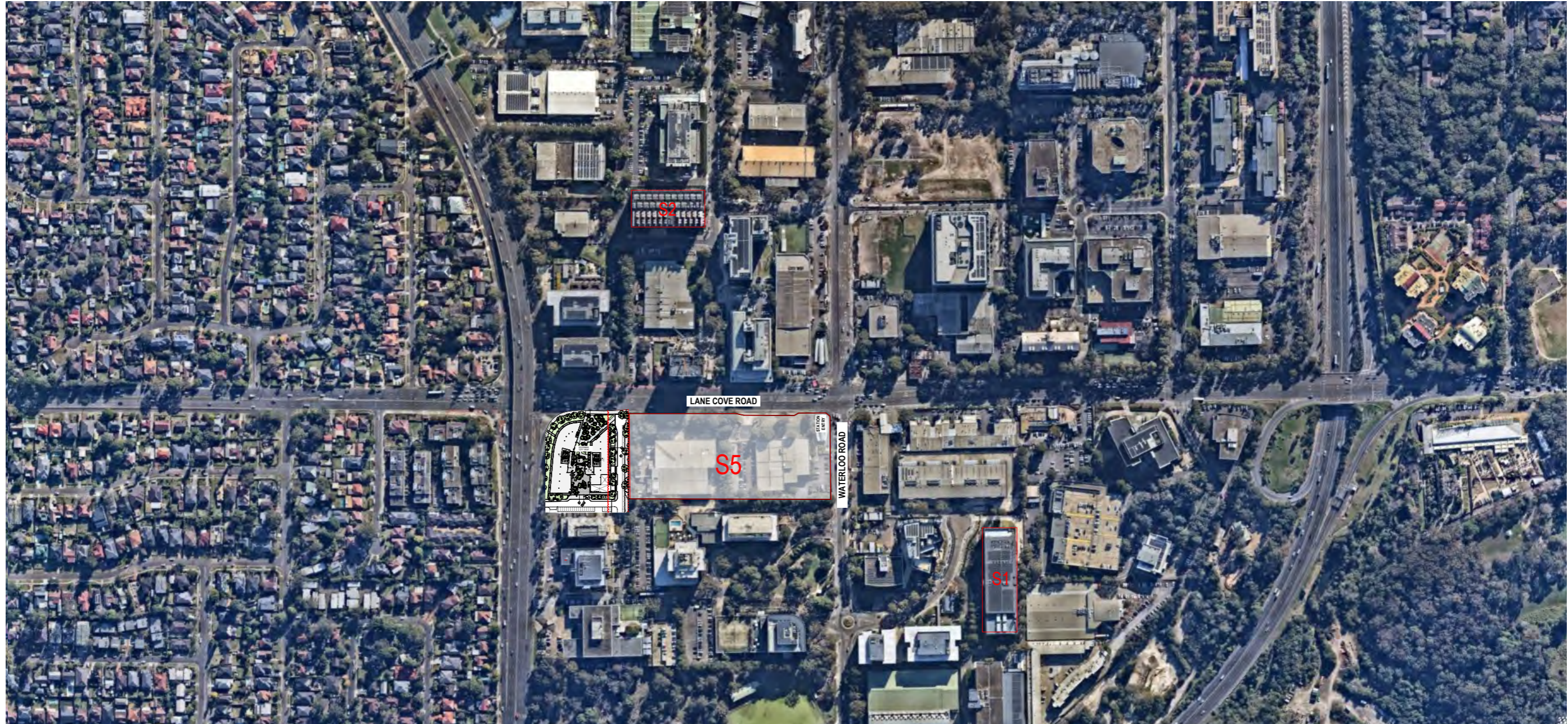
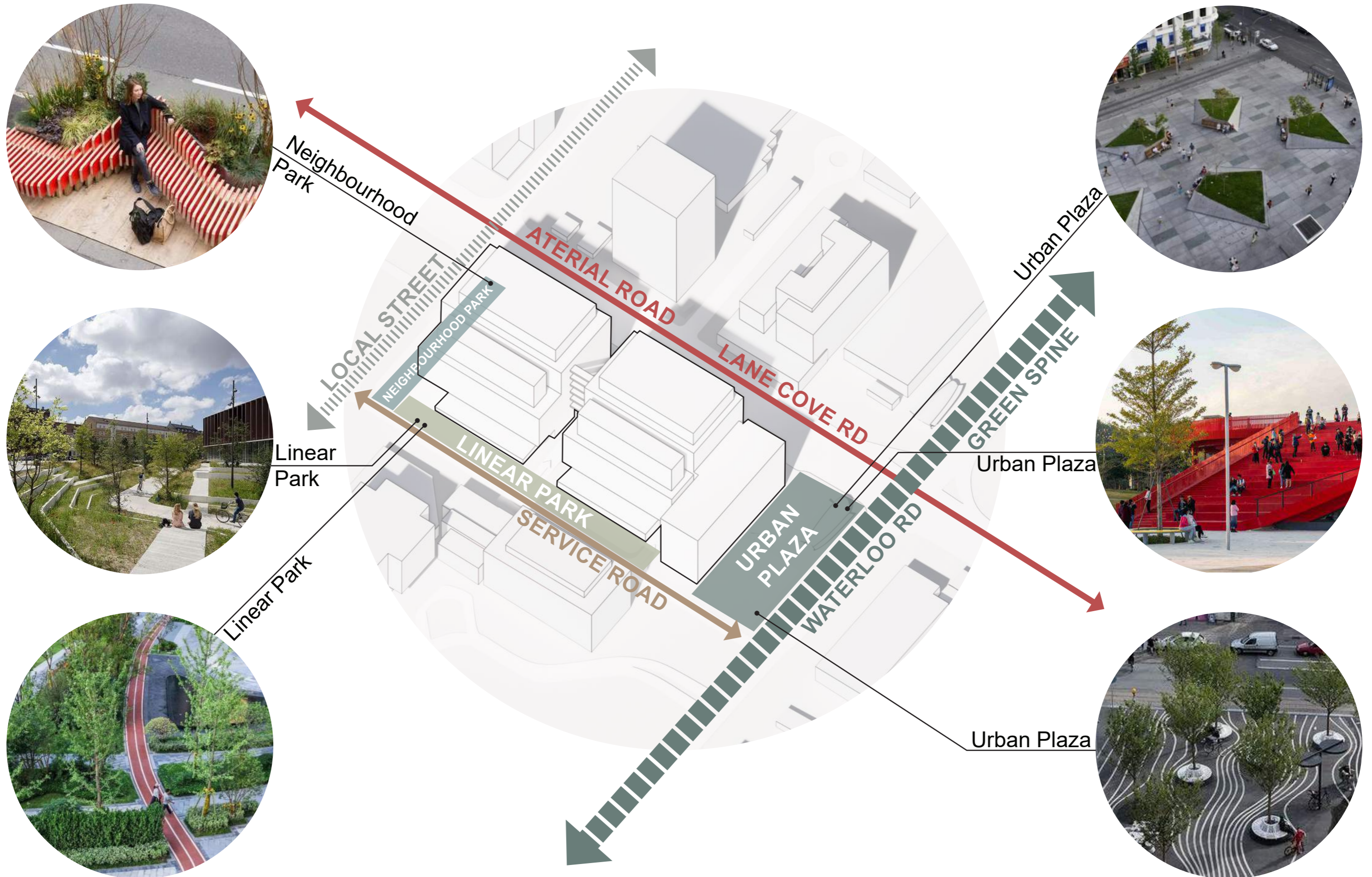




NEXTDC SHIRAZ 5
DESIGN CONCEPT 12/09/2023



DESIGN CONCEPT | Landscape Strategy



DESIGN CONCEPT | Street Frontage Strategy



ACTIVE FRONTAGE

CURTAIN WALL WITH SUNSHADING



CURTAIN WALL WITH BREAKOUT SPACE



SELFSHADING CURTAIN WALL



CANVAS

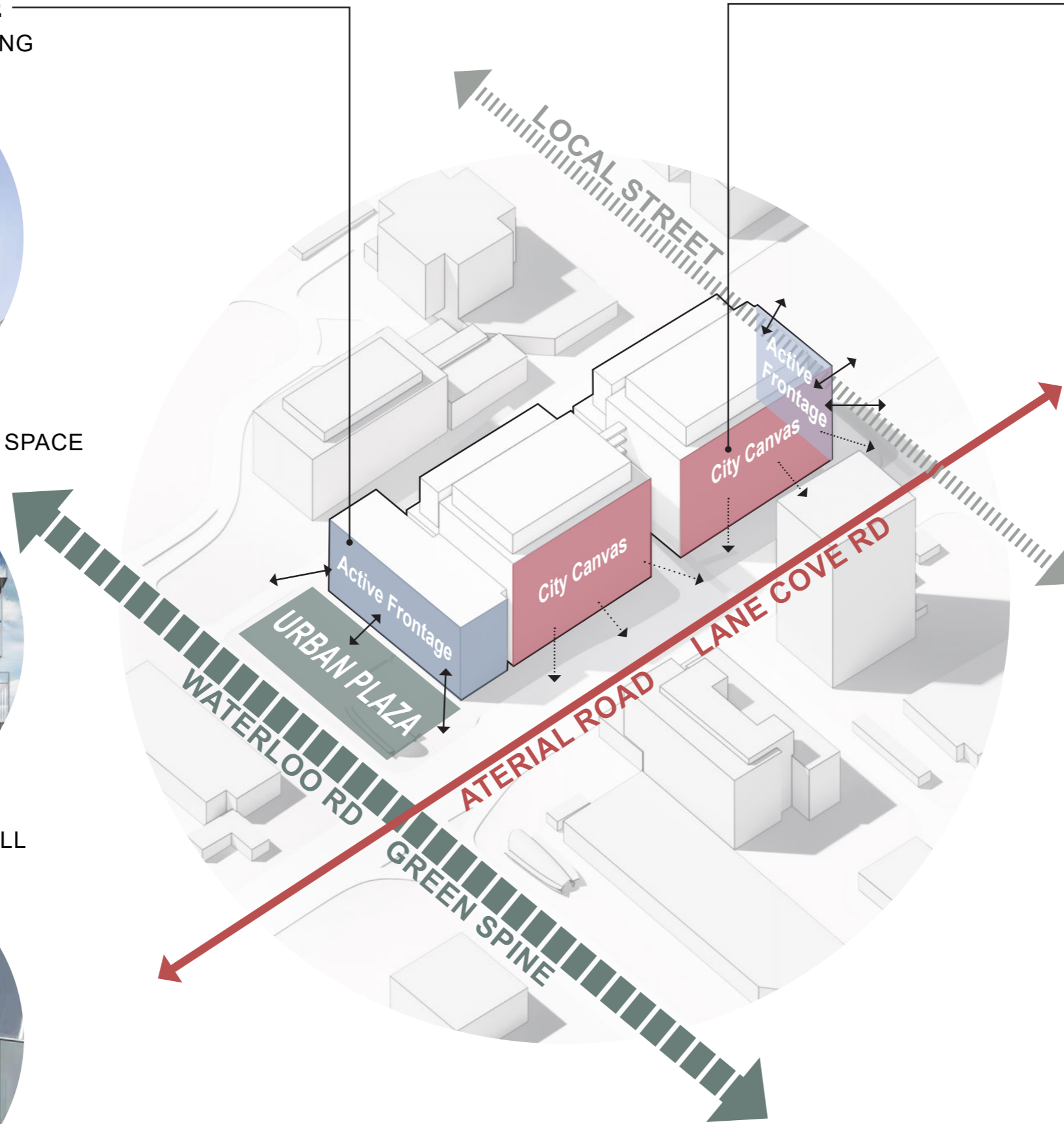
ARCHITECTURAL LOUVER SCREEN



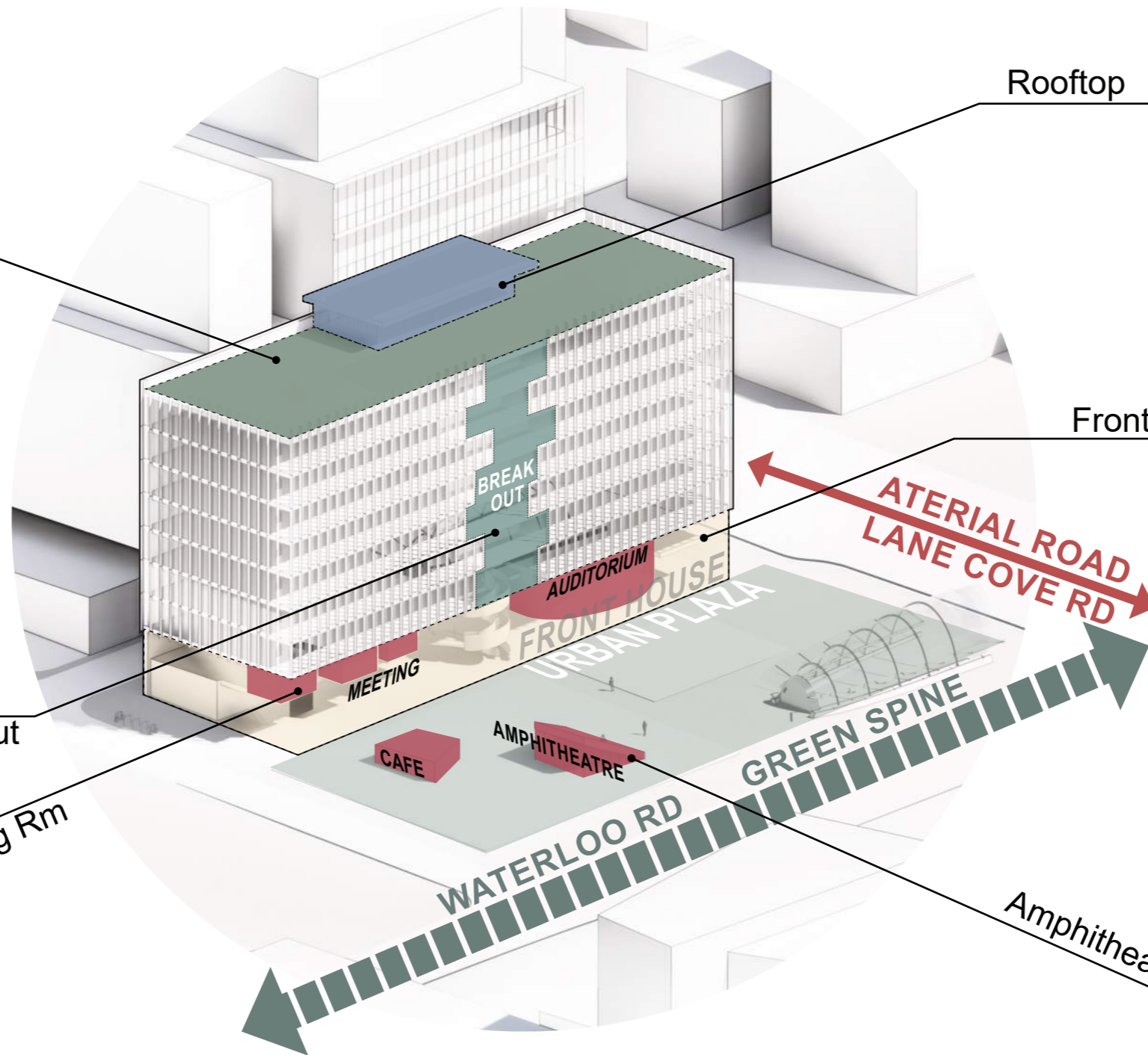
MEDIA FACADE



GREEN FACADE



DESIGN CONCEPT | Active Frontage Strategy



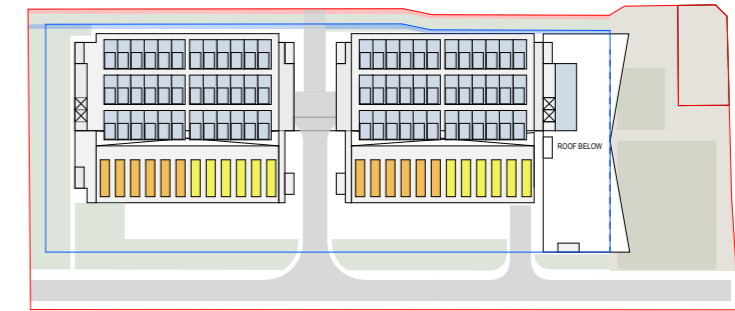
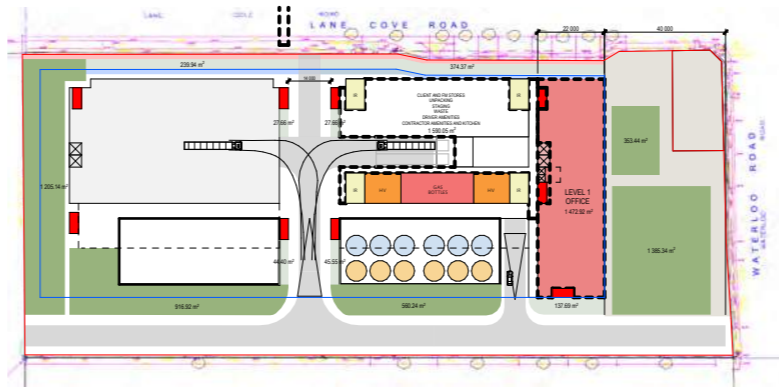
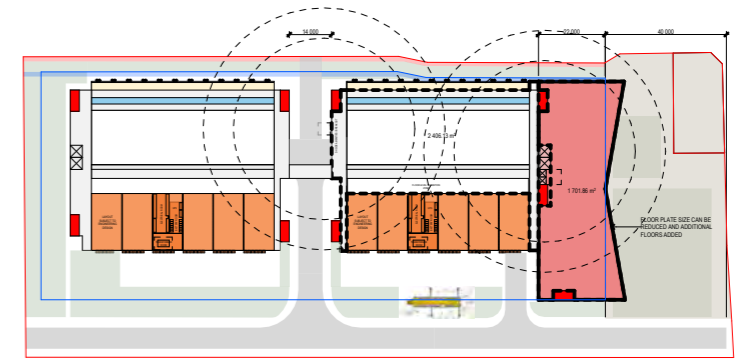
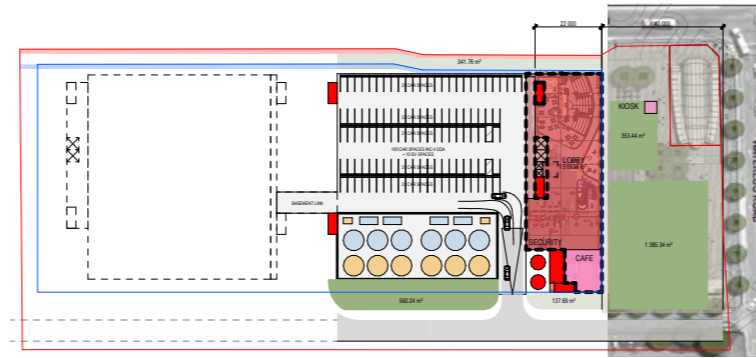
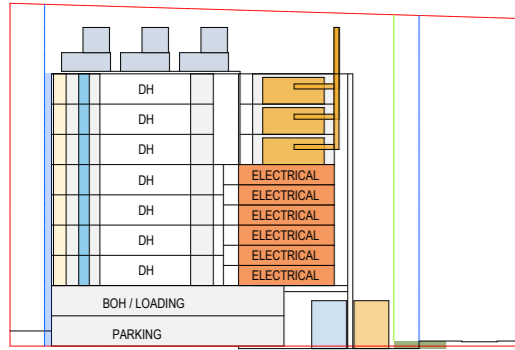
Breakout

Rooftop

Front House

Meeting Rm

Amphitheatre



Site Area 22,000
FSR Incentive 3:1

Allowable floor area 66,000

Area Summary (Approx GFA in m2)

Lobby, NEXTDC, Innovation 4,800
MCX 10,200

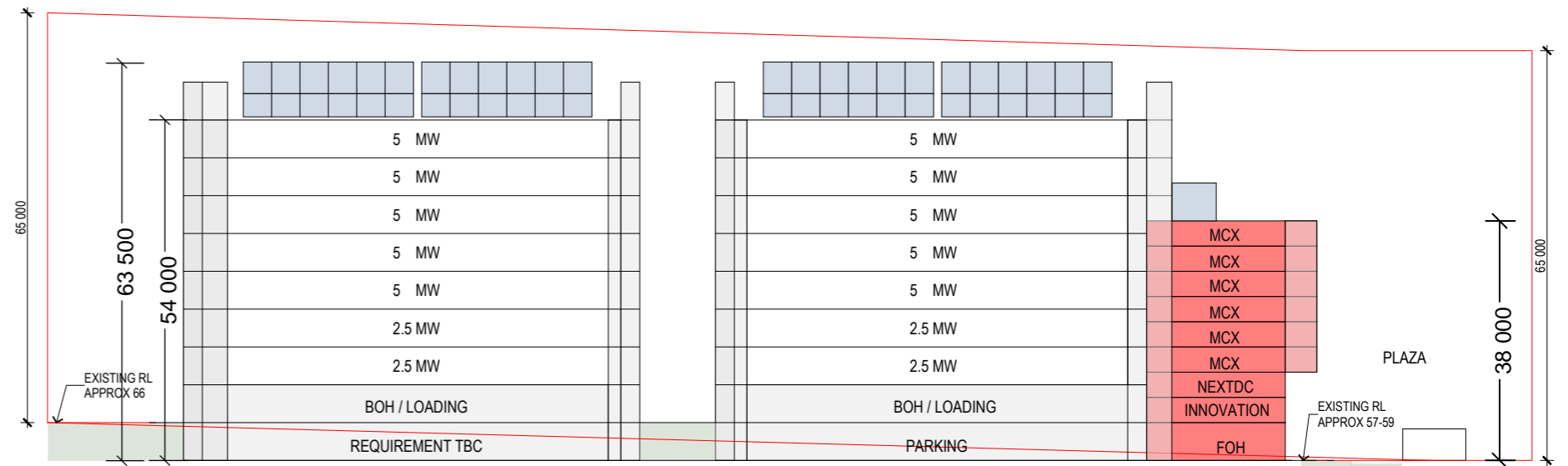
Block 1 technical 16,000 (Inc fat)
Block 2 technical 16,000 (Inc fat)

TOTAL 47,000 m2

Yield Summary

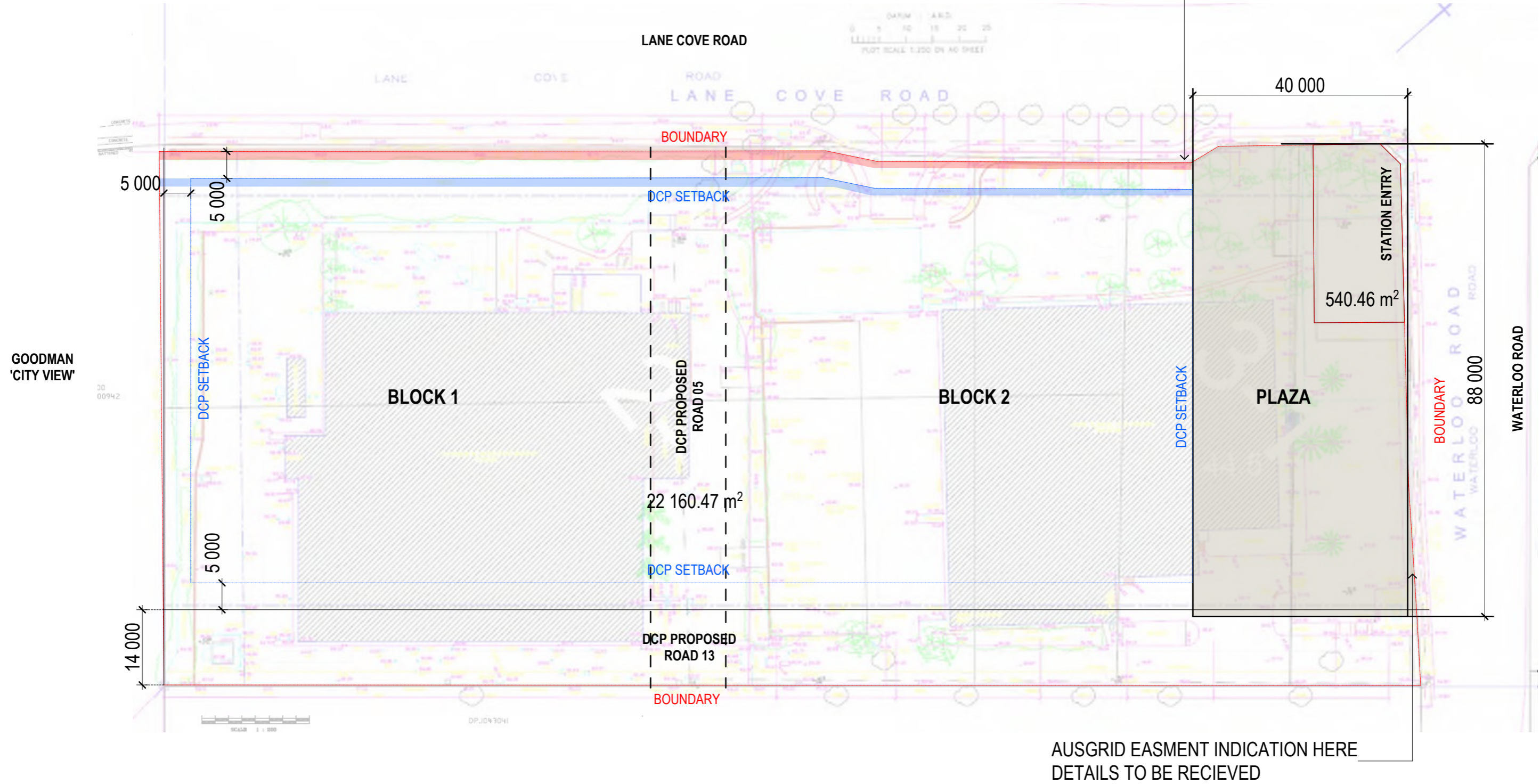
Block 1: 30 MW
RR/Cage Halls 2 x 2.5 MW
Hyperscale Halls 5 x 5 MW
Block 2: 30 MW
RR/Cage Halls 2 x 2.5 MW
Hyperscale Halls 5 x 5 MW

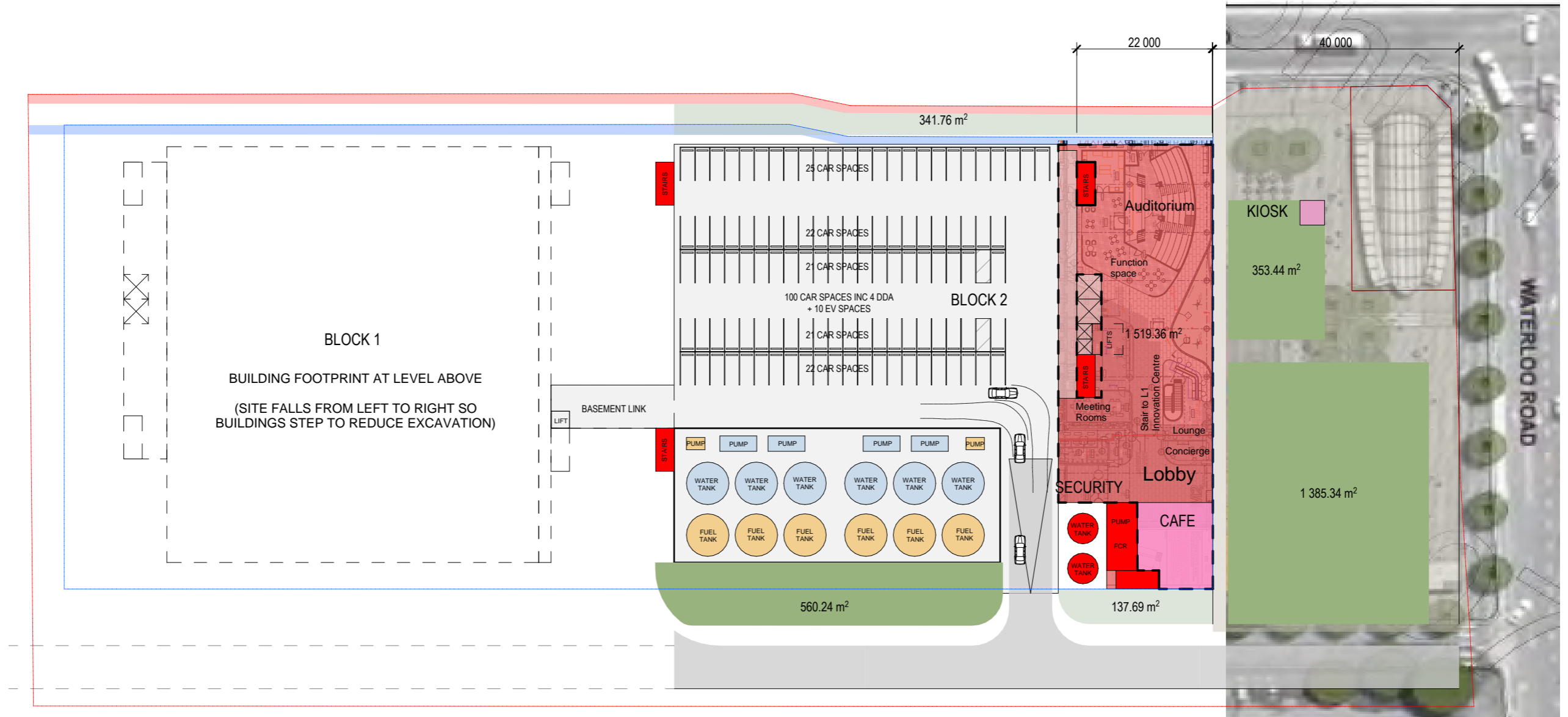
TOTAL 60 MW
NUMBER OF DATA HALLS 14

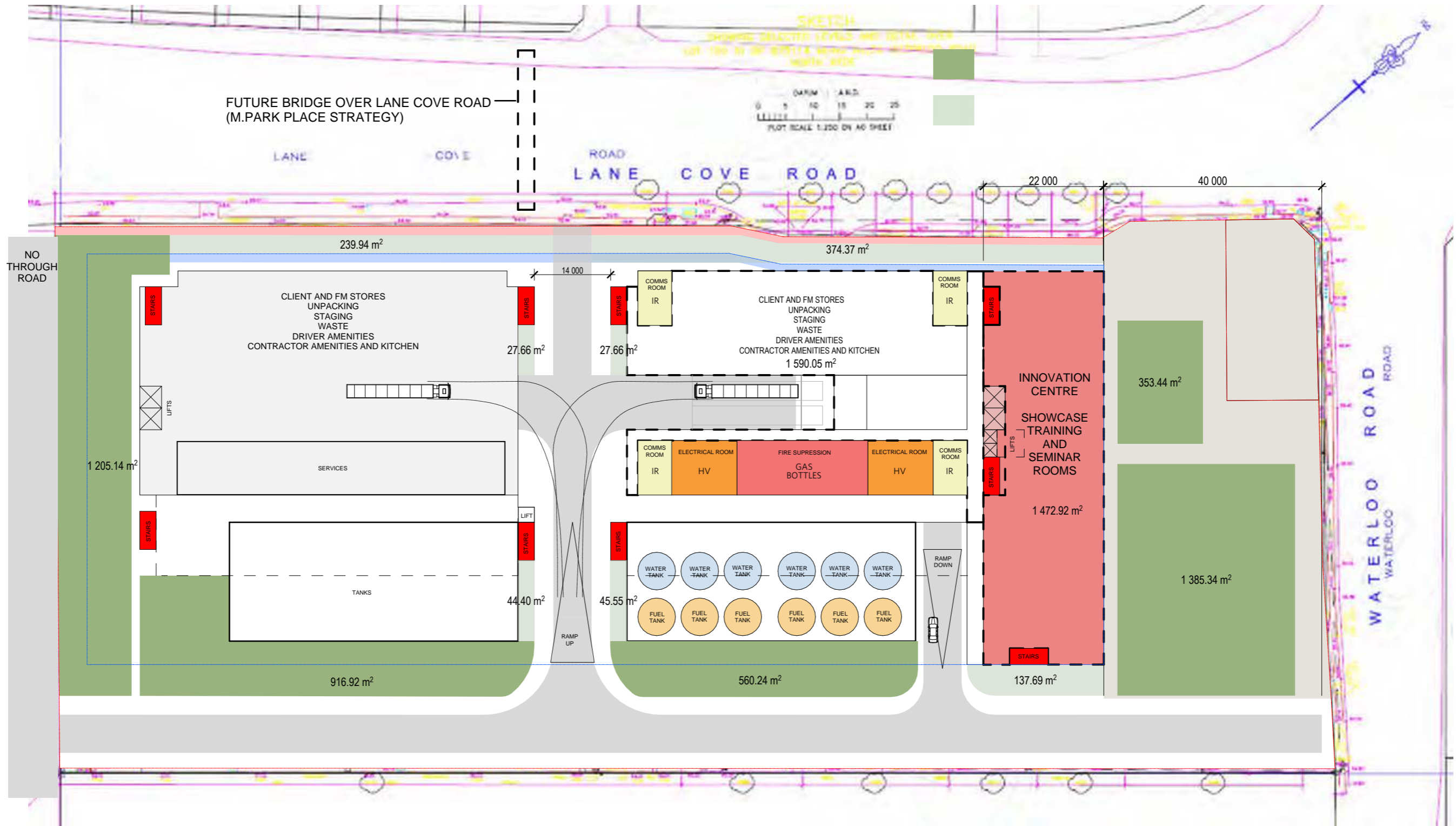


SITE BOUNDARY IS PRELIMINARY AND INDICATIVE
BOUNDARY SURVEY REQUIRED

BUS LANE DEDICATION
INDICATIVE ACQUISITION 1.7 - 1.3m



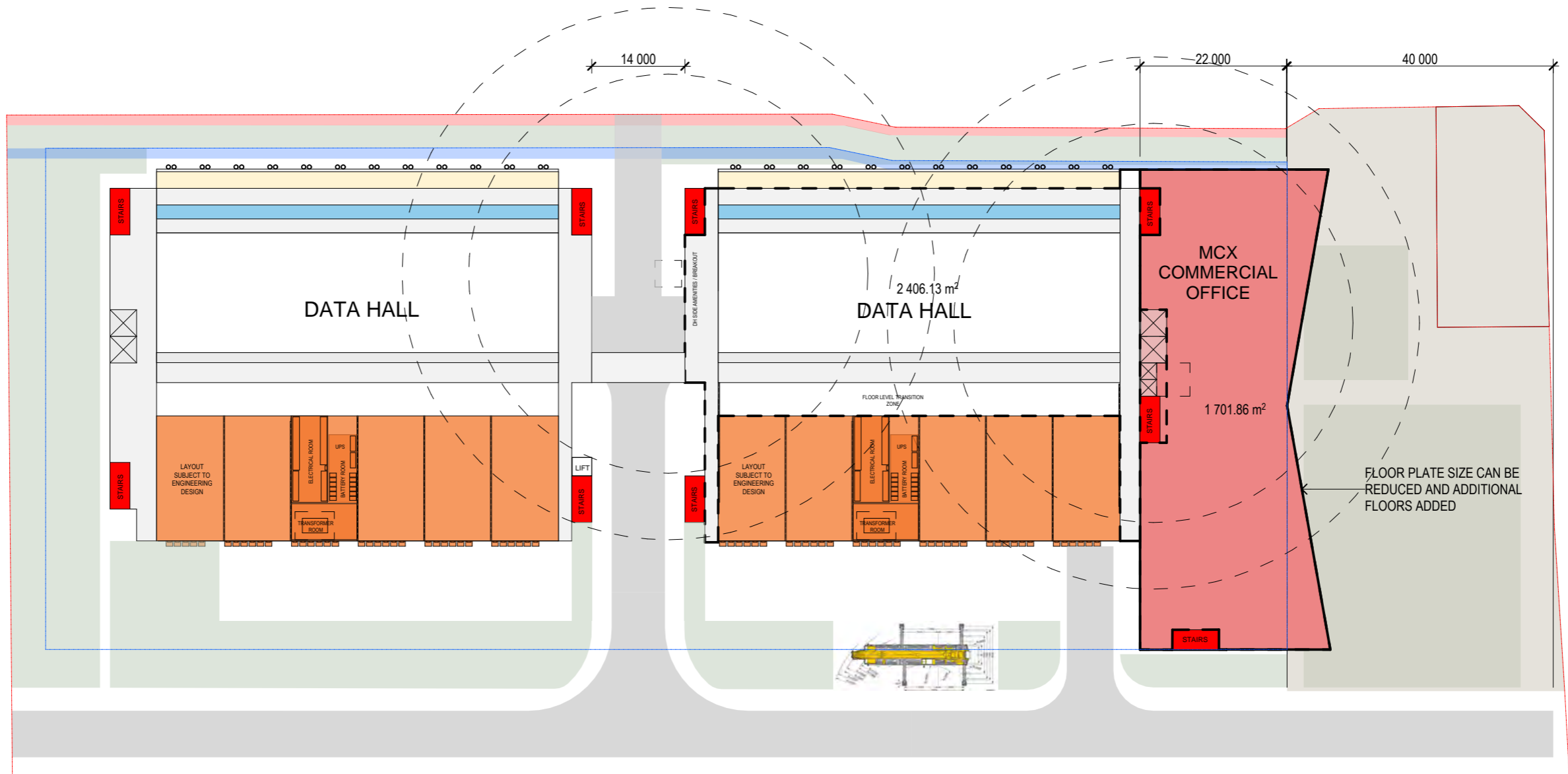


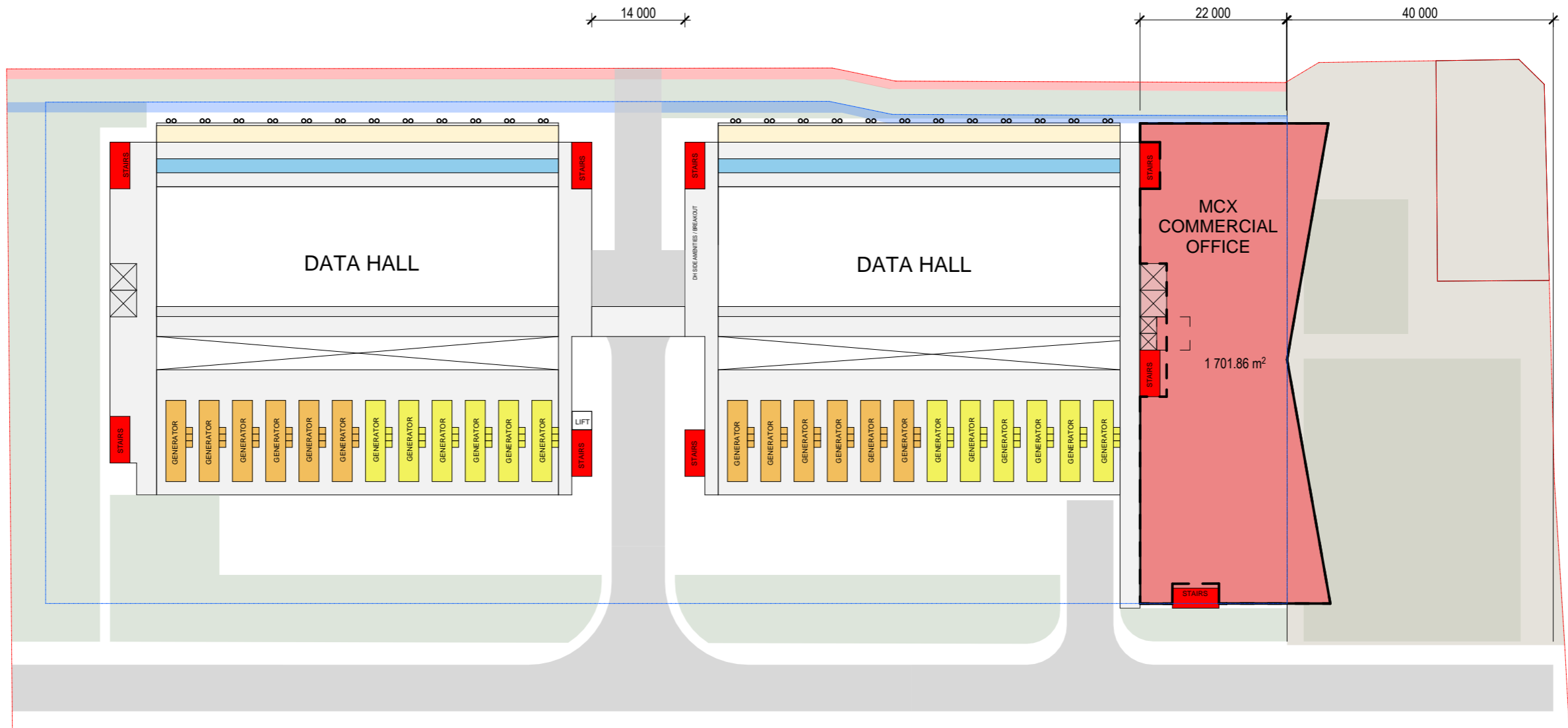


SITE AREA: 22,000 m² APPROX, SUBJECT TO SURVEY
20% = 4,400 m²

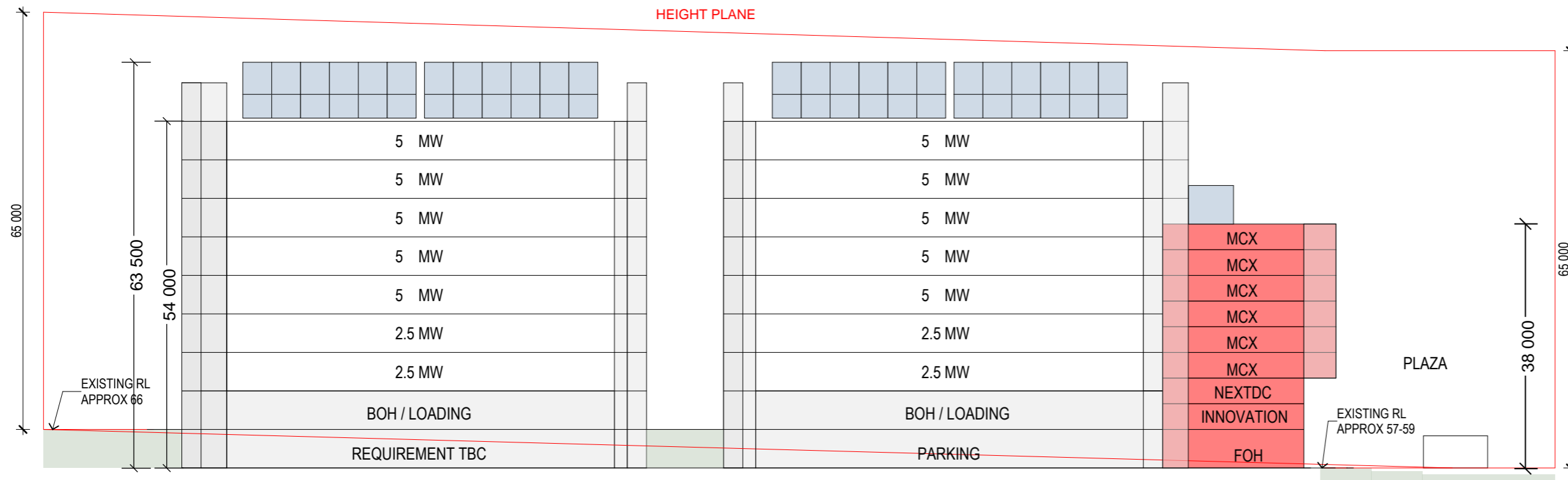
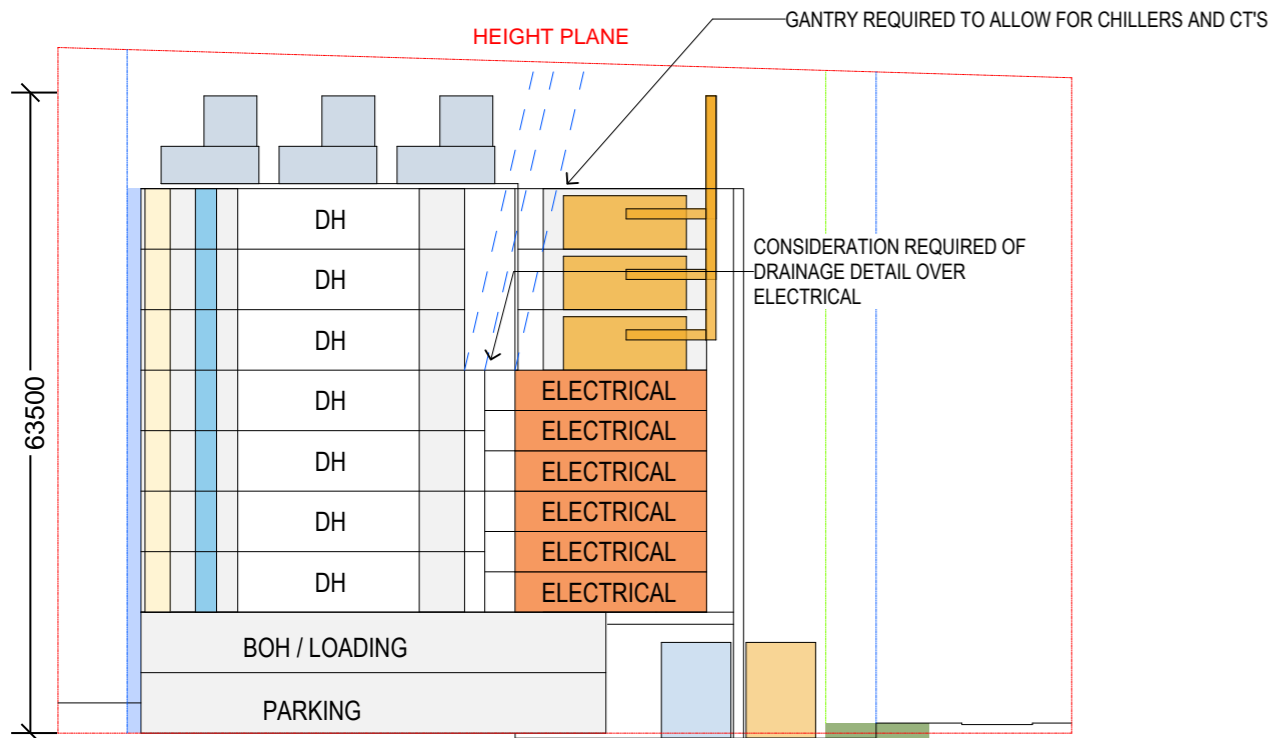
DEEP SOIL (MIN 20m X 10m) = 4,420 m²

DEEP SOIL (NOT MEETING MINIMUM DIMS) = 890 m²





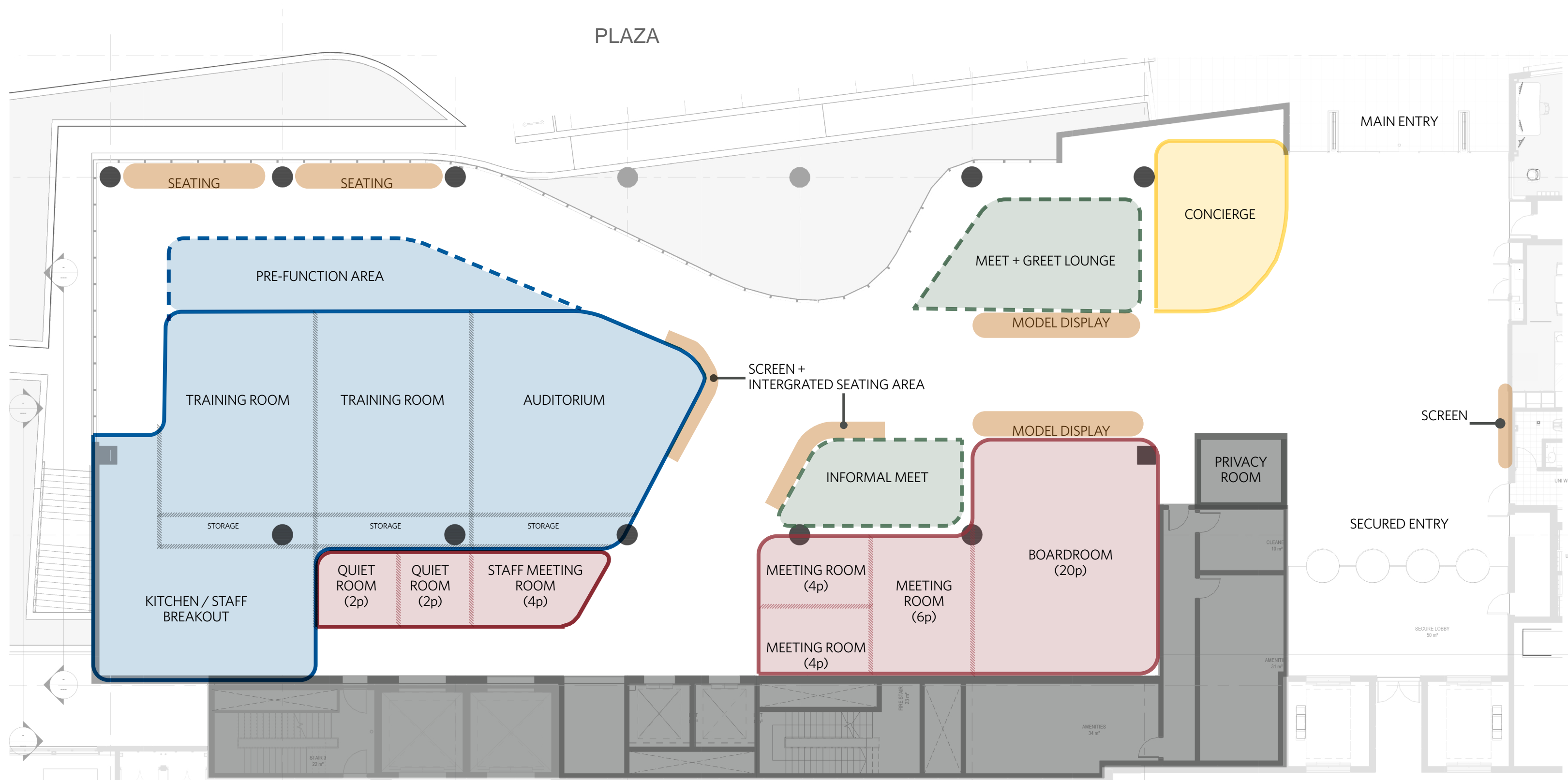




Lobby Concept

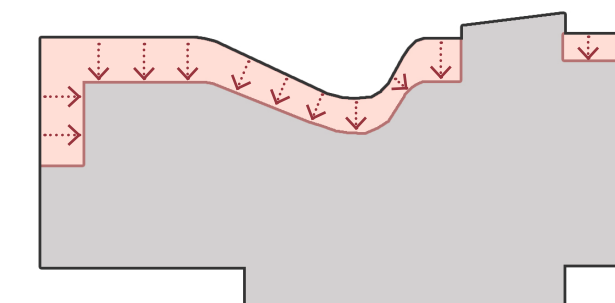
ZONE DIAGRAMS

SPATIAL DIAGRAM - CORRIDORS

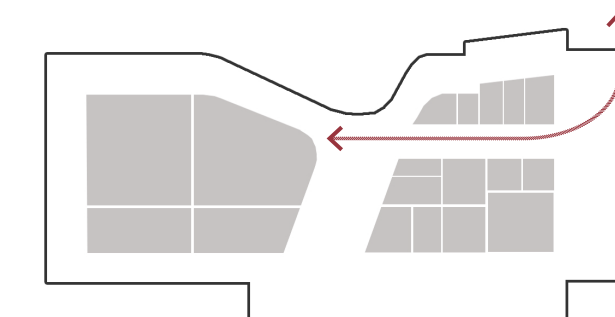


KEY PRINCIPLES

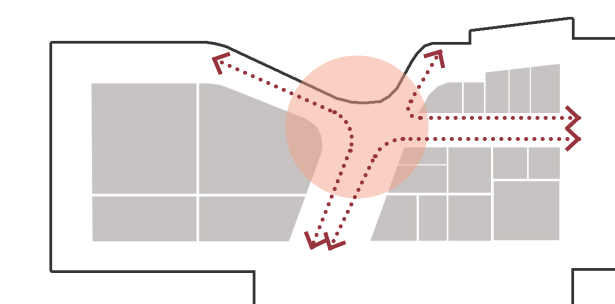
01



02

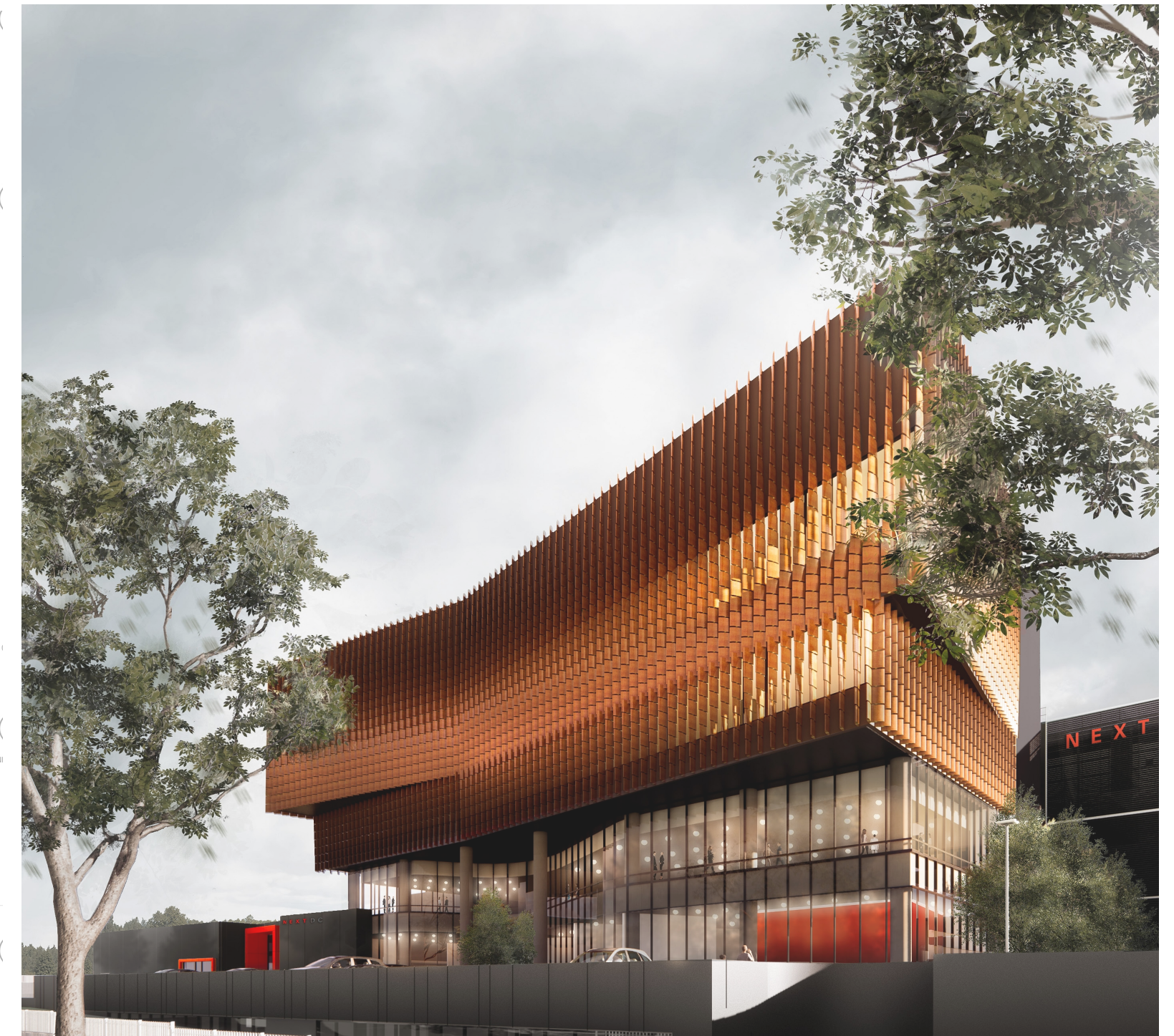
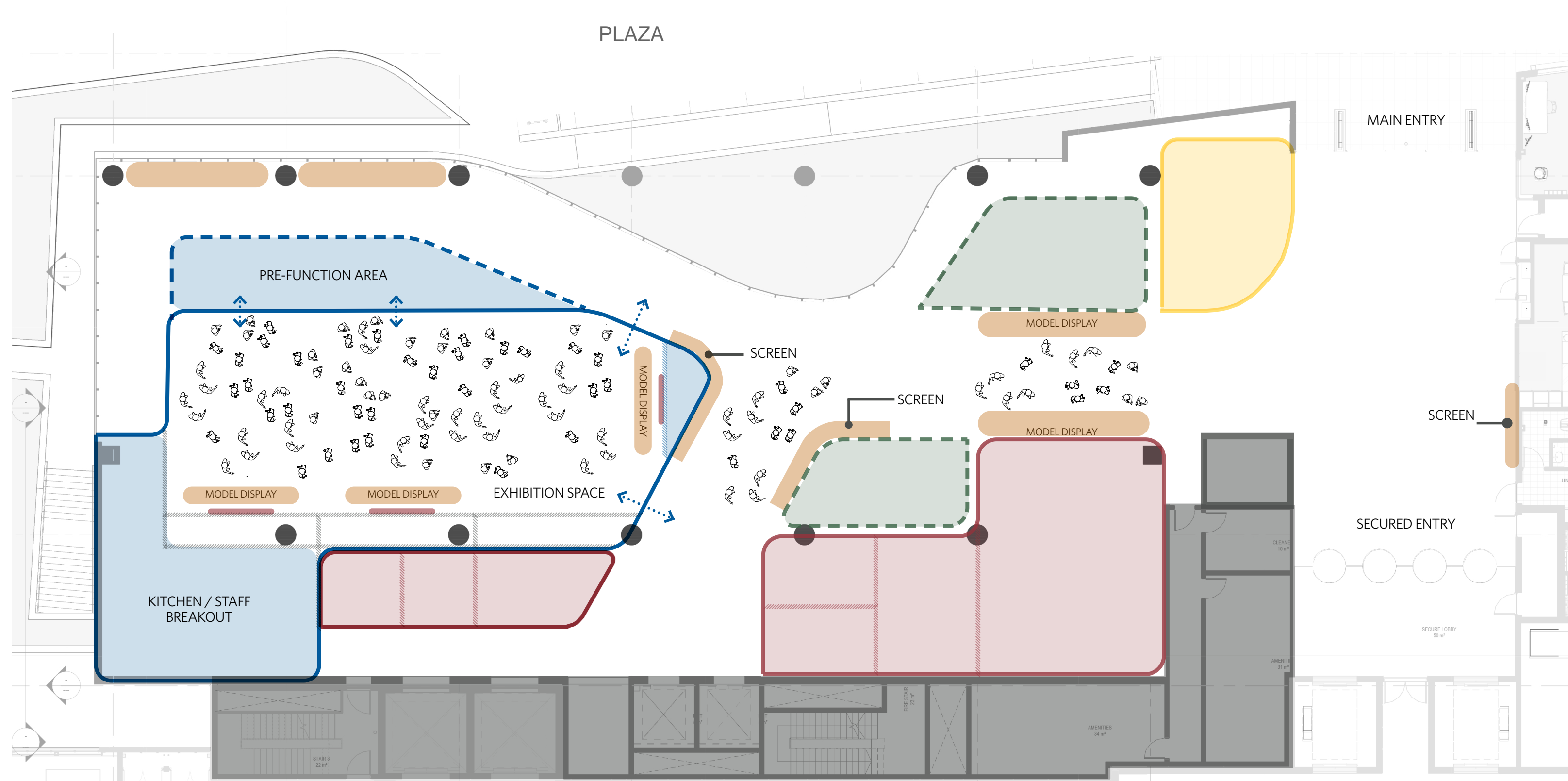


03



ZONE DIAGRAMS

EXHIBITION MODE



Precedent - NEXTDC M2 Project





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