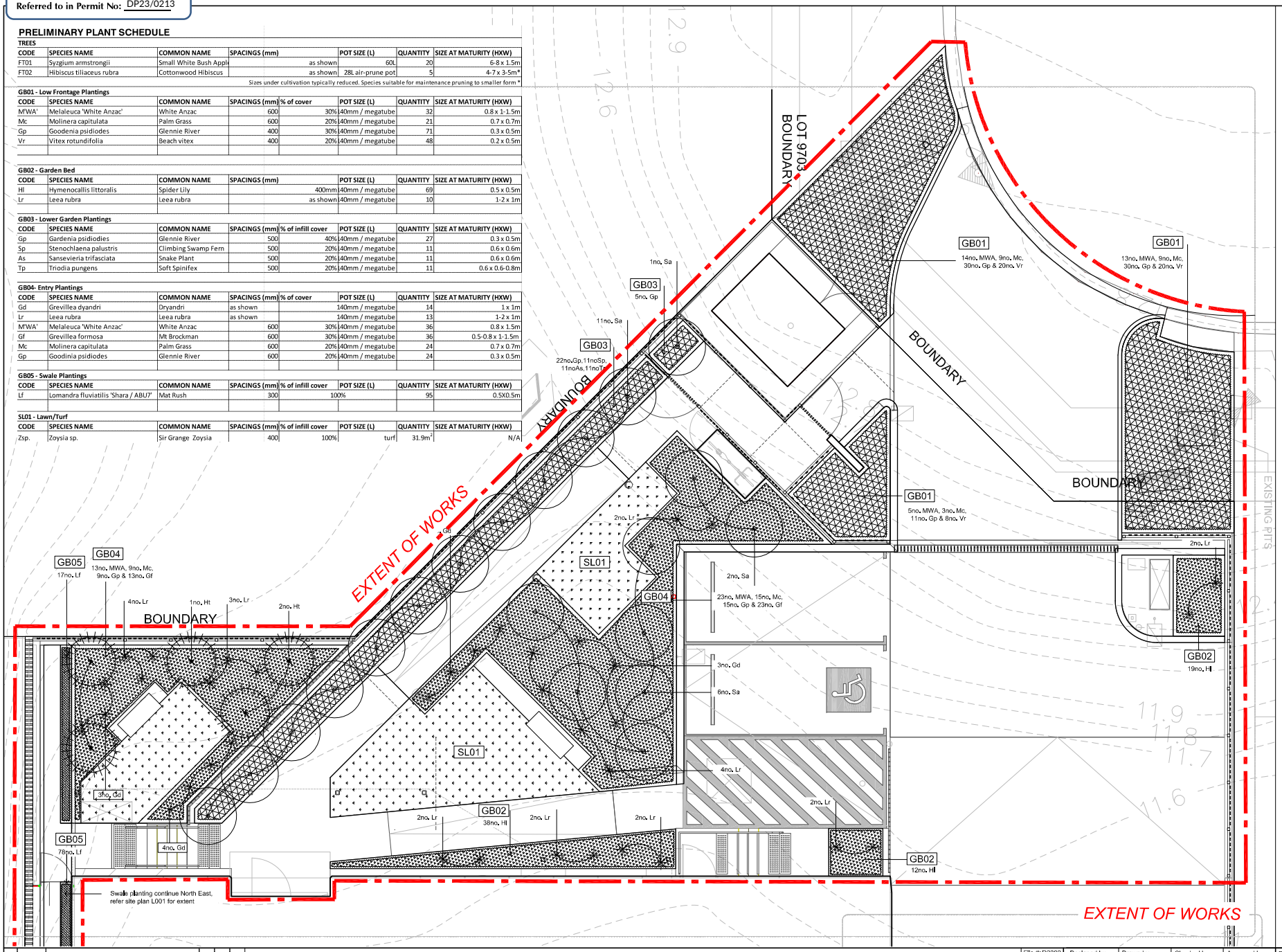
CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	% of cover	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
Gd	Grevillea dyandri	Dryandri	as shown		140mm / megatube	14	1 x 1m
Lr	Leea rubra	Leea rubra	as shown		140mm / megatube	13	1-2 x 1m
M'WA'	Melaleuca 'White Anzac'	White Anzac	600	30%	40mm / megatube	36	0.8 x 1.5m
Gf	Grevillea formosa	Mt Brockman	600	30%	40mm / megatube	36	0.5-0.8 x 1-1.5m
Mc	Molinera capitulata	Palm Grass	600	20%	40mm / megatube	24	0.7 x 0.7m
Gp	Goodinia psidiodes	Glennie River	600	20%	40mm / megatube	24	0.3 x 0.5m

GB05 - Swale Plantings

CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	% of infill cover	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
Lf	Lomandra fluviatilis 'Shara / ABU7'	Mat Rush	300	100%		95	0.5X0.5m

SL01 - Lawn/Turf

CODE	SPECIES NAME	COMMON NAME	SPACINGS (mm)	% of infill cover	POT SIZE (L)	QUANTITY	SIZE AT MATURITY (HXW)
Zsp.	Zoysia sp.	Sir Grange Zoysia	400	100%	turf	31.9m²	N/A



LEGEND

- Extent of Works
- Syzgium armstrongii (FT01) Refer detail 05/L007
- Hibiscus tiliaceus rubra (FT02) Refer detail 05/L007
- Varies - refer annotation. Refer detail 04/L007
- *Garden Bed - Type GB1* Low Planting,Refer detail 02/L007
- *Garden Bed - Type GB2* Tall Planting,Refer detail 01/L007
- *Garden Bed - Type GB3* Tree + Low Planting,Refer detail 02/L007
- *Garden Bed - Type GB4* Tree + Tall Planting,Refer detail 021/L007
- *Garden Bed - Type GB5* Planted Swale Species TBC.
- *Lawn/Turf - SL01* Zoyzia Turf.,Refer detail 03/L007

PLANTING NOTE:

- PLANT SPECIES IN GROUPINGS OF 3-6 OF SAME SPECIES, UNESS OTHERWISE INDICATED.
- PLANTINGS TO BE OFFSET MIN. 400MM FROM GARDEN BED EDGE
- REFER L007 FOR SOFTSCAPE PLANTING DETAILS.
- PREFERRED SUPPLIER:

TERRITORY NATIVE PLANTS

Contact: Tim Moore
Info@territorynativeplants.com.au
0429 095 733

W: territorynativeplants.com.au
F: TNP Facebook

NOTE:
REFER L008 FOR TYPICAL SOFTSCAPE PLANTING DETAILS.

ANY DISCREPANCIES BETWEEN SUB-CONSULTANTS DRAWINGS TO BE RAISED WITH SUPERINTENDENT, FOR CLARIFICATION.

ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTIONS WITH ENGINEERS PLANS, DETAILS AND SPECIFICATION.

SURVEY SRVICES SHOWN IN BLUE FOR COORDINATION PURPOSES.

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Rev	Date	Revision Details	By	Chk	App
P3	08.09.23	40% DOCUMENTATION ISSUE	TZ	GL	DS
P2	07.06.23	40% DOCUMENTATION ISSUE	DH	GL	DS
P1	26.05.23	PRELIMINARY40% ISSUE	DH	GL	DS

NEXT DC D1 LANDSCAPE WORKS

8 RYKO COURT, DARWIN, NT 0800

T.C.L TAYLOR.CULLITY.LETHLEAN

File #: D2302

Designed by	Drawn by	Checked by	Approved by
TCL	TZ	GL	DS

Status: 40% DOCUMENTATION
FOR DESIGN & CONSTRUCT

Drawing: PLANTING PLAN
Sheet: 01 of 01
Purpose: LANDSCAPE ARCHITECTURE

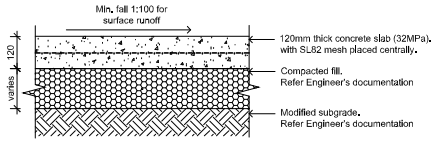
Date: 08.09.2023
Scale: 1:50 @ A1
Drawing No. L004
Rev. P3

Drawing number 2023/0228/16

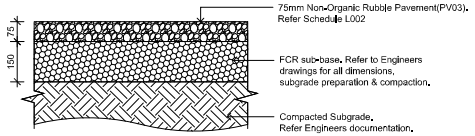
Referred to in Permit No: DP23/0213

FINISH TOLERANCES		
Thickness Maximum Deviation	**Surface Level** Maximum Deviation	**Level Discontinuity**
± 5mm	± 3mm of specified level	2mm

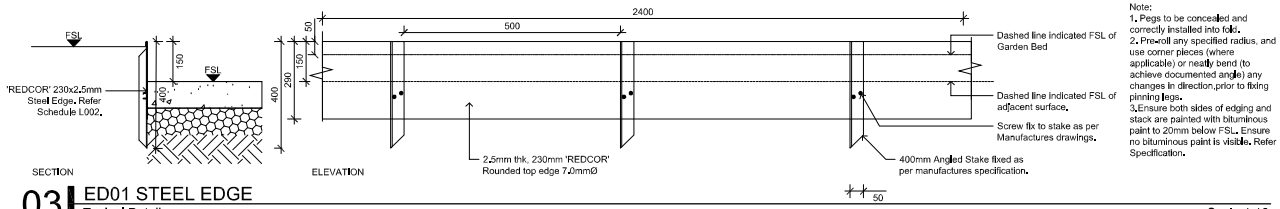
Integrally Insitu Colour Concrete (32MPa)
Colour: TBC
Finish: Lightly Exposed Aggregate
Structure: Refer Engineer's documentation



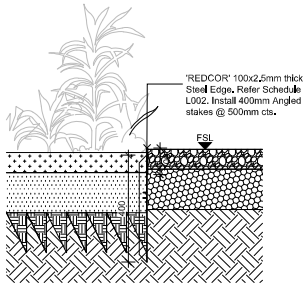
01 PV01 - CONCRETE PAVEMENT
Typical Detail — Scale 1:10



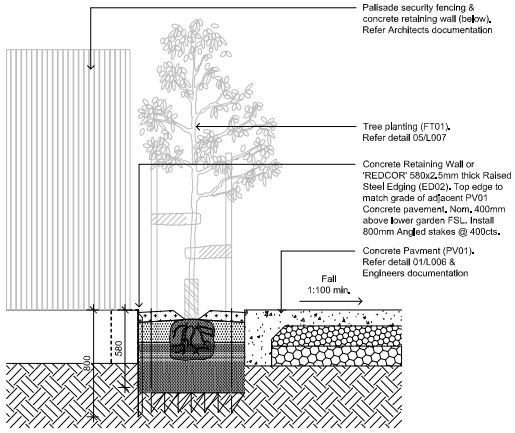
02 PV03 RUBBLE - NON-TRAFFICABLE
Typical Detail — Scale 1:10



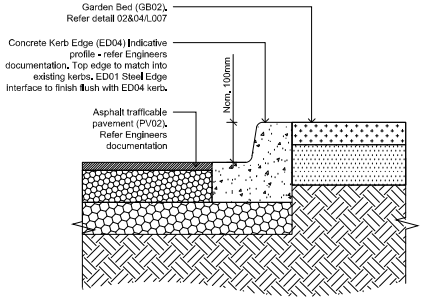
03 ED01 STEEL EDGE
Typical Detail — Scale 1:10



04 ED03 STEEL EDGE
Typical Detail — Scale 1:10



05 ED02 / GB03 GARDEN BED PLANTING
Typical Detail — Scale 1:20



06 ED04 - CONCRETE KERB (INDICATIVE ONLY)
Typical Detail — Scale 1:10

NOTES:

1. All drawings and documentation to be read in conjunction with L000 Drawing notes, Architectural & Engineers documentation.
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7. Levels to match or build up on existing. minor excavation may be required in some locations to allow for DDA compliance and clearance of structures.
8. Site equipment to be appropriately sized and commensurate to scale of works, to minimise overall disturbance to site
9. Cross falls and grading by Engineer's. Refer Engineer's documentation.
10. All signage & wayfinding by others.

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Rev	Date	Revision Details	By	Chk	App
P3	08.09.23	40% DOCUMENTATION ISSUE	TZ	GL	DS
P2	07.06.23	40% DOCUMENTATION ISSUE	DH	GL	DS
P1	26.05.23	PRELIMINARY40% ISSUE	DH	GL	DS

NEXT DC D1 LANDSCAPE WORKS

8 RYKO COURT, DARWIN, NT 0800

File #: D2302

T.C.L TAYLOR.CULLITY.LETHLEAN

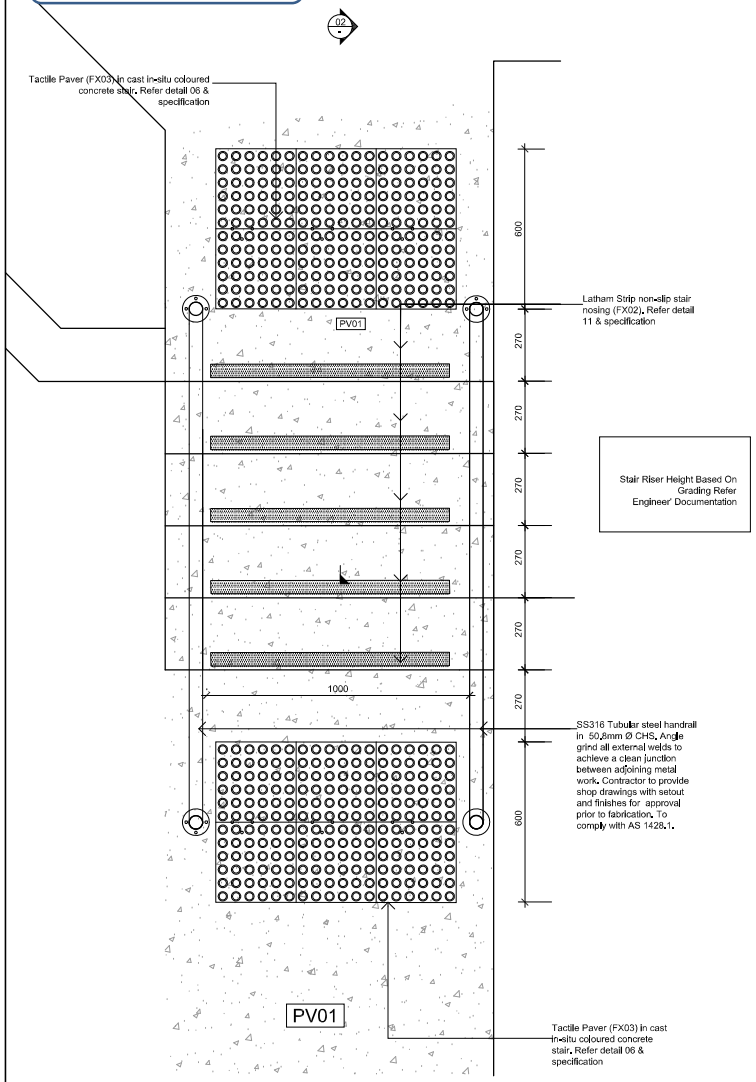
Designed by	Drawn by	Checked by	Approved by
TCL	TZ	GL	DS

Status: 40% DOCUMENTATION FOR DESIGN & CONSTRUCT

Drawing: TYPICAL HARDSCAPE DETAILS
Sheet: 01 of 03
Purpose: LANDSCAPE ARCHITECTURE
Date: 08.09.2023
Scale: As shown @ A1
Drawing No. L005
Rev. P3

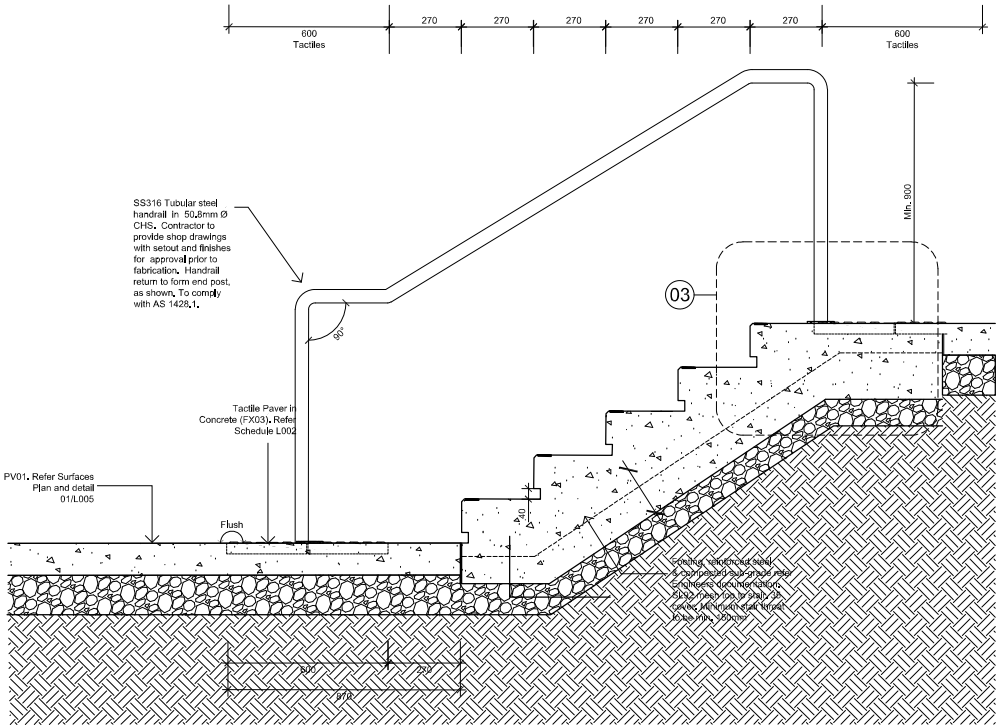
Drawing number 2023/0228/17

Referred to in Permit No: DP23/0213



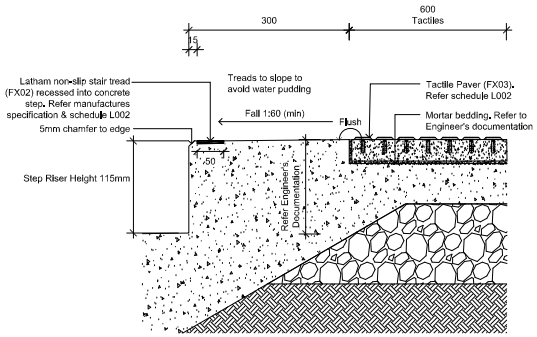
01 CAST IN_SITU CONCRETE STAIR

Typical Section — Scale 1:10



02 CAST IN_SITU CONCRETE STAIR

Typical Section — Scale 1:10



03 STEP NOSING

Typical Section — Scale 1:5

NOTES:

1. All drawings and documentation to be read in conjunction with L000 Drawing notes, Architectural & Engineers documentation.
2. Details provided are typical, and indicative only, to be developed through Design & Construct contract.
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6. Principals authorised representative to check set out prior to construction commencing.
7. Levels to match or build up on existing. minor excavation may be required in some locations to allow for DDA compliance and clearance of structures.
8. Site equipment to be appropriately sized and commensurate to scale of works, to minimise overall disturbance to site
9. Cross falls and grading by Engineer's. Refer Engineer's documentation.
10. All signage & wayfinding by others.

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Rev	Date	Revision Details	By	Chk	App
P2	08.09.23	40% DOCUMENTATION ISSUE	TZ	GL	DS
P1	07.06.23	40% DOCUMENTATION ISSUE	DH	GL	DS

NEXT DC D1 LANDSCAPE WORKS

8 RYKO COURT, DARWIN, NT 0800

File #: D2302

T.C.L TAYLOR.CULLITY.LETHLEAN

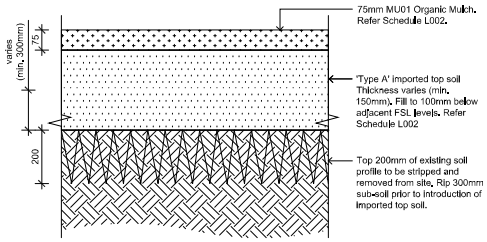
Designed by	Drawn by	Checked by	Approved by
TCL	TZ	GL	DS

Status: 40% DOCUMENTATION FOR DESIGN & CONSTRUCT

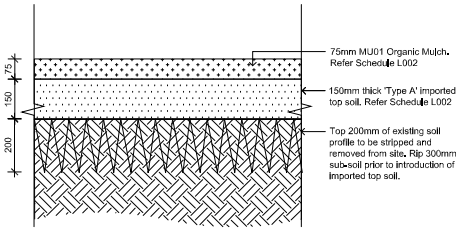
Drawing: TYPICAL HARDSCAPE SETOUT DETAILS
Sheet: 02 of 03
Purpose: LANDSCAPE ARCHITECTURE

Date: 08.09.2023
Scale: As shown @ A1
Drawing No. L006
Rev. P2

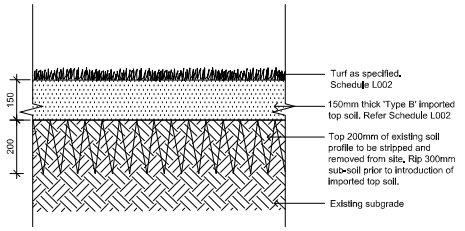
Drawing number 2023/0228/18
Referred to in Permit No: DP23/0213



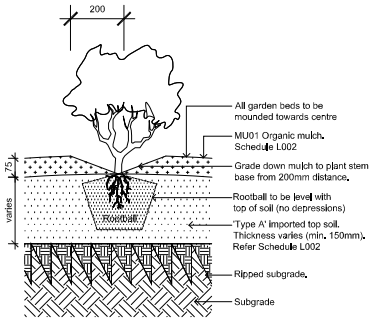
01 GB02/GB04 RAISED GARDEN BED
Typical Detail — Scale 1:10



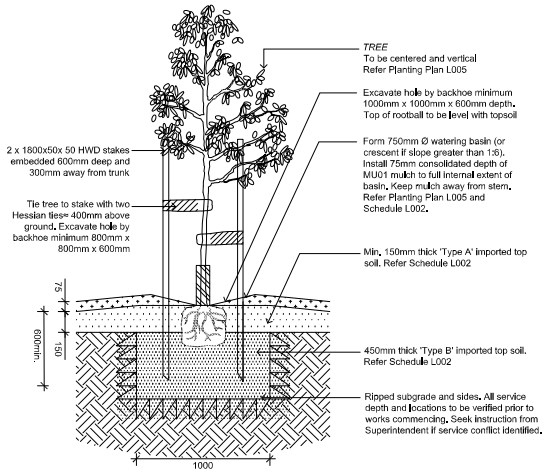
02 GB01/GB03 GARDEN BED
Typical Detail — Scale 1:10



03 SL01 - ROLL OUT TURF
Typical Detail — Scale 1:10



04 GARDEN BED PLANTING
Typical Detail — Scale 1:10



05 SEMI-ADVANCED TREE PLANTING
Typical Detail — Scale 1:20

NOTES:

1. All drawings and documentation to be read in conjunction with L000 Drawing notes, Architectural & Engineers documentation.
2. Details provided are typical, and indicative only, to be developed through Design & Construct contract.
3. All setouts to be marked up by Contractor & approved by Landscape Architect prior to construction.
4. Contractor to notify the Superintendent of any discrepancies between Landscape Architects & Engineer's drawings & existing site conditions prior to any works, all drawings shall be read in conjunction with the specification.
5. All levels and dimensions must be verified on site before commencing construction, fabrication or shop drawings.
6. Principals authorised representative to check set out prior to construction commencing.
7. Levels to match or build up on existing, minor excavation may be required in some locations to allow for DDA compliance and clearance of structures.
8. Site equipment to be appropriately sized and commensurate to scale of works, to minimise overall disturbance to site
9. Cross falls and grading by Engineer's. Refer Engineer's documentation.
10. All signage & wayfinding by others.

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Rev	Date	Revision Details	By	Chk	App
P3	08.09.23	40% DOCUMENTATION ISSUE	TZ	GL	DS
P2	07.06.23	40% DOCUMENTATION ISSUE	DH	GL	DS
P1	26.05.23	PRELIMINARY40% ISSUE	DH	GL	DS

NEXT DC D1 LANDSCAPE WORKS

8 RYKO COURT, DARWIN, NT 0800

File #: D2302

T.C.L TAYLOR.CULLITY.LETHLEAN

Designed by	Drawn by	Checked by	Approved by
TCL	TZ	GL	DS

Status: 40% DOCUMENTATION FOR DESIGN & CONSTRUCT

Drawing: TYPICAL SOFTSCAPE DETAILS
Sheet: 03 of 03
Purpose: LANDSCAPE ARCHITECTURE

Date: 08.09.2023
Scale: As shown @ A1
Drawing No. L007
Rev. P3

Drawing number 2023/0228/19

Referred to in Permit No: DP23/0213

PRELIMINARY LANDSCAPE SURFACES, FURNITURE & FIXTURES TYPE SCHEDULE

This schedule is to be referred to when reading the TCL documentation drawings.

Detail Types directly reference the drawing details.

Contractor to advise any discrepancies between information provided in this Schedule with Referenced details, prior to ordering of materials.

Detail Type	Description	Location	Detail Reference No.	Size / Profile	Finish / Colour	Notes	Supplier - TCL Comment
SURFACES							
PV01	**Integrally Coloured Concrete**	DDA / Main pedestrian access areas - Refer Surfaces Plan L003	01/L005	120mm slab, with thickened edge profile. Refer Engineer's documentation	Lightly Exposed Aggregate - finish to achieve P5 non-slip surface rating. To be integrally coloured to match external architectural external finishes. Colour to be confirmed by Landscape Architect subject to confirmation of above	Specification to satisfy P5 Slip Resistance rating for new pedestrian pavements - AS 4586:2013. 3 x 300x300mm sample panels to be	**Supplier:** Boral Darwin **Contact:** 08 8947 3480 https://www.boral.com.au/products/concrete/decorative-concrete/coloured-concrete
PV02	**Asphalt Pavement**	Driveway & DDA Parks - Refer Surfaces Plan L003	Refer Engineer's	N/A	Refer Engineer's	Refer Engineer's Documentation	**Supplier:** NT Bitumen **Contact:** 08 8983 3298 http://www.ntbitumen.com.au/
PV03	**Inorganic Gravel Pavement**	Lower Garden (crushed gravel surrounds to pavement bands) - Refer Surfaces Plan L003	02/L005	PM2/20	Quartzite Quarry Rubble	Sample for Approval by Landscape Architect	**Supplier:** Rural Garden Supplies (Humpty Doo) **Contact:** 08 8988 5880 https://www.ruralgardensupplieshumptydoo.com/
ED01	**Steel Edge - Raised 150mm** Formboss 'Redcor'	Lower Garden / GB01 Interface - Refer Surfaces Plan L003	04/L005	290mm H x 2.5mm W typical Profile - installed (up to) 400mm above FSL	'Redcor' Rusted Finish	Install to manufacturers specifications	
ED02	**Steel Edge - Raised 400mm** Formboss 'Redcor'	Lower Garden / GB01 Interface - Refer Surfaces Plan L003	06/L005	580mm H x 2.5mm W typical Profile - installed (up to) 400mm above FSL	'Redcor' Rusted Finish	Install to manufacturers specifications	**Alternate Supplier:** Top End Steel Supplies **Contact:** 0488 856 885 https://topendsteelsupplies.com.au/
ED03	**Steel Edge - Flush** Formboss 'Redcor'	Lower Garden Bed (GB03) & Lawn / Garden Bed (SL01 / GB02) Interface - Refer Surfaces Plan L003	04/L005	100mm H x 2.5mm W typical Profile - installed flush	'Redcor' Rusted Finish	Install to manufacturers specifications	
ED04	**Concrete Kerb Edging / Watertable** - Cast in-situ	Kerb Edge - Refer Surfaces Plan L003	Refer Engineer's	110mm H x 230 (watertable) / 80mm (kerb) W (typical)	Colour to match PV01. Finish TBC	Refer Engineer's	**Supplier:** APJ Concrete **Contact:** 08 8953 1939 https://www.apjconcrete.com.au/
ED05	**Trench Grate** ACO KlassikDrain K200 series	Refer Surfaces Plan L003	Manufacturers specification	To be nominated by Civil Engineer's, for approval by Landscape Architect	SS Heelsafe® Anti-Slip grate	Install to manufacturers specifications	**Supplier:** Contractor to nominate for approval by Landscape Architect **Contact:** https://www.acodrain.com.au/products/klassikdrain-
MU01	**Organic Mulch**	ALL Garden Beds	N/A	75mm D	Forest Mulch	Specification to satisfy AS4419.	**Supplier:** Rural Garden Supplies (Humpty Doo) **Contact:** 08 8988 5880 https://www.ruralgardensupplieshumptydoo.com/

Detail Type	Description	Location	Detail Reference No.	Size	Finish	Notes	Notes
FIXTURES							
FX01	**Wheelstop** Replas	Carpark	NA	100mm H x 1650mm L x 150mm W	Precast concrete	Install to comply AS/NZS 2890.1:2004. Sample, Prototype Layout, Testing Data for Approval by Landscape Architect	**Supplier:** Contractor to nominate for approval by Landscape Architect **Contact:**
FX02	**Tactile nosing Strip** Latham Australia ACS-50SK Cast-In Place Tread	Terrace Steps	NA	10mm H x L (to match steps) x 50mm W	Luminance contrast in a range of 30% to 60% ti be achieved, based on the final PV01 Concrete Pavement selection.	Install to comply AS/NZ 1428.1-2009 Design for access and mobility, and in accordance with manufacturers specifications.	**Supplier:** Contractor to nominate for approval by Landscape Architect **Contact:**
FX03	**Tactile pavers** Urbansone Engineered Tactile paver	Terrace Steps and Kerb Ramp	N/A	40mm H x 300mm L x 300mm W			**Supplier:** Contractor to nominate for approval by Landscape Architect **Contact:**
Tree Planting	**Tree Stakes** Hardwood	Garden Beds	05/L007	1800mm H x 50mm L x 50mm W & hessian ties	Sawn	Stakes to be straight, and free of major creaking and splits	**Supplier:** Rural Garden Supplies (Humpty Doo) **Contact:** 08 8988 5880 https://www.ruralgardensupplieshumptydoo.com/
Detail Type	**Description**	**Location**	**Detail Reference No.**	**Size**	**Finish**	**Notes**	**Notes**
FURNITURE							
FN01	**Bench Seat** Botton & Gardiner 'Avenue' Plinth Bench mounted to Concrete (PV01) Plinth	Upper Terrace Lawn (Proprietary) & Lower Garden (Modified Proprietary). Refer Surfaces Plan	N/A	Upper Terrace 1800mm L x 380mm D x 450mm H (finished height). Lower Garden Trim length to match concrete profiles documented. 380mm D x 450mm H (finished height). General Install bench to 50mm overhang to fromnt face of plinth	Oiled Blackbutt battens with Zinc primed powder-coated frame in Black Satin. Concrete colour & finish to match PV01 Concrete Pavements, profile to match documentation. Side faces to Class 2 Off-Form finish	Shop drawings for Approval by Landscape Architect prior to manufaction. Seat to be mounted to top of concrete plinth.	**Supplier:** Botton + Gardiner Sydney **Contact:**https://www.bottongardiner.com.au/products/urban-and-street-furniture/urban-benches/avenue-plinth-bench/

SOIL SCHEDULE

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Detail Types directly reference the drawing details.

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Detail Type	Description	Location	Detail Reference No.	Size / Profile	Notes	Supplier - TCL Comment
TYPE A	**Imported Top Soil - Type A**	Garden Beds (GB01-GB04)	N/A	Garden Blend - Premium Super Soil Mix.	Specification to satisfy AS4419, and 'Soil Type' as specified below	**Supplier:** Rural Garden Supplies (Humpty Doo) **Contact:** 08 8988 5880 https://www.ruralgardensupplieshumptydoo.com/
TYPE B	**Imported Top Soil - Type B**	Garden Beds (GB01-GB04) & Turf Lawn (SL01)	N/A	Type A Top Soil (Proprietary name) Screened sandy loam top soil	Specification to satisfy AS4419.	**Supplier:** Rural Garden Supplies (Humpty Doo) **Contact:** 08 8988 5880 https://www.ruralgardensupplieshumptydoo.com/

Soil Type	pH	Salt Content	Additives	Drainage rate	Fertiliser					Notes
Imported Top Soil	pH (water) 5.5-7.5 (unless otherwise specified)	(EC1:5 soil:water) <0.6 dS/m [or equivalent measure of total dissolved salts (TDS)]	(non-fertilizer) by volume 20% composted organic matter by volume (To AS4454 – 2003)	as measured by saturated hydraulic conductivity, after additives incorporation; Not less than 60mm/hr and no greater than 120mm/hr. Test as per AS4419-2003	Super Phosphate 250 g/m³	Incitec Pivot PastureBoosta (or similar) 600 g/m³	Micromax Trace Element Mix 300 g/m³	Magnesium sulphate 400 g/m³	Slow release fertilizer 12-14 month release rate 80 g/sq m after planting	Sample, Testing Data for Approval by Landscape Architect

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Rev	Date	Revision Details	By	Chk	App
P4	08.09.23	40% DOCUMENTATION ISSUE	TZ	GL	DS
P3	07.06.23	40% DOCUMENTATION ISSUE	DH	GL	DS
P2	26.05.23	PRELIMINARY40% ISSUE	DH	DH	DS
P1	22.05.23	40% CO-ORDINATION ISSUE	DH	GL	DS

NEXT DC D1 LANDSCAPE WORKS

8 RYKO COURT, DARWIN, NT 0800

T.C.L TAYLOR.CULLITY.LETHLEAN

File #: D2302

Designed by	Drawn by	Checked by	Approved by
TCL	TZ	GL	DS

Status: 40% DOCUMENTATION FOR DESIGN & CONSTRUCT

Drawing: SCHEDULES

Sheet: 02 of 02

Purpose: LANDSCAPE ARCHITECTURE

Date: 08.09.2023

Scale: N/A

Drawing No. L002

Rev. P4

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ERROR: undefined
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-mark-
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ERROR: undefined
OFFENDING COMMAND: eexec

STACK:

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