

HDR ARCHITECTS

ACCESS DESIGN REVIEW – SSDA MODIFICATION

S5 - 269 Lane Cove Rd, Macquarie Park



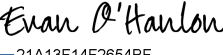
Project number: 00028

Revision: ADR 1.0

Date: 9 October 2025



Quality management

Revision	Date	Revision description	
ADR 1.0	9 October 2025	Updated SSDA Report	
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Table of contents

1.0 Project Overview / Summary.....4

1.1 Site Image4

1.2 Building location plan5

1.3 Review summary5

1.4 Performance based solution summary.....6

2.0 Introduction.....8

3.0 Project description.....9

4.0 Legislative requirements11

4.1 Referenced legislation and standards.....11

5.0 Documentation reviewed.....13

6.0 Exemptions and performance based solutions20

6.1 Exemptions.....20

6.2 Performance based solutions.....20

7.0 Design requirements22

7.1 General building access requirements.....22

7.2 External approaches to buildings – accessways, walkways, kerb ramps23

7.3 Vehicle and bicycle access into the site24

7.4 Entrances25

7.5 Stairs and Ramps25

7.6 Access to and within lifts26

7.7 Doors and Doorways.....27

7.8 Internal accessways – corridors, rooms.....28

7.9 Sanitary facilities28

7.10 Wayfinding (Signage Component) – Common Use Areas.....29

7.11 Hearing Augmentation.....29

7.12 Emergency egress and evacuation.....30

7.13 Landscaping, Streetscapes and Terraces.....30

7.14 Lighting31

8.0 Compliance summary32

1.0 Project Overview / Summary

Jensen Hughes has reviewed the updated State Significant Development Application (SSDA) documents for the proposed development identified as the S5 data centre development at 269 Lane Cove Road, Macquarie Park. The legal description of the site is Lot 3 in Deposited Plan (DP) 1129811.

This updated report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-63168959). This report concludes that the proposed data centre development is suitable and warrants approval subject to the implementation of the following mitigation measures.

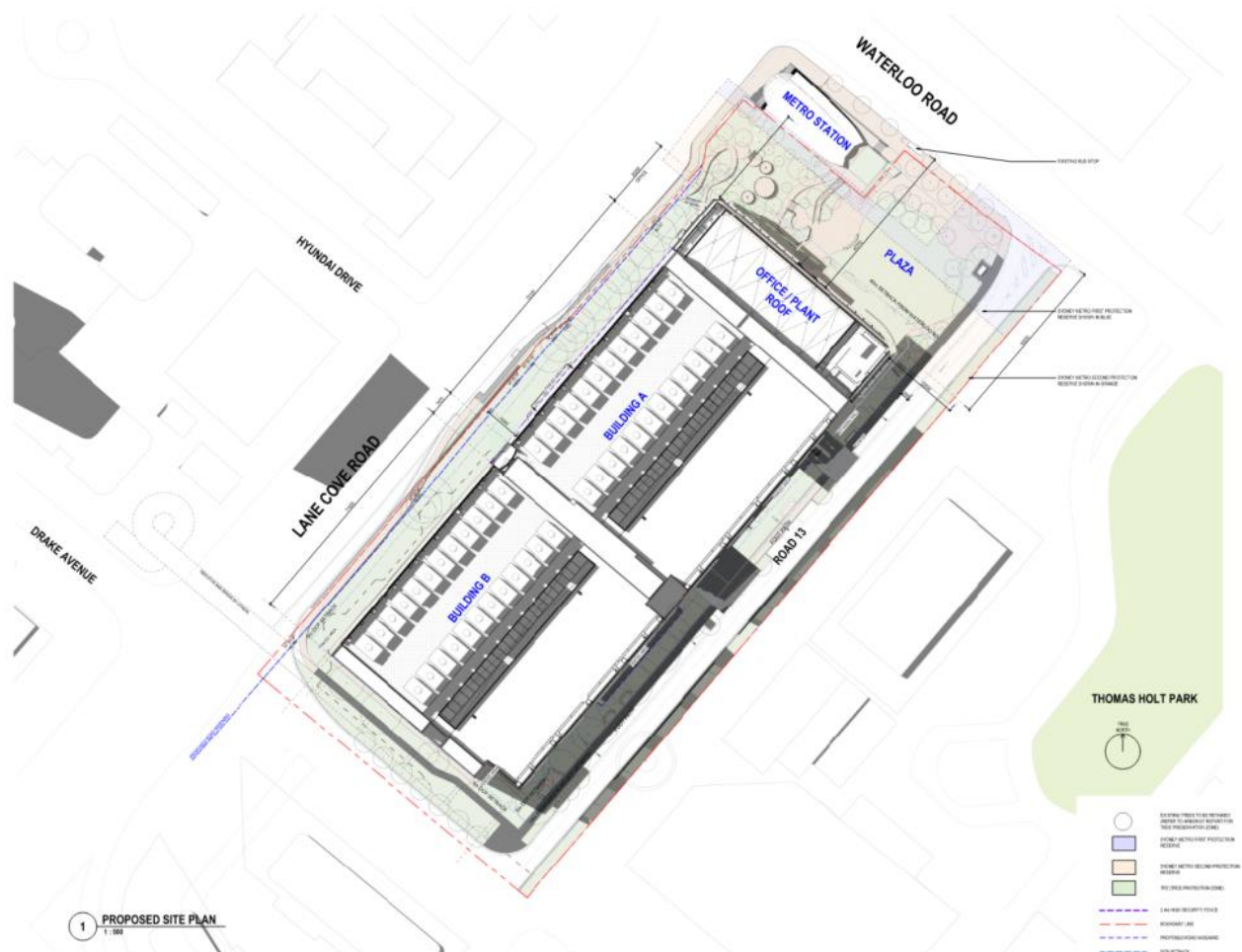
✚ The adjustments noted in Sections 4 - 6 of this report are applied.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

The following report provides a summary of the findings relevant to the proposed works, highlighting the legislative and technical requirements to ensure all building occupants are afforded equitable, dignified access to the degree necessary.

1.1 Site Image





- + Provision of vertical transport (where relevant)
- + Doors (hinged/sliding) and doorway circulation space.
- + Stairs, ramps, and walkway/pathway requirements.
- + Car parking.
- + Sanitary facilities including unisex accessible toilets and ambulant facilities.
- + Landscaping.
- + Adaptable housing provisions AS 4299

Subject to addressing the actions identified as necessary within the future design stages of the project, Jensen Hughes confirm that the project documentation provides accessibility capable of complying with the Disability (Access to Premises – Buildings) Standards 2010 (APS), National Construction Code (BCA) and Lane Cove Council Development Control Plan (DCP) requirements.

1.4 Performance based solution summary

The assessment of the design documentation has revealed that the following areas require assessment against the relevant performance requirements of the BCA:

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	D4D4	DP1 (a) (i) (ii)	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	A central handrail is proposed to the main stair immediately in front of the primary pedestrian entry, in lieu of the required handrails to both sides of the stair.
2.	D4D4	DP1 (a) (i) (ii)	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and	Within the theatre seating area, a single handrail is proposed to the outermost edge of each stair (one stair on either side of the seating), in lieu of the two handrails required to each stair.

00028 - ADR 1.0

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
			a. (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	

2.0 Introduction

HDR Architects have engaged the services of Jensen Hughes as access consultants to conduct a review of project documentation to ensure that functional and compliant accessibility has been applied to the design. Further, as members of the Access Consultants Association (ACA), Jensen Hughes staff use our experience and expertise in the provisions of access to ensure the project team considers the objects of the *Disability Discrimination Act* (DDA) which are far reaching, extending beyond the minimums of building legislation.

The site is located at 269 Lane Cove Road, Macquarie Park and is legally described at Lot 3 in Deposited Plan (DP) 1129811. It is located on the corner of Lane Cove Road and Waterloo Road and is made up of a single rectangular lot and is approximately 22,381m² in size. An aerial photograph of the site is provided at **Figure 1**.

The site is located in the City of Ryde Local Government Area (LGA) within the Macquarie Park corridor, an established employment precinct with a particular focus on innovation. Macquarie Park is a nationally significant research and employment centre and includes the head offices for some of Australia's leading companies including Foxtel, Optus and Siemens. The site is approximately 2km southeast of Macquarie University, and 1.5km southeast of Macquarie Shopping Centre.

Existing development includes a two-storey office furniture store (Work Arena) at the northern end of the site and offices and studios associated with Foxtel in the southern portion of the site. Scattered trees exist along the site boundaries, particularly within the western setback to Lane Cove Road, along the southern boundary and the eastern boundary.

Vehicle access to the site is currently provided from Waterloo Road with an internal driveway providing access to several at-grade parking areas. A further vehicle crossover has been constructed along the Lane Cove Road frontage; however, it is not currently in use and barriers have been installed prohibiting access.

The site is well serviced by public transport with several bus routes operating along Lane Cove Road and Waterloo Road. The entrance to Macquarie Park Metro Station is immediately to the north of the site. The site includes a lengthy frontage to Lane Cove Road which provides access to the M2 Hills Motorway and Epping Road.

3.0 Project description

This report has been prepared to accompany a detailed SSDA modification for the proposed data centre development at 269 Lane Cove Road, Macquarie Park (SSD-63168959). The application seeks consent for construction and operation of a data centre development and includes site preparation works, bulk earthworks and infrastructure, and construction of the buildings, ancillary facilities, and associated site works. The application also includes the delivery of one internal road and an urban plaza adjacent to the Macquarie Park Metro Station entrance.

Specifically, the Project comprises the redevelopment of the site as summarised below:

- + Site preparation works including demolition and removal of existing structures, tree removal and bulk earthworks.
- + Staged construction and operation of two connected data centre buildings (Building A and Building B) with a maximum height of 65 metres and a combined total gross floor area (GFA) of 47,285m² comprising 33,142m² of technical data hall floor space and 14,143m² of office, retail and innovation hub floor space.
 - Building A will be delivered in Stage 1 and will comprise the following:
 - Basement parking for 51 car spaces including two accessible spaces and 10 EV spaces
 - Seven storeys of technical data floor space accommodating seven data houses: 16,571m²
 - Utilities including diesel generators (3MWe), above-ground water tanks for industrial water (600kL each), above-ground diesel storage tanks (100kL each) and an aboveground water tank for fire water (400kL each).
 - Business identification signage facing Waterloo Road and Lane Cove Road.
 - Integrated 'Building O' component within Building A, comprising:
 - Two retail tenancies at ground level: 326m²
 - Lobby and innovation hub including auditorium and training rooms: 3,186m²
 - NEXTDC and ancillary office floor space on upper levels: 10,631m²
 - Building B will be delivered in Stage 2 and will comprise the following:
 - Seven storeys of technical data floor space accommodating seven data halls: 16,571m²
 - Utilities including diesel generators (3MWe), above-ground water tanks for industrial water (600kL each), above-ground diesel storage tanks (100kL each) and an aboveground water tank for fire water (400kL each).
 - Business identification signage on the western and southern building facades.
 - Landscaping across the site in accordance with the project staging, delivering a mix of native and endemic plant species, shrubs and grasses, including 139 additional trees within a total area of 4,959m² deep soil and a resultant tree canopy cover of 5,707m²
 - Staged delivery of public domain works including:
 - Stage 1: construction of Road 13 within the subject site and public plaza.
 - Stage 2: construction of Road 6 (half-width) within the subject site, including provision for a future pedestrian/cycle overbridge (to be delivered by others), and works along Lane Cove Road.

- Delivery of 90 megawatts of power with a 33kV switching station to be accommodated on site, as well as other site services, including stormwater infrastructure.

The following table provides a comparative analysis of the original proposal and revised proposal based on the key development features.

Table 1 SEARs Compliance

Item	Description of Requirement	Section Reference (this Report)
Access	Assesses how the development complies with the relevant accessibility requirements.	Section 4-6

4.0 Legislative requirements

The minimum legislative requirements for this project comprise both Federal and State legislation. These are outlined below.

Federal

The Federal *Disability Discrimination Act 1992* (DDA) was enacted in 1993. The objects of the DDA are to eliminate as far as possible, discrimination against persons on the basis of their disabilities, in particular access to premises (as defined under the DDA); work; accommodation; the provisions of facilities, services; and land; to ensure, as far as practicable, that persons with disabilities have the same rights to equality before the law as the rest of the community; and to promote recognition and acceptance within the community of the principle that persons with disabilities have the same fundamental rights as the rest of the community.

The DDA is complaints-based legislation administered by the Australian Human Rights Commission (AHRC).

The DDA utilises legislative instruments known as Disability Standards to specify how the objects of the DDA are to be achieved. These standards include:

- + *Disability (Access to Premises – Buildings) Standards 2010,*
- + *Disability Standards for Education 2005; and*
- + *Disability Standards for Accessible Public Transport 2002.*

Where relevant, these Standards reference the Australian Standards for access and mobility (and others), including parts of the AS1428 series, primarily AS1428.1-2009, AS1428.4.1-2009 and others such as AS2890.6 2009.

This review has considered the requirements of the *Disability (Access to Premises – Buildings) Standards 2010*.

State

With the introduction of the *Disability (Access to Premises – Buildings) Standards 2010*, the Building Code of Australia 2011 was modified to align with the federal legislation. The aim of this alignment/inclusion was to ensure that where a building complies with the relevant sections of the BCA, it is deemed to comply with the 'premises' component of the DDA relevant to buildings. However, it is to be noted that compliance with the BCA alone does not necessarily mean compliance with the Disability Discrimination Act, provisions of which extend beyond the building itself.

4.1 Referenced legislation and standards

The design review has been undertaken against the following:

- + Objects of the *Disability Discrimination Act (DDA) 1992*.
- + *Disability (Access to Premises – Buildings) Standards 2010*.
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2019 Volume 1 Amendment 1. and referenced Australian Standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.

- AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
- AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
- AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
- AS1735.12 1999 Lift facilities for people with disabilities.

5.0 Documentation reviewed

This report is specific to the following key stage drawings.

Architectural Plans Prepared by HDR Architects			
Drawing Number	Revision	Date	Title
S5-ARC-HDR-DRG-00000-0000	CP03	26/08/2025	COVER SHEET
S5-ARC-HDR-DRG-00000-0062	CP03	26/08/2025	EXISTING SITE PLAN
S5-ARC-HDR-DRG-00000-0063	CP03	26/08/2025	DEMOLITION PLAN
S5-ARC-HDR-DRG-00000-0064	CP03	26/08/2025	PROPOSED SITE PLAN
S5-ARC-HDR-DRG-00000-0065	CP03	26/08/2025	SITE STAGING PLAN
S5-ARC-HDR-DRG-00000-0066	CP03	26/08/2025	DEVELOPABLE SITE AREA
S5-ARC-HDR-DRG-00000-0080	CP03	26/08/2025	3D VIEWS
S5-ARC-HDR-DRG-00000-0101	CP03	26/08/2025	GROSS FLOOR AREA (GFA) PLAN -SHEET 1
S5-ARC-HDR-DRG-00000-0102	CP03	26/08/2025	GROSS FLOOR AREA (GFA) PLAN -SHEET 2
S5-ARC-HDR-DRG-00000-0103	CP03	26/08/2025	GROSS FLOOR AREA (GFA) PLAN -SHEET 3
S5-ARC-HDR-DRG-00000-1300	CP03	26/08/2025	SHADOW DIAGRAMS
S5-ARC-HDR-DRG-00000-3000	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -GROUND
S5-ARC-HDR-DRG-00000-3001	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 01

Architectural Plans Prepared by HDR Architects			
S5-ARC-HDR-DRG-00000-3002	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 02
S5-ARC-HDR-DRG-00000-3003	CP03	26/08/2025	OVERALL PLAN -OFFICE -LEVEL 03
S5-ARC-HDR-DRG-00000-3004	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 03
S5-ARC-HDR-DRG-00000-3005	CP03	26/08/2025	OVERALL PLAN -OFFICE -LEVEL 04
S5-ARC-HDR-DRG-00000-3006	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 04, OFFICE -LEVEL 05
S5-ARC-HDR-DRG-00000-3007	CP03	26/08/2025	OVERALL PLAN -OFFICE -LEVEL 06
S5-ARC-HDR-DRG-00000-3008	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 05
S5-ARC-HDR-DRG-00000-3009	CP03	26/08/2025	OVERALL PLAN -OFFICE -LEVEL 07
S5-ARC-HDR-DRG-00000-3010	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 06, OFFICE -LEVEL 08
S5-ARC-HDR-DRG-00000-3011	CP03	26/08/2025	OVERALL PLAN -OFFICE -LEVEL 09
S5-ARC-HDR-DRG-00000-3012	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 07
S5-ARC-HDR-DRG-00000-3013	CP03	26/08/2025	OVERALL PLAN -OFFICE -ROOF LEVEL
S5-ARC-HDR-DRG-00000-3014	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -LEVEL 08
S5-ARC-HDR-DRG-00000-3015	CP03	26/08/2025	OVERALL PLAN -BUILDINGS A AND B -ROOF PLANT LEVEL

Architectural Plans Prepared by HDR Architects			
S5-ARC-HDR-DRG-00000-3016	CP03	26/08/2025	OVERALL PLAN -COOLING TOWER PLATFORM LEVEL
S5-ARC-HDR-DRG-00000-6000	CP03	26/08/2025	OVERALL LONGITUDINAL SECTION -SHEET 1
S5-ARC-HDR-DRG-00000-6001	CP03	26/08/2025	OVERALL LONGITUDINAL SECTION -SHEET 2
S5-ARC-HDR-DRG-00000-6002	CP03	26/08/2025	OVERALL CROSS SECTIONS
S5-ARC-HDR-DRG-00000-7001	CP03	26/08/2025	OVERALL ELEVATION -SHEET 1
S5-ARC-HDR-DRG-00000-7002	CP03	26/08/2025	OVERALL ELEVATION -SHEET 2
S5-ARC-HDR-DRG-00000-8450	CP03	26/08/2025	EXTERNAL SIGNAGE A DETAILS -SHEET 1
S5-ARC-HDR-DRG-00000-8451	CP03	26/08/2025	EXTERNAL SIGNAGE B DETAILS -SHEET 2
S5-ARC-HDR-DRG-00000-8452	CP03	26/08/2025	EXTERNAL SIGNAGE C DETAILS -SHEET 3 (NOT IN USE)
S5-ARC-HDR-DRG-00000-8453	CP03	26/08/2025	EXTERNAL SIGNAGE D DETAILS -SHEET 4
S5-ARC-HDR-DRG-A0101-3020	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A AND OFFICE -GROUND FLOOR LEVEL
S5-ARC-HDR-DRG-A0101-3021	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A AND OFFICE -LEVEL 01
S5-ARC-HDR-DRG-A0101-3022	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A AND OFFICE -LEVEL 02
S5-ARC-HDR-DRG-A0101-3023	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -OFFICE -LEVEL 03

Architectural Plans Prepared by HDR Architects			
S5-ARC-HDR-DRG-A0101-3024	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -LEVEL 03
S5-ARC-HDR-DRG-A0101-3025	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -OFFICE -LEVEL 04
S5-ARC-HDR-DRG-A0101-3026	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -LEVEL 04 -OFFICE -LEVEL 05
S5-ARC-HDR-DRG-A0101-3027	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -OFFICE -LEVEL 06
S5-ARC-HDR-DRG-A0101-3028	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -LEVEL 05
S5-ARC-HDR-DRG-A0101-3029	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -OFFICE -LEVEL 07
S5-ARC-HDR-DRG-A0101-3030	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -LEVEL 06 -OFFICE -LEVEL 08
S5-ARC-HDR-DRG-A0101-3031	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -OFFICE -LEVEL 09
S5-ARC-HDR-DRG-A0101-3032	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -LEVEL 07
S5-ARC-HDR-DRG-A0101-3033	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -OFFICE -ROOF LEVEL
S5-ARC-HDR-DRG-A0101-3034	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -LEVEL 08
S5-ARC-HDR-DRG-A0101-3035	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -ROOF PLANT LEVEL
S5-ARC-HDR-DRG-A0101-3036	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD A -COOLING TOWER PLATFORM LEVEL
S5-ARC-HDR-DRG-B0201-3040	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -GROUND FLOOR LEVEL

Architectural Plans Prepared by HDR Architects			
S5-ARC-HDR-DRG-B0201-3041	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 01
S5-ARC-HDR-DRG-B0201-3042	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 02
S5-ARC-HDR-DRG-B0201-3043	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 03
S5-ARC-HDR-DRG-B0201-3044	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 04
S5-ARC-HDR-DRG-B0201-3045	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 05
S5-ARC-HDR-DRG-B0201-3046	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 06
S5-ARC-HDR-DRG-B0201-3047	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 07
S5-ARC-HDR-DRG-B0201-3048	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -LEVEL 08
S5-ARC-HDR-DRG-B0201-3049	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B -ROOF PLANT LEVEL
S5-ARC-HDR-DRG-B0201-3050	CP03	26/08/2025	GENERAL ARRANGEMENT PLAN -BLD B - COOLING TOWER PLATFORM LEVEL
S5-LAD-ALA-DRG-0-0101-L0000	7	26/09/2025	COVER SHEET
S5-LAD-ALA-DRG-0-0101-L0001	7	26/09/2025	LEGEND
S5-LAD-ALA-DRG-0-0101-L0002	7	26/09/2025	PLANTING SCHEDULE
S5-LAD-ALA-DRG-0-0101-L0101	7	26/09/2025	LANDSCAPE MASTERPLAN

Architectural Plans Prepared by HDR Architects			
S5-LAD-ALA-DRG-0-0101-L0102	7	26/09/2025	LANDSCAPE PLAZA MASTERPLAN
S5-LAD-ALA-DRG-0-0101-L0201	7	26/09/2025	GENERAL ARRANGEMENT PLAN 1
S5-LAD-ALA-DRG-0-0101-L0202	7	26/09/2025	GENERAL ARRANGEMENT PLAN 2
S5-LAD-ALA-DRG-0-0101-L0203	7	26/09/2025	GENERAL ARRANGEMENT PLAN 3
S5-LAD-ALA-DRG-0-0101-L0204	7	26/09/2025	GENERAL ARRANGEMENT PLAN 4
S5-LAD-ALA-DRG-0-0101-L0205	7	26/09/2025	GENERAL ARRANGEMENT PLAN 5
S5-LAD-ALA-DRG-0-0101-L0206	7	26/09/2025	GENERAL ARRANGEMENT PLAN 6
S5-LAD-ALA-DRG-0-0101-L0207	7	26/09/2025	GENERAL ARRANGEMENT PLAN 7
S5-LAD-ALA-DRG-0-0101-L0208	7	26/09/2025	GENERAL ARRANGEMENT PLAN 8
S5-LAD-ALA-DRG-0-0101-L0209	7	26/09/2025	GENERAL ARRANGEMENT PLAN 9
S5-LAD-ALA-DRG-0-0101-L0210	7	26/09/2025	GENERAL ARRANGEMENT PLAN 10
S5-LAD-ALA-DRG-0-0101-L0401	7	26/09/2025	SOFTWARES PLAN 1
S5-LAD-ALA-DRG-0-0101-L0402	7	26/09/2025	SOFTWARES PLAN 2
S5-LAD-ALA-DRG-0-0101-L0403	7	26/09/2025	SOFTWARES PLAN 3

Architectural Plans Prepared by HDR Architects			
S5-LAD-ALA-DRG-0-0101-L0404	7	26/09/2025	SOFTWARES PLAN 4
S5-LAD-ALA-DRG-0-0101-L0405	7	26/09/2025	SOFTWARES PLAN 5
S5-LAD-ALA-DRG-0-0101-L0406	7	26/09/2025	SOFTWARES PLAN 6
S5-LAD-ALA-DRG-0-0101-L0407	7	26/09/2025	SOFTWARES PLAN 7
S5-LAD-ALA-DRG-0-0101-L0408	7	26/09/2025	SOFTWARES PLAN 8
S5-LAD-ALA-DRG-0-0101-L0409	7	26/09/2025	SOFTWARES PLAN 9
S5-LAD-ALA-DRG-0-0101-L0410	7	26/09/2025	SOFTWARES PLAN 10
S5-LAD-ALA-DRG-0-0101-L0411	7	26/09/2025	BLD O LVL 02, 4, 6, 08 SOFTWARES PLAN 11
S5-LAD-ALA-DRG-0-0101-L0601	7	26/09/2025	LANDSCAPE DETAILS

6.0 Exemptions and performance based solutions

6.1 Exemptions

Based on the use of some areas within a building, it is reasonable to not provide access to some spaces where it is deemed inappropriate because of the required tasks which are to be performed in the space or if the area poses as a health or safety risk for people with a disability. These areas include:

- + An area where access would be inappropriate because of the particular purpose for which the area is used.
- + An area that would pose a health or safety risk for people with a disability.
- + Any path of travel providing access only to an area exempted by (a) or (b).

Examples of these rooms/spaces as outlined within the Guideline on the Application of The Premises Standards, Version 2, February 2013, developed by the Australian Human Rights Commission could include: cleaners store rooms, commercial kitchens, staff serving areas behind bars, cool rooms, rigging lofts, waste-containment areas, foundry floors, abattoir animal process areas, railway shunting yards, electrical switch rooms, chemical and hazardous material store areas, loading docks, fire lookouts, plant and equipment rooms and other similar areas.

6.1.1 Subject site – exemptions from the requirements of access

It is expected that exemptions may be sought for areas that would meet the parameters of exemption as outlined above. Particularly those areas relating to data centre, as indicated on the Jensen Hughes mark ups. This will be confirmed at a later stage of design.

6.2 Performance based solutions

Where compliance via the current Deemed to Satisfy (DtS) building legislation cannot be met, these departures are to be addressed via the Performance Based Solution (PBS) Assessment process. This assessment when utilised, will be unique to each building and/or site, combining an understanding of the principles of access with alternative methods to assist the design team, building owners/operators and occupants to achieve an effective solution.

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
1.	D4D4	DP1 (a) (i) (ii)	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and	A central handrail is proposed to the main stair immediately in front of the primary pedestrian entry, in lieu of the required handrails to both sides of the stair.

Item	BCA Clause	Relevant Performance Requirement	Technical Requirement	Technical Departure
			a. (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	
2.	D4D4	DP1 (a) (i) (ii)	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1;	Within the theatre seating area, a single handrail is proposed to the outermost edge of each stair (one stair on either side of the seating), in lieu of the two handrails required to each stair.

7.0 Design requirements

The following highlights the key accessibility features that are to be addressed as the design progresses. It should be noted that for technical specifications, relevant Australian Standards are to be utilised.

7.1 General building access requirements

Buildings and parts of buildings must be accessible in accordance with D4D2 of BCA 2022 Amendment 2. Unless subject to an exemption, access is required as follows:

Building Classification	Access Requirements
Class 5 – office building used for professional or commercial purposes	Access is required to and within all areas used by occupants.
Class 6 – shop or other building for the sale of goods by retail, or supply of services direct to the public	Access is required to and within all areas used by occupants
Class 7a – a car park	Access is required to and within any level containing accessible carparking spaces
Class 7b – storage, goods or produce for wholesale sale	Access is required to and within all areas used by occupants
Class 9b – an assembly building, not being a school or early childhood centre	Access is required to and within i) wheelchair seating spaces provided in accordance with D4D10 ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.

7.1.1 BCA Clauses and references Australian Standards reviewed:

BCA Clauses – BCA 2022 references	
D4D2 General building access requirements	Applicable
D4D3 Access to buildings	Applicable
D4D4 Parts of buildings to be accessible	Applicable
D4D5 Exemptions	Applicable
D4D6 Accessible car parking	Applicable
D4D7 Signage	Applicable
D4D8 Hearing augmentation	Applicable
D4D9 Tactile indicators	Applicable
D4D10 Wheelchair seating spaces in a Class 9b assembly building	Applicable
D4D11 Swimming Pools	Not applicable

BCA Clauses – BCA 2022 references	
D4D12 Ramps	Applicable
D4D13 Glazing on an accessway	Applicable
E3D7 Passenger lift types and their limitations	Applicable
F4D5 Accessible sanitary facilities	Applicable
Australian Standard references	
AS1428.1-2009	AS 2890.6-2009
AS1428.4.1-2009	AS1735.12-1999 – Post Adaptation
AS1428.2-1992	

7.2 External approaches to buildings – accessways, walkways, kerb ramps

7.2.1 Access requirements

An accessway (continuous accessible path) is required to the new buildings:

- + from the main points of a pedestrian entry at the allotment boundary; and
- + from another accessible building connected by a pedestrian link; and
- + from any required accessible car parking space on the allotment.

Accessways are required to incorporate a minimum width of 1000mm, 1500mm x 1500mm at locations where a 90deg turn is required, and 1540mm (W) x 2070mm (L) where it is not possible to continue, within 2m of the end of the accessway. Passing spaces are also required at maximum 20m intervals, where a direct line of sight is not available within an accessway. Where the accessway incorporates a linear grade between 1:20 and 1:40, it is to meet the requirements of AS 1428.1-2009 relevant to walkways.

Crossfalls and gradients of the external pathways are to not exceed 1:40 and be constructed of a firm, hardstand surface in accordance with AS1428.1-2009 requirements.

Ground surfaces are required to incorporate finishes which are slip resistant, including the abutment of surfaces which don't limit the movement of a person with disability, with the orientation and placement of elements such as drains also important considerations.

Doorways and gates within accessways are to meet the provisions of AS1428.1-2009 including circulation space to both sides of the gate/door, luminance contrast, and the provision of appropriate door controls.

Where there is no environmental cue available for people with vision loss e.g., level transition at a road crossing point, the incorporation of tactile ground surface indicators (TGSIs) in accordance with the requirements of AS1428.4.1-2009 is necessary.

Where a kerb ramp is installed, it is to meet the provisions of AS1428.1-2009, including transitions, surface abutments and landing depth and width, according to the direction of travel and/or any required change of direction.

7.2.2 Subject site – access assessment

Vehicle access to the basement parking is via Road 13 (yet to be named), which connects to Waterloo Road. Pedestrian access to the site will primarily be from Waterloo Road, where the adjacent Metro station will provide a connection through the landscaped area to the north of the building. Additional pedestrian access will be available from Lane Cove Road via a proposed overpass, with the new footpath connecting to the existing footpath network along Lane Cove Road.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.3 Vehicle and bicycle access into the site

7.3.1 Access requirements

Carparking

The BCA and DDA Premises Standards contain requirements for parking which are applicable to this project. These requirements can be summarised as follows:

- Class 5 commercial, 9b development, and 7: Provide 1 accessible car bay for every 100 car bays or part thereof, compliant with AS2890.6.
- Class 6 retail development: Provide 1 accessible car bay for every 50 car bays or part thereof, compliant with AS2890.6.
- Accessible car bays require 2.4 metre with 2.4 metre shared area.
- All accessible car bays to be located near relevant lifts and/or associated building entry points to minimise distance to relevant lift and ensure accessible path of travel between these areas.

Bicycle

Bicycle parking where provided should consider the approach, entry, and circulation space available within any secure bicycle parking area e.g., space for a 180deg turn if necessary, and the layout of any bike racks to ensure that bicycles when in-situ, don't impact the use of any associated/adjacent accessways. For example, a recumbent bike which extends over an accessway when parked.

7.3.2 Subject site – access assessment

The car parking as currently detailed appears capable of meeting the provisions of access as prescribed by the Australian Standards. The documentation will be further reviewed as the design progresses.

Ensure 2.5m min. height clearance, compliant with AS2890.6 fig 2.7 over accessible car bays with 2.2 m min. vertical clearance leading to the accessible and adaptable unit car bays (Note: consideration for 2.3 or 2.4m min. height preferred for higher vans/adapted vehicles is recommended as good practice).

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.4 Entrances

7.4.1 Access requirements

Doors/gates within paths of travel common to building users, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance door.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door/gate controls and hardware.
- + Luminance contrast which is measured at not less than 30%.

7.4.2 Subject site – access assessment

Whilst there are alternate ways to access the building from the basement car park via the goods lifts directly into the data centre, the main entrance is located at the northern end of the building adjacent to the commercial spaces. At present, it appears that the accessible path of travel from the east may be obstructed by the large central stair and a smaller stair located immediately east of the main entrance.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.5 Stairs and Ramps

7.5.1 Access requirements

Stairs within the site are to incorporate (excluding fire isolated stairs):

- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Opaque risers.
- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

Ramps within the site are to incorporate (excluding fire isolated ramps):

- + A gradient of not more than 1:14.
- + Landings which are incorporated at the intervals required based upon the gradient of the ramp and which do not exceed 1:40, taking into consideration the direction of travel, and adjusting the landing depth/width, as necessary.
- + Handrails to both sides which are continuous, consistent, and incorporate a diameter of 30-50mm, extensions and terminations at the top and base, a clear unobstructed width of no less than 1000mm between them.
- + Kerb rails installed to both sides of the ramp.
- + Tactile ground surface indicators (TGSIs) at the top and base which incorporate a luminance contrast of 30-60% dependent upon the installation type.

A set back is required from transverse paths of travel, typically 700mm from an internal corner and 900mm from the allotment boundary.

Fire-isolated Stairs (FIS)

All fire isolated stairs are to incorporate:

- + Nosing strips which provide a luminance contrast of no less than 30%.
- + Handrails which meet the provisions of AS1428.1-2009 Clause 12.

7.5.2 Subject site – access assessment

All stairs within the landscaped areas to the north of the building are to comply with AS 1428.1:2009, including requirements for handrails, stair nosings, setbacks, and tactile ground surface indicators (TGSIs).

Performance solutions will be required for non-compliant handrails, including the central handrail proposed to the main stair directly outside the primary pedestrian entry, and within the theatre area where stairs on either side of the seating are proposed to have a single handrail on each side in lieu of two handrails per stair.

Two ramps located at the northern end of Level 1 will require review to confirm compliance with the requirements for ramps, including setbacks, handrails, tactile ground surface indicators (TGSIs), and edge treatments. Any ramps within the landscaped areas will also be required to comply, as they form part of the accessible path of travel to the building entrance.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.6 Access to and within lifts

7.6.1 Access requirements

An accessway is required to any passenger lift where available within a building. Where a passenger lift travels greater than 12m a minimum car size of 1400mm wide x 2000mm depth is required, if travelling less

than 12m a minimum car size of 1100mm wide x 1400mm depth is accepted. Where stretcher use is indicated on a lift travelling greater than 12m, a 2000mm depth is necessary. The clear opening width of the door of the lift car must be no less than 900mm.

Internal fit out of the lift is required to comply with AS1735.12 including:

- + Handrails which incorporate a minimum length of 600mm, installed 850mm – 950mm above the finished floor within the lift car.
- + Control buttons and panels which correctly located within the car – from internal corner and floor) which incorporate tactile and Braille.
- + An audible announcement where the lift travels more than 2 floor levels.

7.6.2 Subject site – access assessment

The building includes four lifts at the northern end servicing both the data centre areas and the commercial office space, with a further two goods lifts proposed at the southern end providing access to the data centre areas. Some areas of the data centre are likely to be exempt under Clause D4D5 of the NCC.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance .

Further work will be required during design development stage to ensure appropriate outcomes are achieved. Where, in the future a lift is installed, compliance will be assured and checked at the time of procurement, engagement of a lift supplier/contractor. This would be required prior to the issue of a Construction Certificate.

7.7 Doors and Doorways

7.7.1 Access requirements

Doors and doorways within paths of travel required to be accessible, require the following to meet the provision of AS1428.1-2009 Clause 13:

- + Unobstructed clear opening widths to be a minimum of 850mm (a 920mm door leaf is required for a hinge swing door; 1020mm required for a swing door).
- + Controls including after-hours swipe cards, key locks, auto door controls etc. located on a level landing, in an accessible location.
- + Circulation spaces which consider the angle of approach and direction of swing/slide at both sides of the entrance.
- + Light operational forces (less than 20 N).
- + Appropriately procured and installed door controls and hardware.
- + Fully glazed doors or sidelights to incorporate a visual contrast strip no less than 75mm wide for the full width of the glazing, with the lowest edge at 900-1000mm above the finished floor.
- + Luminance contrast which is measured at not less than 30%.
- + A level transition shall be provided to all entrances and external areas e.g. bike storage which will be achieved via provision of threshold ramps where required in accordance with AS1428.1-2009 requirements.

7.7.2 Subject site – access assessment

Doors and doorways on accessible paths of travel within common use areas where required to be accessible, will be further reviewed as the design progresses.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.8 Internal accessways – corridors, rooms

7.8.1 Access requirements

An accessway is required within all common use areas of a building normally used by occupants, unless subject to the exemption provisions of the BCA.

Where provided and relevant, internal accessways are required to ensure:

- + a minimum clear width of 1000mm is available, adjusting as necessary to address door circulation space.
- + Doors/doorways are provided with appropriate controls, circulation spaces and contrasts, with visual glazing strips installed, as necessary.
- + Ground surfaces and abutments meet the provisions of AS1428.1-2009.
- + Ramps i.e. step and threshold meet the provisions of AS1428.1-2009.
- + Passing and turning spaces where provided meet the provisions of access as prescribed by AS1428.1-2009.

7.8.2 Subject site – access assessment

The accessways within the common use areas would require further review as the design progresses to ensure that the provisions of AS 1428.1-2009 will be met.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.9 Sanitary facilities

7.9.1 Access requirements

Unisex accessible sanitary facilities are required on each floor level where sanitary facilities are available within common areas. An equal distribution of right hand (RH) and left hand (LH) configured unisex accessible sanitary facilities are to be provided, where there is more than one available within a building.

The pan circulation space and fit out of these facilities are to meet the provisions of AS1428.1-2009 Clause 15. Where one or more toilets are provided in addition to a unisex accessible sanitary facility, an ambulant cubicle for male and female use is required within each bank.

Raised tactile and Braille signage is required to identify each of the sanitary facilities and provide direction where a bank of sanitary facilities does not incorporate an accessible facility, directing the user to the location of the nearest accessible facility. Where gendered shower facilities are available, an accessible shower facility is required.

7.9.2 Subject site – access assessment

A number of accessible sanitary facilities are available on each level. Ensure an even distribution of left-hand (LH) and right-hand (RH) transfer WC pans, with alternating LH/RH layouts on subsequent levels.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.10 Wayfinding (Signage Component) – Common Use Areas

7.10.1 Access requirements

Where a pedestrian entrance is not accessible, raised tactile and Braille directional signage incorporating the international symbol of access is required to direct a person to the location of the nearest accessible pedestrian entrance.

Further raised tactile and Braille signage is required to be installed at accessible sanitary facilities, identifying the configuration of the facility, ambulant sanitary facilities (where available), spaces which incorporate hearing augmentation, including information about the type of system in use and the availability/location of receivers. Signage is also required at exit doors identifying the location.

A signage and wayfinding strategy should be created to ensure key accessible transition points are identified and captured around a building and/or site e.g., highlighting the location of accessible sanitary facilities, parking bays etc.

7.10.2 Subject site – access assessment

The signage package has not yet been reviewed, supplied, or reviewed.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.11 Hearing Augmentation

7.11.1 Access requirements

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning):

- + In a room in a Class 9b building.

- + In an auditorium, conference room, meeting room or room for judicatory purposes; or
- + At any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.

The area covered within the room/area that the system is provided must extend across 80-95% of the floor area, dependent upon the type of system utilised. Receivers where required must accommodate the number of anticipated users, based upon the number of people the room or space accommodates.

Screens or scoreboards associated with a Class 9b building, capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only.

7.11.2 Subject site – access assessment

Hearing augmentation is to be provided where an inbuilt amplification system is installed (Other than one used only for emergency warning). This requirement will result in hearing augmentation being required in at least the theatre space.

Jensen Hughes has reviewed the drawings and documentation in relation to the requirements above. Based on the current level of detail all access requirements appear capable of achieving compliance subject to those adjustments noted in the mark ups.

Further work will be required during design development stage to ensure appropriate outcomes are achieved.

7.12 Emergency egress and evacuation

7.12.1 Access considerations

Any emergency evacuation strategy should address the operational considerations relevant to the evacuation of people with disabilities and should detail the following:

- + Stair refuges, or
- + Fire-isolated lift lobbies and use of lifts in emergency.

Fire evacuation plans should include provision of management plans to assist known occupants with disability. Individuals with mobility limitations should be provided with a "fire buddy" to escort them to pre-determined areas of refuge.

AS 3745 - 2010 Planning for emergencies in facilities can be utilised as a guideline to assist in the implementation of any Emergency Plan.

7.12.2 Subject site – access assessment

Note for consideration.

7.13 Landscaping, Streetscapes and Terraces

7.13.1 Access considerations

The following are some design considerations for providing equitable access to the external public space:

Lighting installations which minimise glare.

Luminance contrast of features such as bike racks, bollards, bins etc.

7.13.2 Subject site – access assessment

Note for consideration.

7.14 Lighting

7.14.1 Access considerations

The inclusion of quality light assists people in navigating their way through an environment and assist in the effective use of a building, potentially affecting working satisfaction and productivity.

Consideration should be given to lighting as follows:

Location	Lux level
Entrances, passageways, and walkways	150lx
Stairs	150lx
Ramps	150lx
Toilets and locker rooms	200lx
Counter tops	200lx
General displays	200lx

7.14.2 Subject site – access assessment

Note for consideration.

8.0 Compliance summary

As a member of the Access Consultants Association (ACA), I have reviewed the Development Application documentation (refer above) against the current requirements for access and mobility against the following:

- + Objects of the Disability Discrimination Act (DDA) 1992.
- + *Disability (Access to Premises – Buildings) Standards 2010.*
- + National Construction Code (BCA) - Building Code of Australia (BCA) 2022 Amendment 2 – Volume One and referenced Australian Standards including:
 - AS1428.1 2009 Part 1: General Requirements for access – new building work.
 - AS1428.2 1992 Part 2: Enhanced and additional requirements – Buildings and facilities.
 - AS1428.4.1 2009 Part 4.1: Means to assist the orientation of people with vision impairment – Tactile Ground Surface Indicators (TGSIs).
 - AS2890.6 2009 Part 6: Off-street parking for people with disabilities.
 - AS1735.12 1999 Lift facilities for people with disabilities.

This report provides the reader with an overview of the project with respect to achieving compliance against the above.

It is anticipated that within the next stage of the design process, additional detail will be available and reviewed.

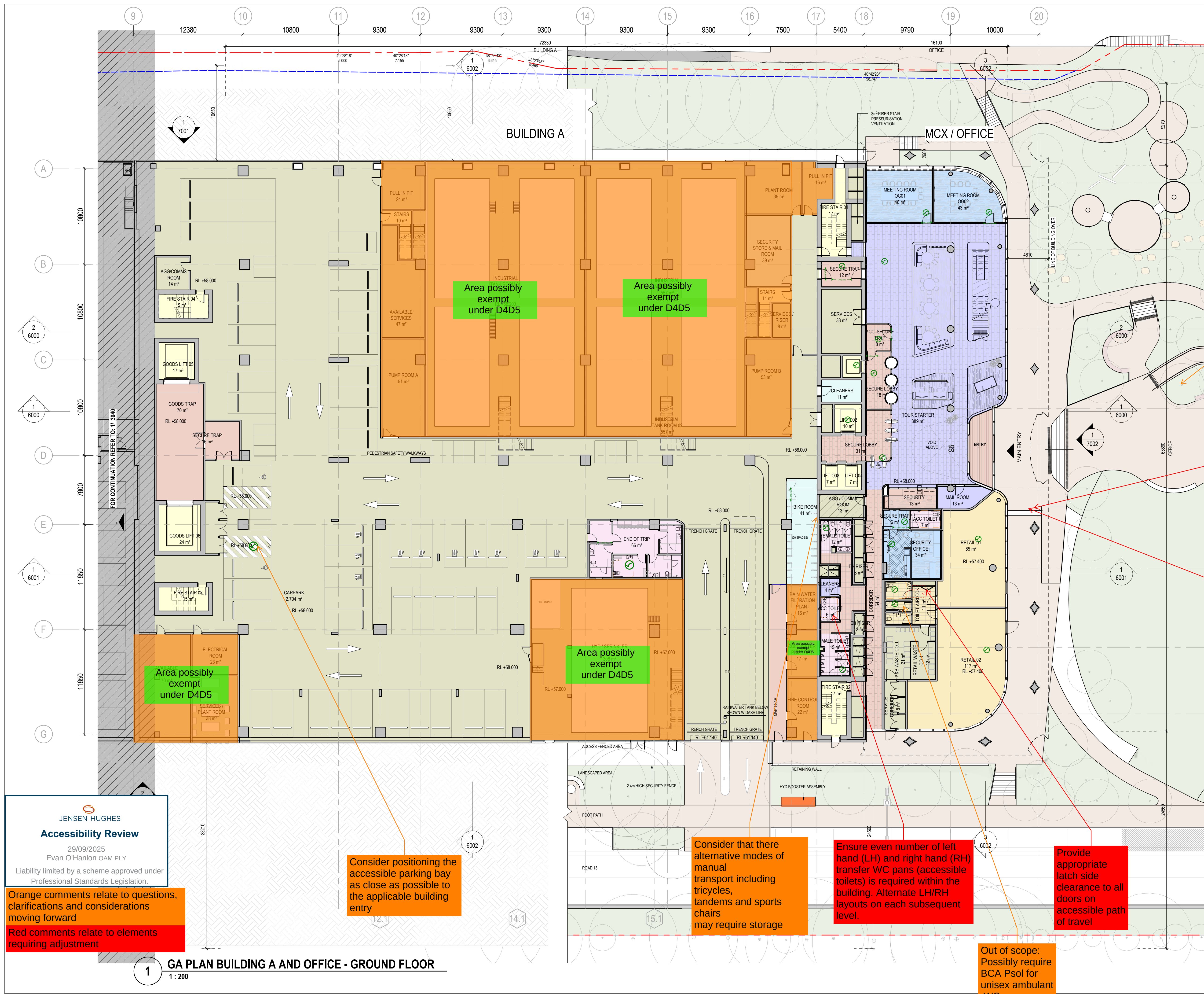
If you've any questions in relation to this report, please contact the writer.

Review undertaken by:

DocuSigned by:

 21A13F14F2654BF...
 Evan O'Hanlon OAM PLY
 Accessibility Consultant

Appendix A: Documentation mark ups



DEPARTMENT LEGEND

AMENITIES
CIRCULATION
FOH
OFFICE
RETAIL
SERVICES
STORAGE
VT

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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Services ARUP

Structural TTW

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Document Author Project Number
10374547

Key Plan

KEYPLAN ABOVE SHOWS PROJECT NORTH, NOT TRUE NORTH

Site:	Slage:	Phase:
S5		

NEXTDC Project Number:
S5.0003

Project Address:
269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113

Project Name:
NEXTDC S5

Drawing title
GENERAL ARRANGEMENT PLAN - BLD A AND OFFICE - GROUND FLOOR LEVEL

Drawing Status:
SPATIAL COORDINATION

Drawn	PM	Date	26/08/25
CHK	AW	Date	26/08/25
Scale:	1 : 200	Sheet:	A1
Drawing Number	S5-ARC-HDR-R23-A-0101-0001	File Name:	S5-ARC-HDR-R23-A-0101-0001
S5-ARC-HDR-DRG-A0101-3020	CP03	Rev	

3/30/2025 4:48:55 PM

JENSEN HUGHES
Accessibility Review
29/09/2025
Evan O'Hanlon OAM PLY
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Orange comments relate to questions, clarifications and considerations moving forward

Red comments relate to elements requiring adjustment

1 GA PLAN BUILDING A AND OFFICE - GROUND FLOOR
1 : 200

Consider positioning the accessible parking bay as close as possible to the applicable building entry

Consider that there alternative modes of manual transport including tricycles, tandems and sports chairs may require storage

Ensure even number of left hand (LH) and right hand (RH) transfer WC pans (accessible toilets) is required within the building. Alternate LH/RH layouts on each subsequent level.

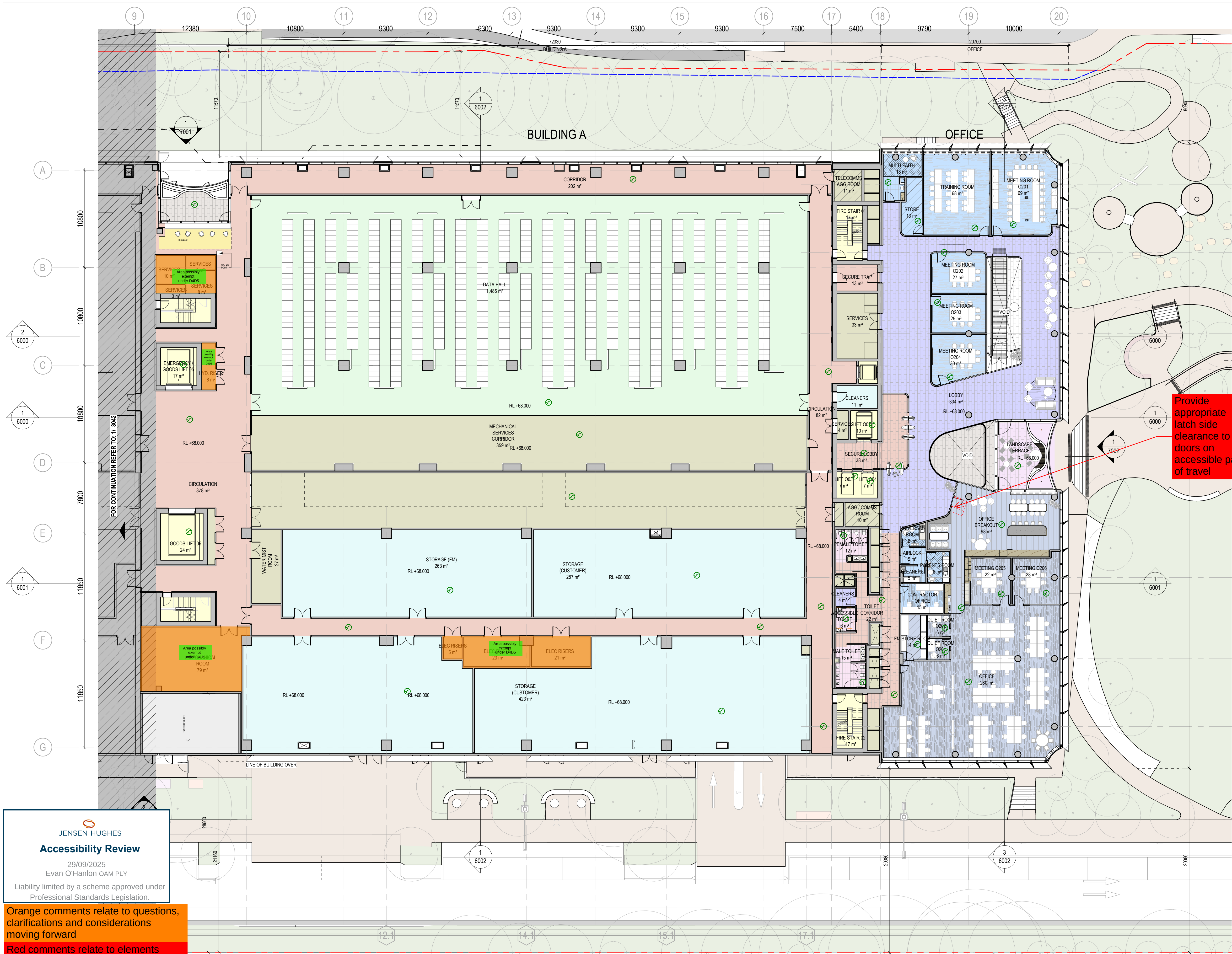
Provide appropriate latch side clearance to all doors on accessible path of travel

Out of scope: Possibly require BCA Psol for unisex ambulant WC

Refer to Landscape drawings for comment

Stair appears to block accessible path of travel

Stairs to comply with AS1428.1 including - nosings, handrails, handrail extensions, opaque risers, TGSIs, setbacks



DEPARTMENT LEGEND			
	AMENITIES		
	CIRCULATION		
	DATA HALL		
	FOH		
	OFFICE		
	OFFICE - NEXTDC		
	SERVICES		
	STORAGE		
	TERRACE		
	VOID		
	VT		

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

OUTDATED LANDSCAPE MODEL
LANDSCAPE SHOWN IS FROM OUTDATED CONSULTANT MODEL AND IS INDICATIVE ONLY. UPDATED MODEL TO BE INCORPORATED IN THE NEXT ISSUE.

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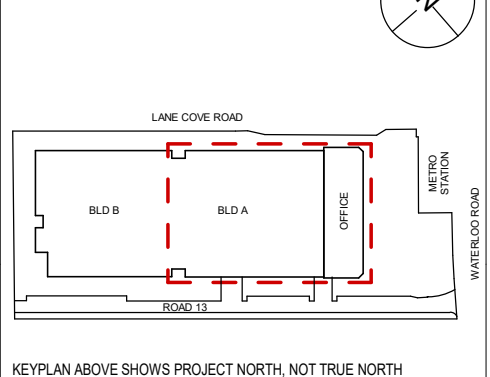
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Document Author Project Number

10374547

Key Plan



Site: S5
Slage: Phase:

NEXTDC Project Number: S5.0003

Project Address:
269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113

Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN - BLD A AND OFFICE - LEVEL 02

Drawing Status:

SPATIAL COORDINATION

Drawn	PM	Date	26/08/25
CHK	AW	Date	26/08/25
Scale	As indicated	Sheet	A1
Drawing Number	S5-ARC-HDR-R23-A-0101-0001	File Name	S5-ARC-HDR-R23-A-0101-0001
S5-ARC-HDR-DRG-A0101-3022	CP03	Rev	

JENSEN HUGHES
Accessibility Review

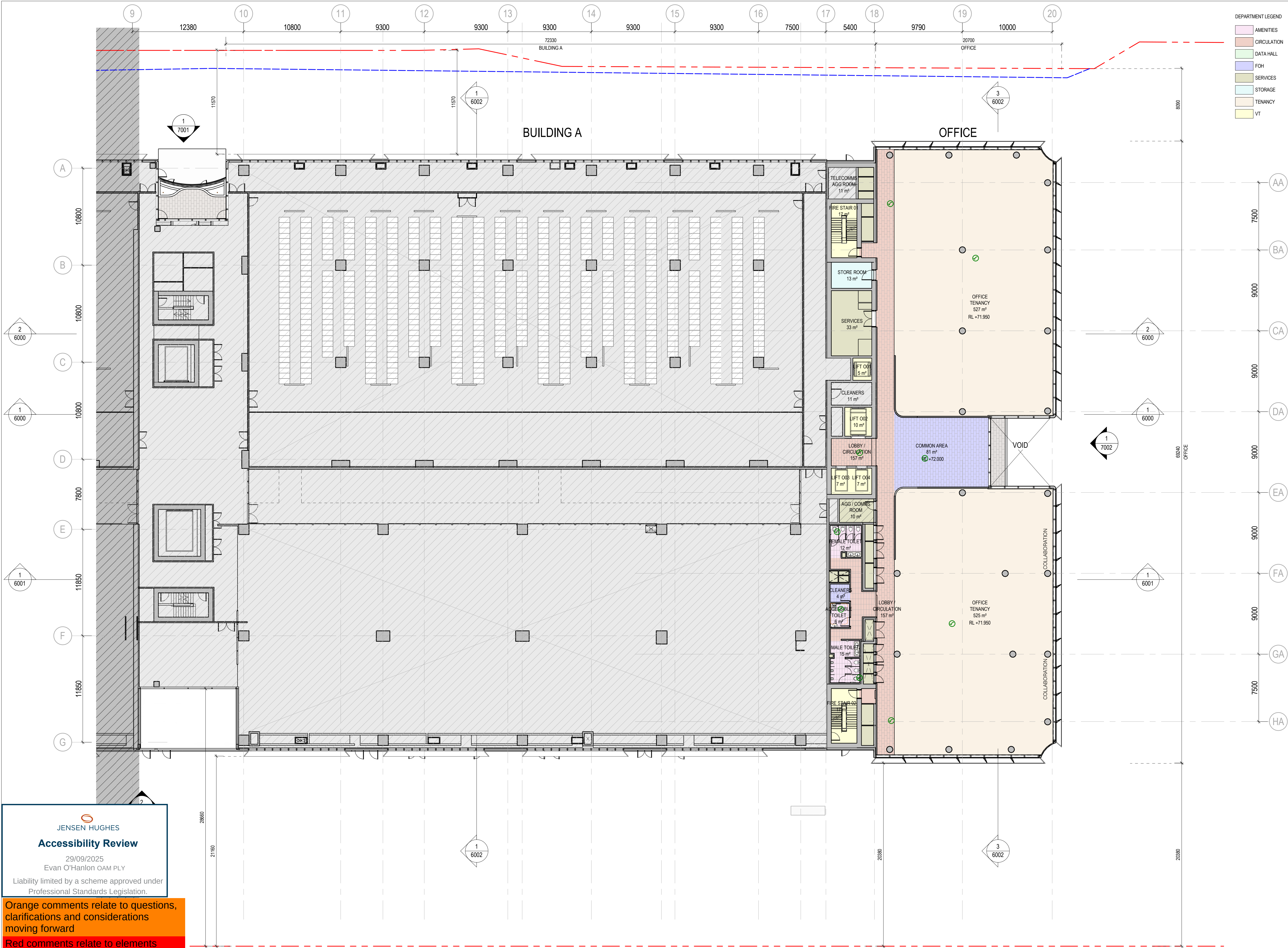
29/09/2025
Evan O'Hanlon OAM PLY
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Orange comments relate to questions, clarifications and considerations moving forward

Red comments relate to elements requiring adjustment

1 GA - BLD A AND OFFICE - LEVEL 02
1 : 200

27/08/2025 10:39:25 AM



DEPARTMENT LEGEND			
	AMENITIES		
	CIRCULATION		
	DATA HALL		
	FOH		
	SERVICES		
	STORAGE		
	TENANCY		
	VT		

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
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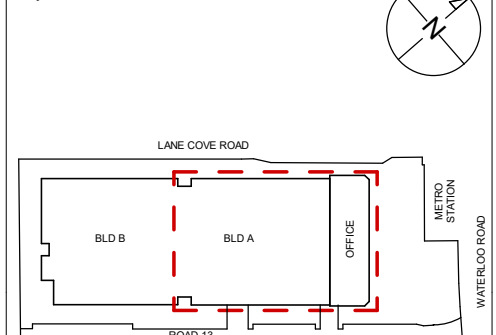
NOMINATED ARCHITECTS
NSW: Cate Condon 107/86, D. Joe Mihaljevic 8699, Mark Casey 7289, Simon Fleet 8363
VIC: Cate Condon 15211
ACT: Cate Condon 2707
TAS: Cate Condon 1479
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Document Author Project Number

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Key Plan



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Site:	Slage:	Phase:
S5		
NEXTDC Project Number: S5.0003		
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113		

Project Name:

NEXTDC S5

Drawing title

**GENERAL ARRANGEMENT PLAN -
OFFICE - LEVEL 03**

Drawing Status:

SPATIAL COORDINATION

Drawn	PM	Date	26/08/25
CHK	AW	Date	26/08/25
Scale:	1 : 200	Sheet:	A1
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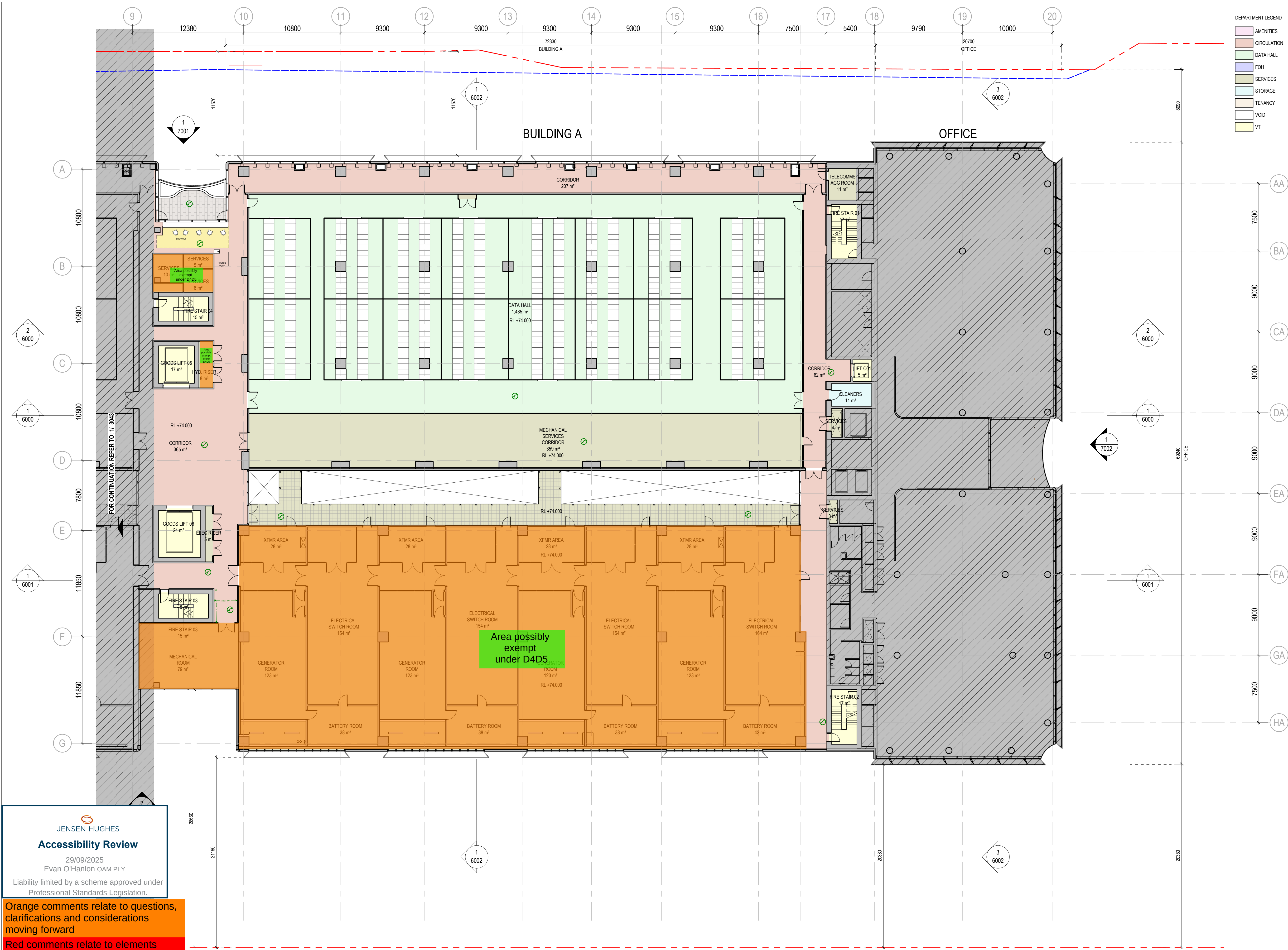
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1 : 200



DEPARTMENT LEGEND			
AMENITIES	CIRCULATION	DATA HALL	FOH
SERVICES	STORAGE	TENANCY	VOID
VT			

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS

Architect HDR

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Structural TTW

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PROJECT ARCHITECT

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HDR Pty Limited ABN 76 158 075 220 trading as HDR

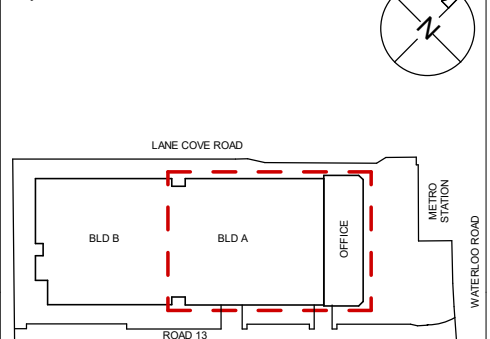
NOMINATED ARCHITECTS

NSW: Cate Condon 10786, D. Joe Mihaljevic 8699, Mark Gasy 7289, Simon Fleet 8363
VIC: Cate Condon 15211
ACT: Cate Condon 2707
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Document Author Project Number
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Key Plan



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Site:	S5	Stage:		Phase:	
NEXTDC Project Number:	S5.0003				
Project Address:	269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113				

Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -
BLD A - LEVEL 03

Drawing Status:

SPATIAL COORDINATION

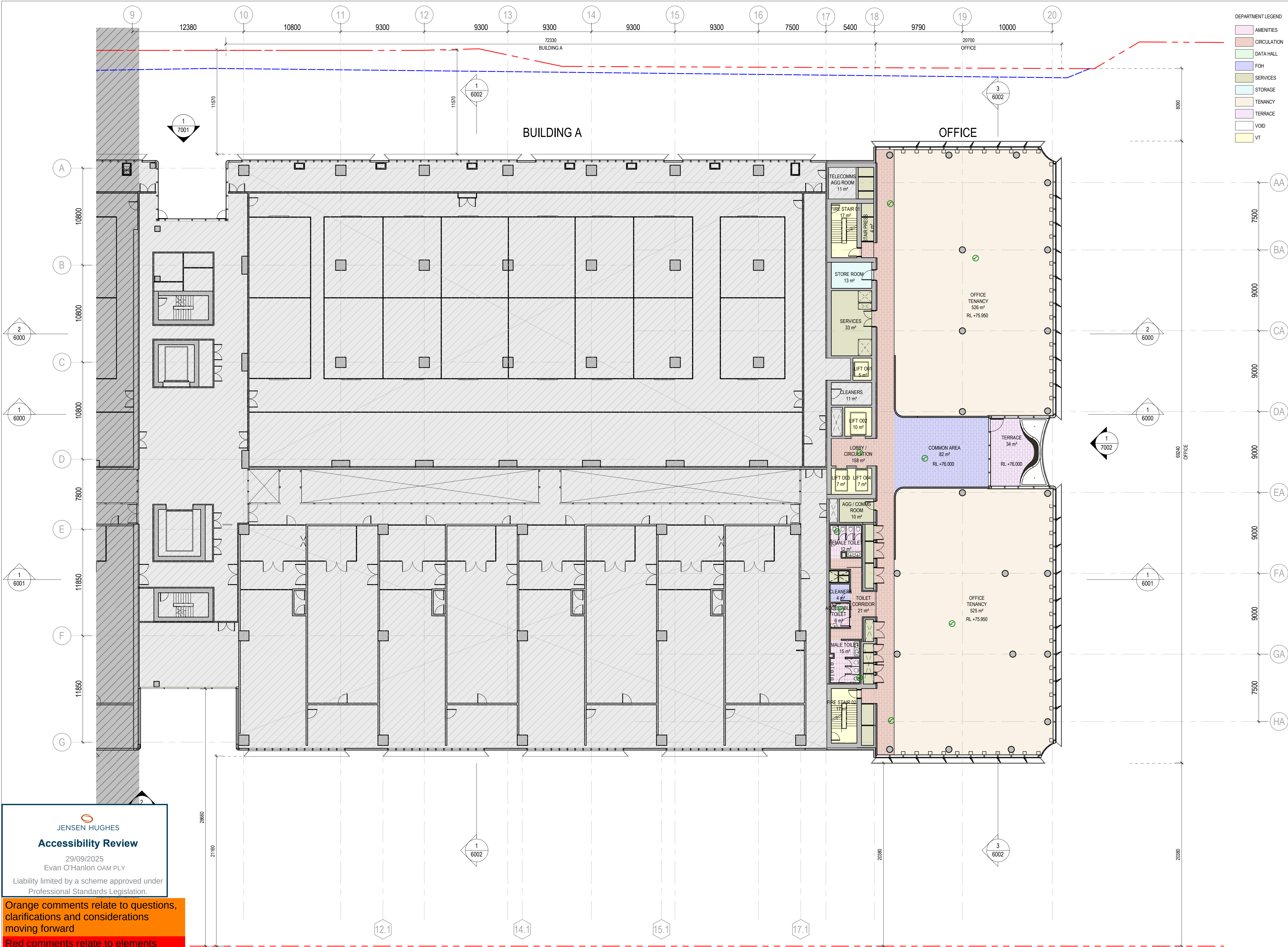
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Drawing Number	S5-ARC-HDR-DRG-A0101-3024	Rev	CP03

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GA - OFFICE - LEVEL 04

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DEPARTMENT LEGEND			
	AMENITIES		
	CIRCULATION		
	DATA HALL		
	FOH		
	SERVICES		
	STORAGE		
	TENANCY		
	TERRACE		
	VOID		
	VT		

PRINCIPAL CONSULTANTS

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Services ARUP
Structural TTW

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PROJECT ARCHITECT



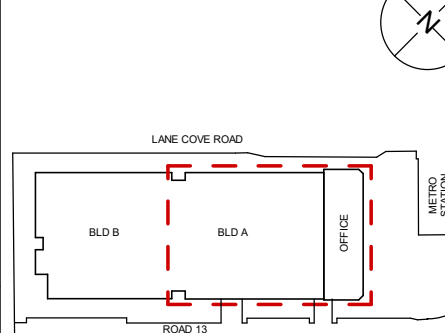
Level 24, 25 Market Place, Sydney NSW 2000
+61 2 9650 2888 (head office)
HDR Pty. Limited ABN 76 158 075 220 trading as HDR

NOMINATED ARCHITECTS
NSW: Cate Condonshaw 10706, D. Joe Mihaljevic 8699, Mark Casey 7289,
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Key Plan



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Site: S5
Slage: Phase:

NEXTDC Project Number:
S5.0003

Project Address:
269 Lane Cove Rd, Macquarie Park,
Sydney, NSW 2113

Project Name:
NEXTDC S5

Drawing title
GENERAL ARRANGEMENT PLAN -
OFFICE - LEVEL 04

Drawing Status:
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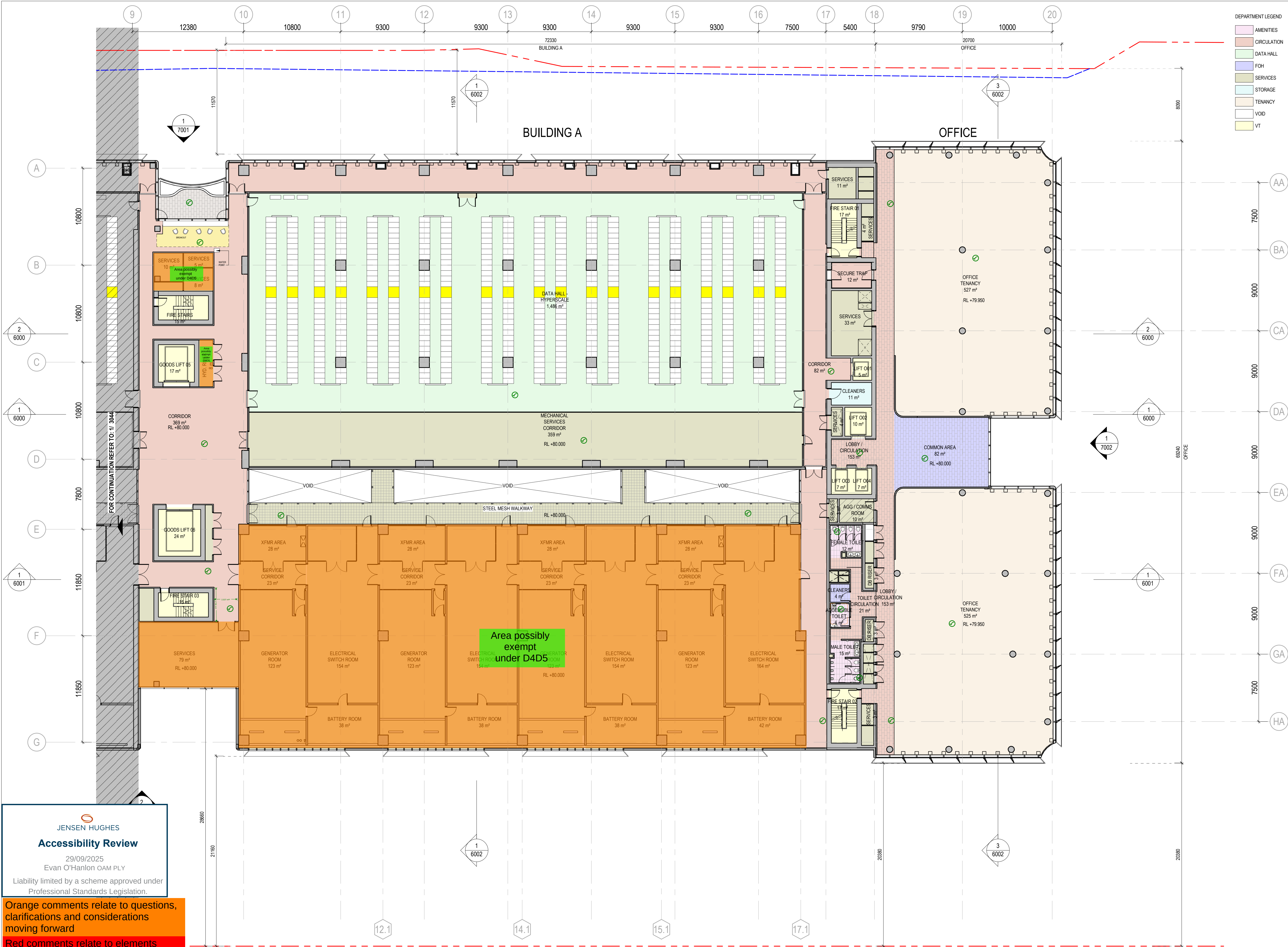
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Drawing Number: S5-ARC-HDR-DRG-A0101-3025
Rev: CP03

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DEPARTMENT LEGEND	
	AMENITIES
	CIRCULATION
	DATA HALL
	FOH
	SERVICES
	STORAGE
	TENANCY
	VOID
	VT

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24/04/25
24/02/25

CP03
CP02
CP01

SSDA ISSUE
SSDA ISSUE
SSDA ISSUE

DATE
No.
DATE

26/08/25
24/04/25
24/02/25

CP03
CP02
CP01

SSDA ISSUE
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SSDA ISSUE

DATE
No.
DATE

HDR
HDR
HDR

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HDR
HDR

HDR
HDR
HDR

DRW
CHK
QA

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TAS: Cate Condon 1479
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Key Plan

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Site: S5

Slage:

Phase:

NEXTDC Project Number:
S5.0003

Project Address:
269 Lane Cove Rd, Macquarie Park,
Sydney, NSW 2113

Project Name:
NEXTDC S5

Drawing title
GENERAL ARRANGEMENT PLAN -
BLD A - LEVEL 04 - OFFICE - LEVEL
05

Drawing Status:
SPATIAL COORDINATION

Drawn
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Date
26/08/25

CHK
AW

Date
26/08/25

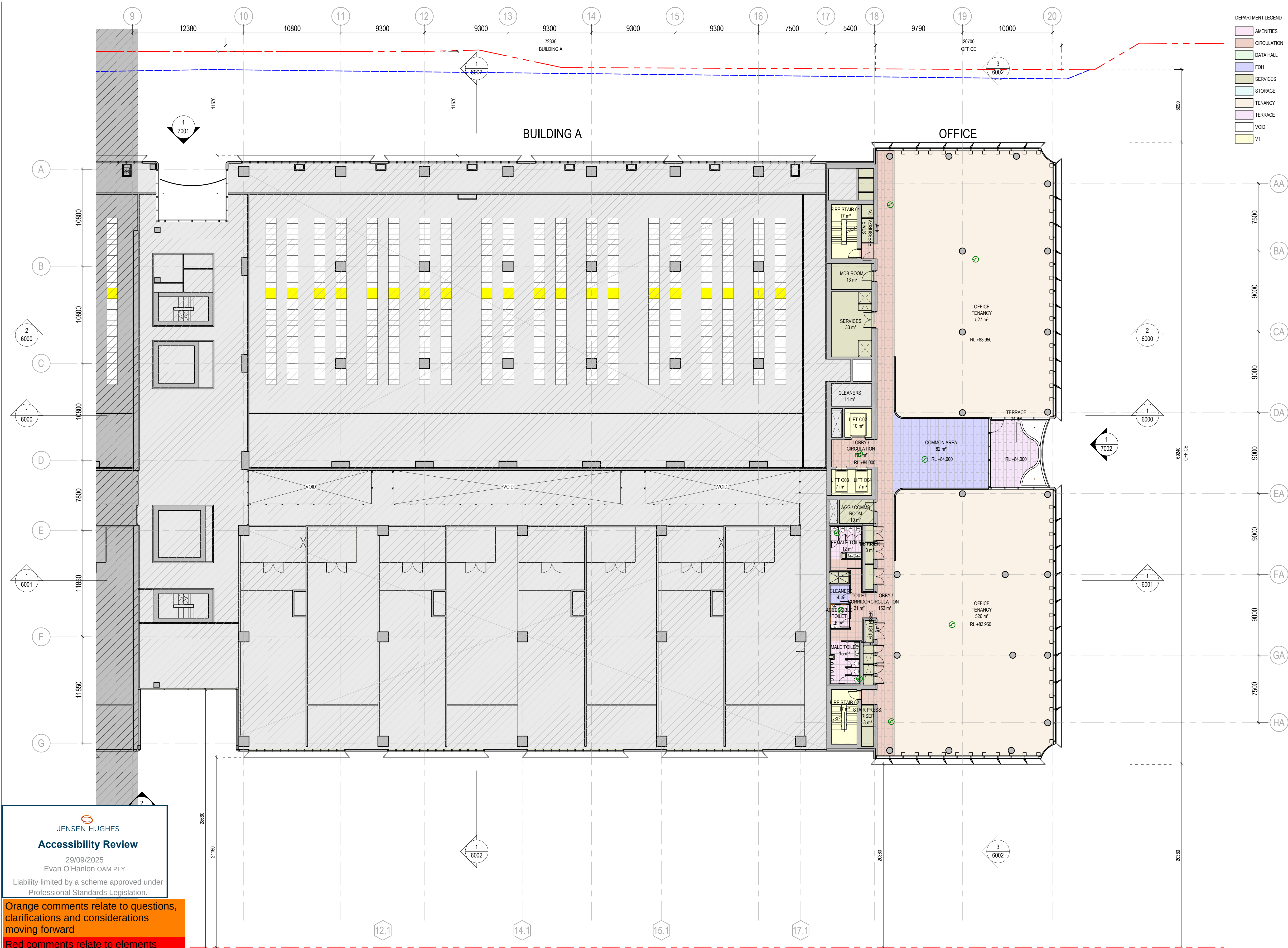
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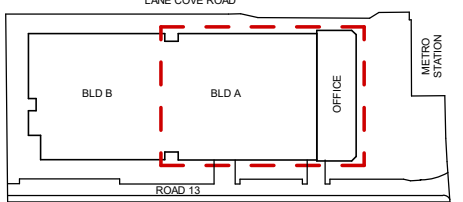
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Rev
CP03



DEPARTMENT LEGEND			
AMENITIES	CIRCULATION	DATA HALL	FOH
SERVICES	STORAGE	TENANCY	TERRACE
VOID	VT		

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24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS	
Architect	HDR
Services	ARUP
Structural	TTW
PRINCIPAL CONTRACTOR	
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 NEXTDC NEXTDC GPO Box 3219 Brisbane QLD 4001 T: +61 7 3177 4777	
PROJECT ARCHITECT	
 Level 24, 25 Market Place, Sydney NSW 2000 +61 2 9550 2888 (Head Office) HDR Pty. Limited ABN 76 158 075 220 trading as HDR	
NOMINATED ARCHITECTS	
NSW: Cate Conishaw 10786, D. Joe Mihaljevic 8699, Mark Casey 7289, Simon Fleet 8363 VIC: Cate Conishaw 15211 ACT: Cate Conishaw 2707 TAS: Cate Conishaw 1479 QLD: Cate Conishaw 8139	
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Key Plan	
	
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Site:	S5
Slage:	
Phase:	
NEXTDC Project Number: S5.0003	
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113	
Project Name: NEXTDC S5	
Drawing title GENERAL ARRANGEMENT PLAN - OFFICE - LEVEL 06	
Drawing Status: SPATIAL COORDINATION	
Drawn PM	Date 26/08/25
CHK AW	Date 26/08/25
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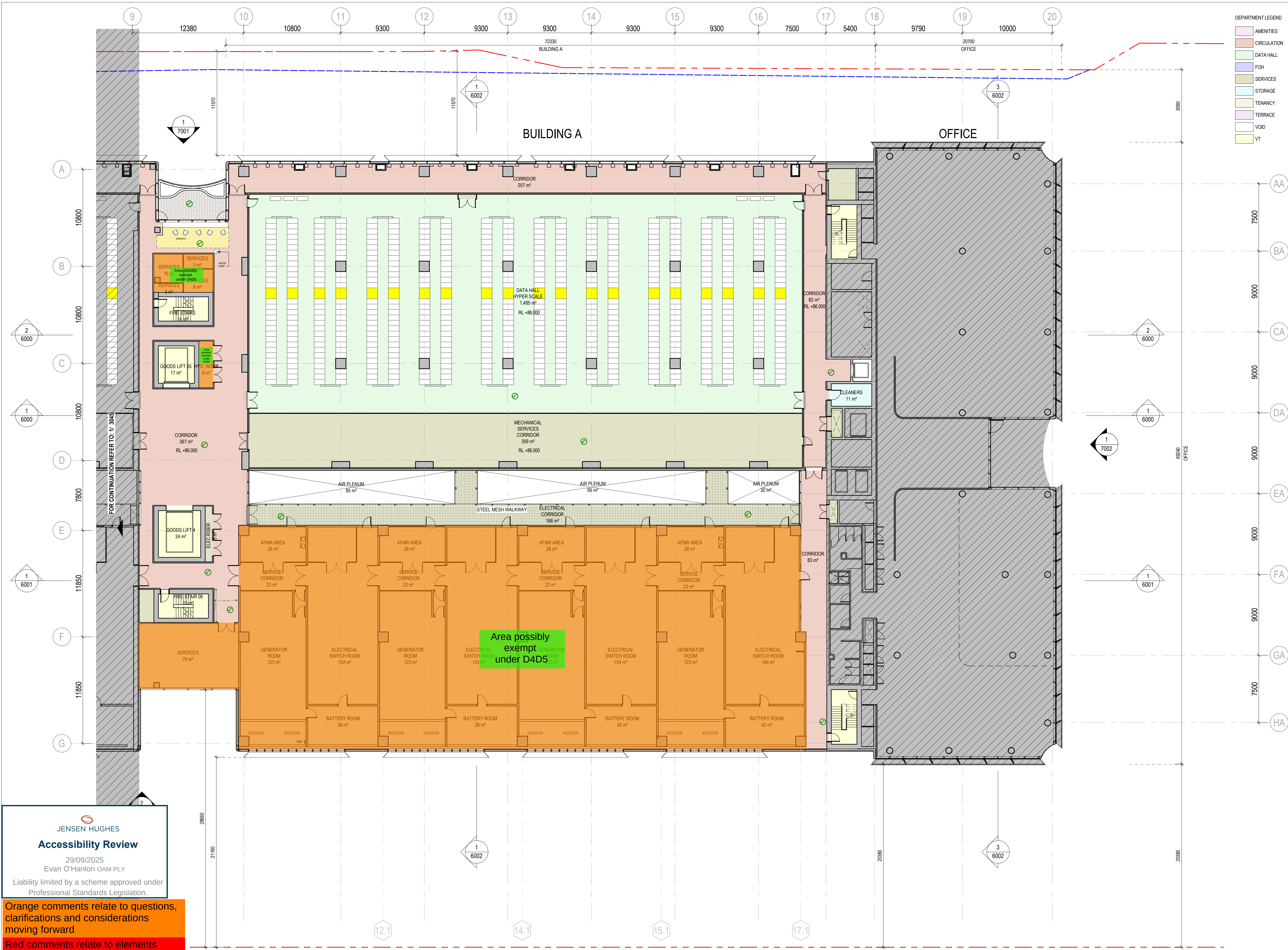
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1 : 200

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- DEPARTMENT LEGEND
- AMENITIES
 - CIRCULATION
 - DATA HALL
 - FOH
 - SERVICES
 - STORAGE
 - TENANCY
 - TERRACE
 - VOID
 - VT

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/22	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/22	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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Architect HDR

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HDR Pty. Limited ABN 76 158 075 220 trading as HDR

NOMINATED ARCHITECTS

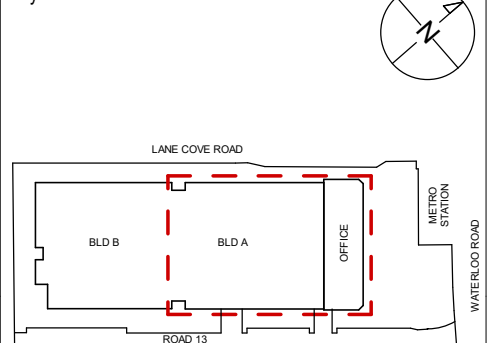
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VIC: Cole Coulthart 15211
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Document Author Project Number

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Key Plan



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Site: S5
Slage: Phase:

NEXTDC Project Number:

S5.0003

Project Address:

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Sydney, NSW 2113

Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -
BLD A - LEVEL 05

Drawing Status:

SPATIAL COORDINATION

Drawn: PM Date: 26/08/25

CHK: AW Date: 26/08/25

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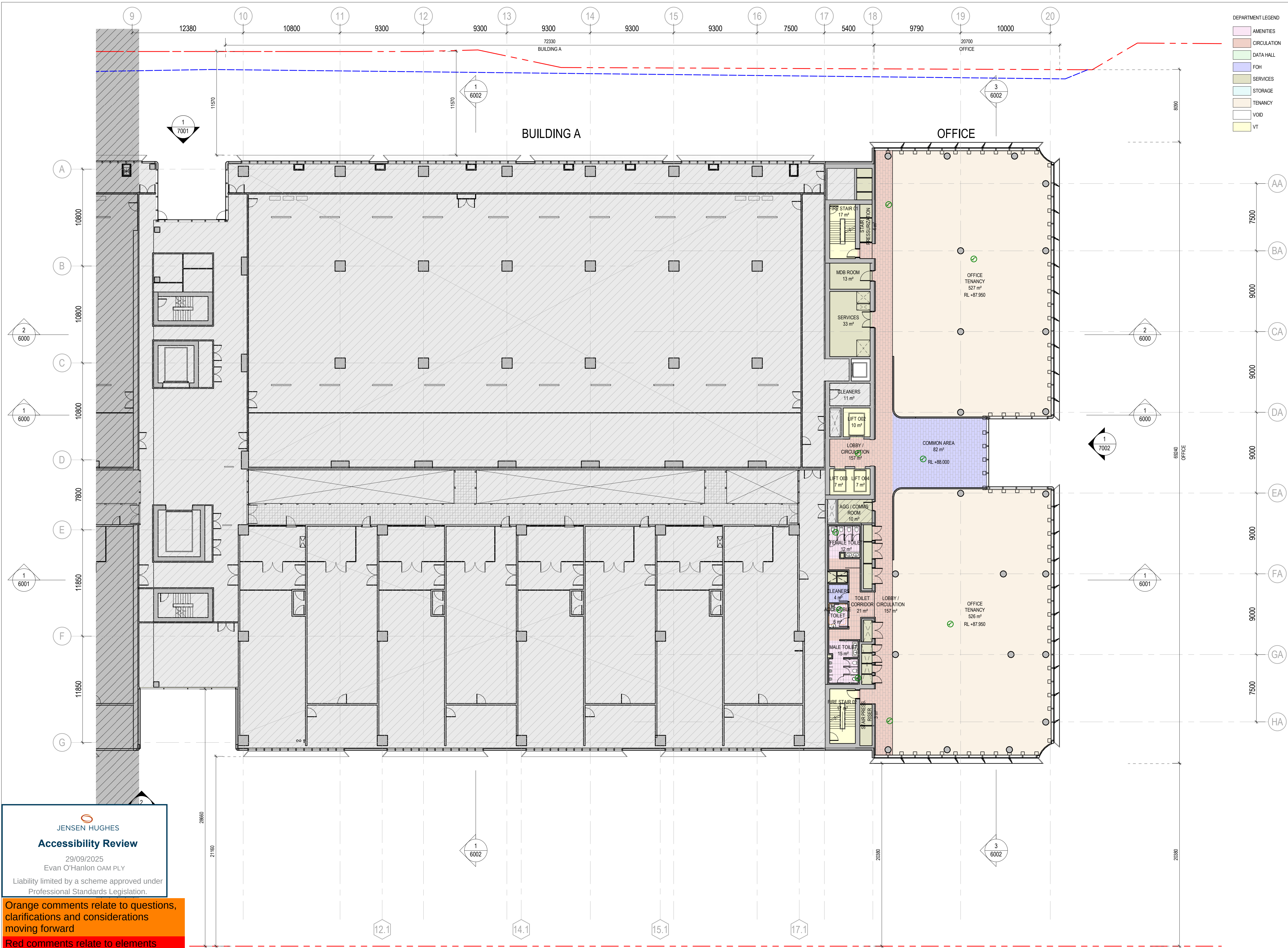
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DEPARTMENT LEGEND	
AMENITIES	
CIRCULATION	
DATA HALL	
FOH	
SERVICES	
STORAGE	
TENANCY	
VOID	
VT	

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS

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Level 24, 25 Market Place, Sydney NSW 2000
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HDR Pty. Limited ABN 76 158 075 220 trading as HDR

NOMINATED ARCHITECTS

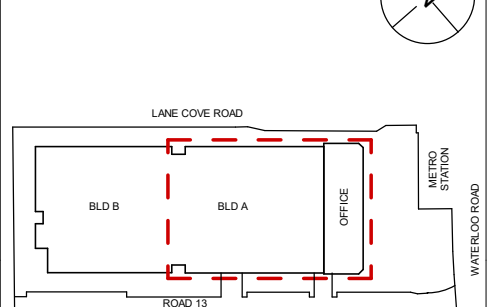
NW: Cate Condon 10706, D. Joe Mihaljevic 8699, Mark Gazy 7289,
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Key Plan



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Site: S5

Phase:

NEXTDC Project Number:
S5.0003

Project Address:

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Sydney, NSW 2113

Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -
OFFICE - LEVEL 07

Drawing Status:

SPATIAL COORDINATION

Drawn: PM Date: 26/08/25

CHK: AW Date: 26/08/25

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DEPARTMENT LEGEND			
	AMENITIES		
	CIRCULATION		
	DATA HALL		
	FOH		
	SERVICES		
	STORAGE		
	TENANCY		
	TERRACE		
	VOID		
	VT		

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1 GA - BLD A - LEVEL 06 - OFFICE - LEVEL 08
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24/04/25
24/02/25

CP03
CP02
CP01

SSDA ISSUE
SSDA ISSUE
SSDA ISSUE

DATE
No.

REVISION HISTORY

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HDR
HDR

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DRW
CHK
QA

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Structural TTW

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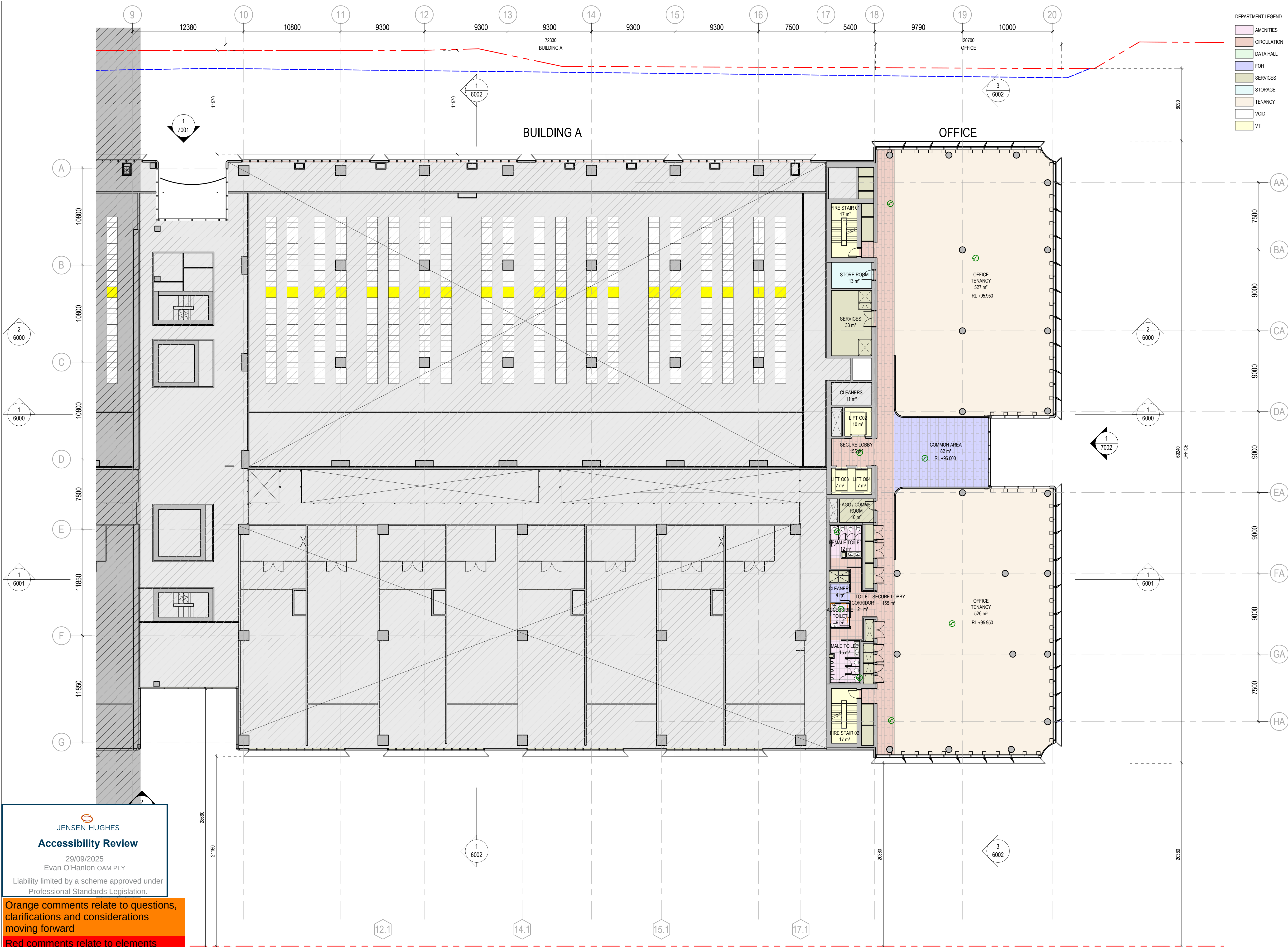
Document Author Project Number
10374547

Key Plan

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NEXTDC Project Number: S5.0003					
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113					
Project Name: NEXTDC S5					
Drawing title GENERAL ARRANGEMENT PLAN - BLD A - LEVEL 06 - OFFICE - LEVEL 08					
Drawing Status: SPATIAL COORDINATION					
Drawn	PM	Date	26/08/25		
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DEPARTMENT LEGEND									
	AMENITIES		CIRCULATION		DATA HALL		FOH		SERVICES
	STORAGE		TENANCY		VOID		VT		

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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PROJECT ARCHITECT



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HDR Pty. Limited ABN 76 158 075 220 trading as HDR

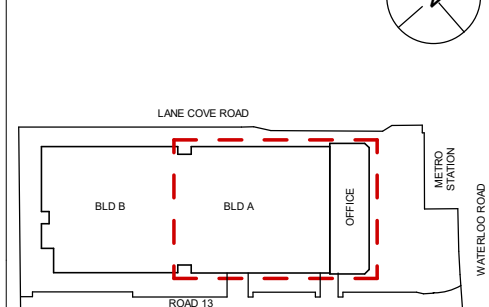
NOMINATED ARCHITECTS
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Key Plan



KEYPLAN ABOVE SHOWS PROJECT NORTH, NOT TRUE NORTH

Site: S5
Slage: Phase:

NEXTDC Project Number:
S5.0003

Project Address:
269 Lane Cove Rd, Macquarie Park,
Sydney, NSW 2113

Project Name:

NEXTDC S5

Drawing title
GENERAL ARRANGEMENT PLAN -
OFFICE - LEVEL 09

Drawing Status:

SPATIAL COORDINATION

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CHK	AW	Date	26/08/25
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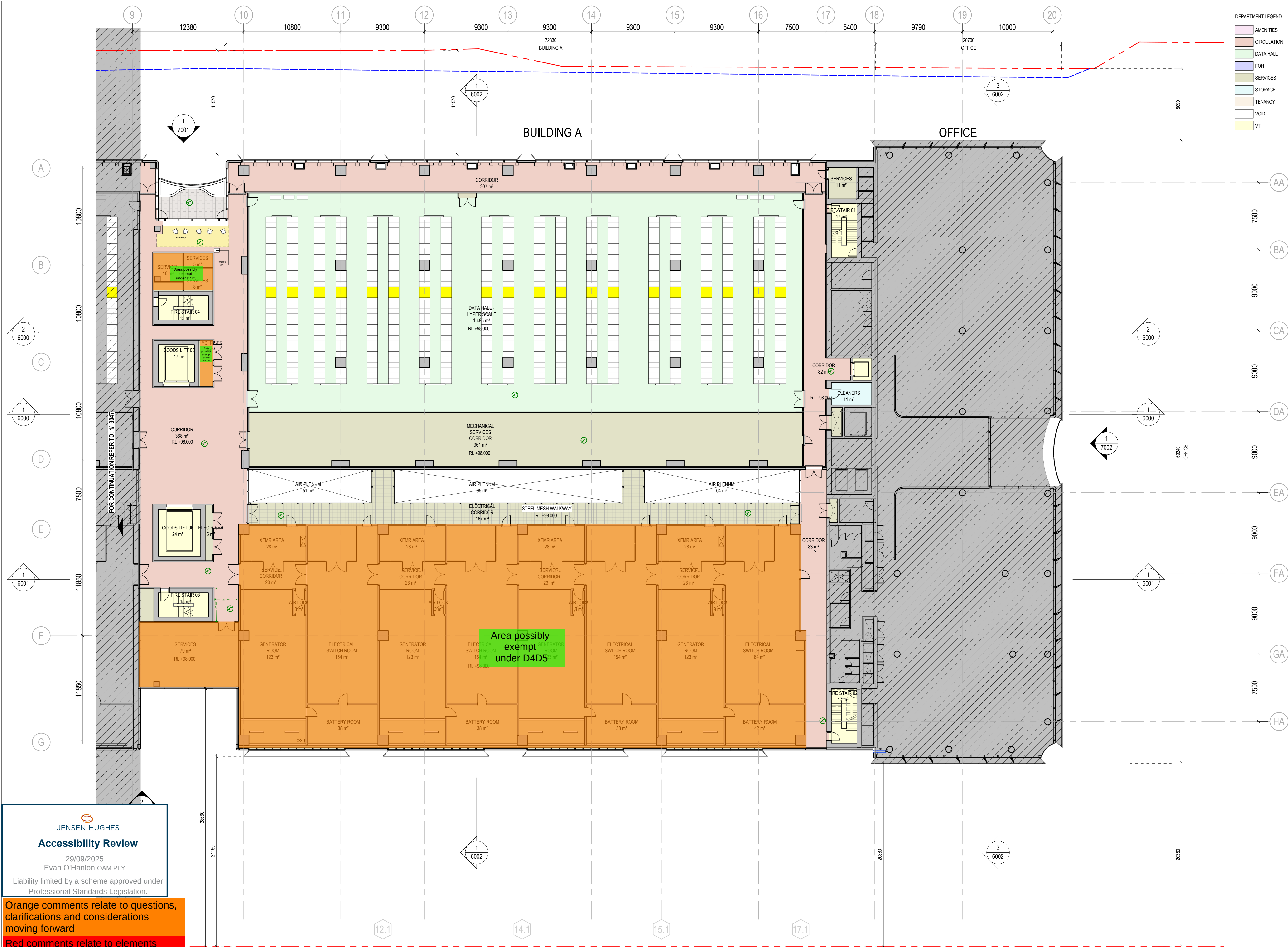
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GA - OFFICE - LEVEL 09
1: 200



DEPARTMENT LEGEND			
	AMENITIES		
	CIRCULATION		
	DATA HALL		
	FOH		
	SERVICES		
	STORAGE		
	TENANCY		
	VOID		
	VT		



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1 GA - BLD A - LEVEL 07
1 : 200

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DATE	No.	REVISION HISTORY	DRW	CHK	QA

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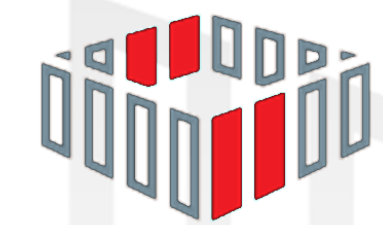
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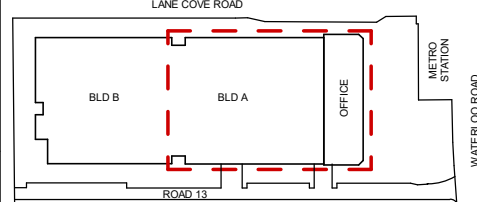
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VIC: Cole Coulthart 15211
ACT: Cole Coulthart 2707
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Key Plan



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Site:	Slage:	Phase:
S5		

NEXTDC Project Number:
S5.0003

Project Address:
269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113

Project Name:
NEXTDC S5

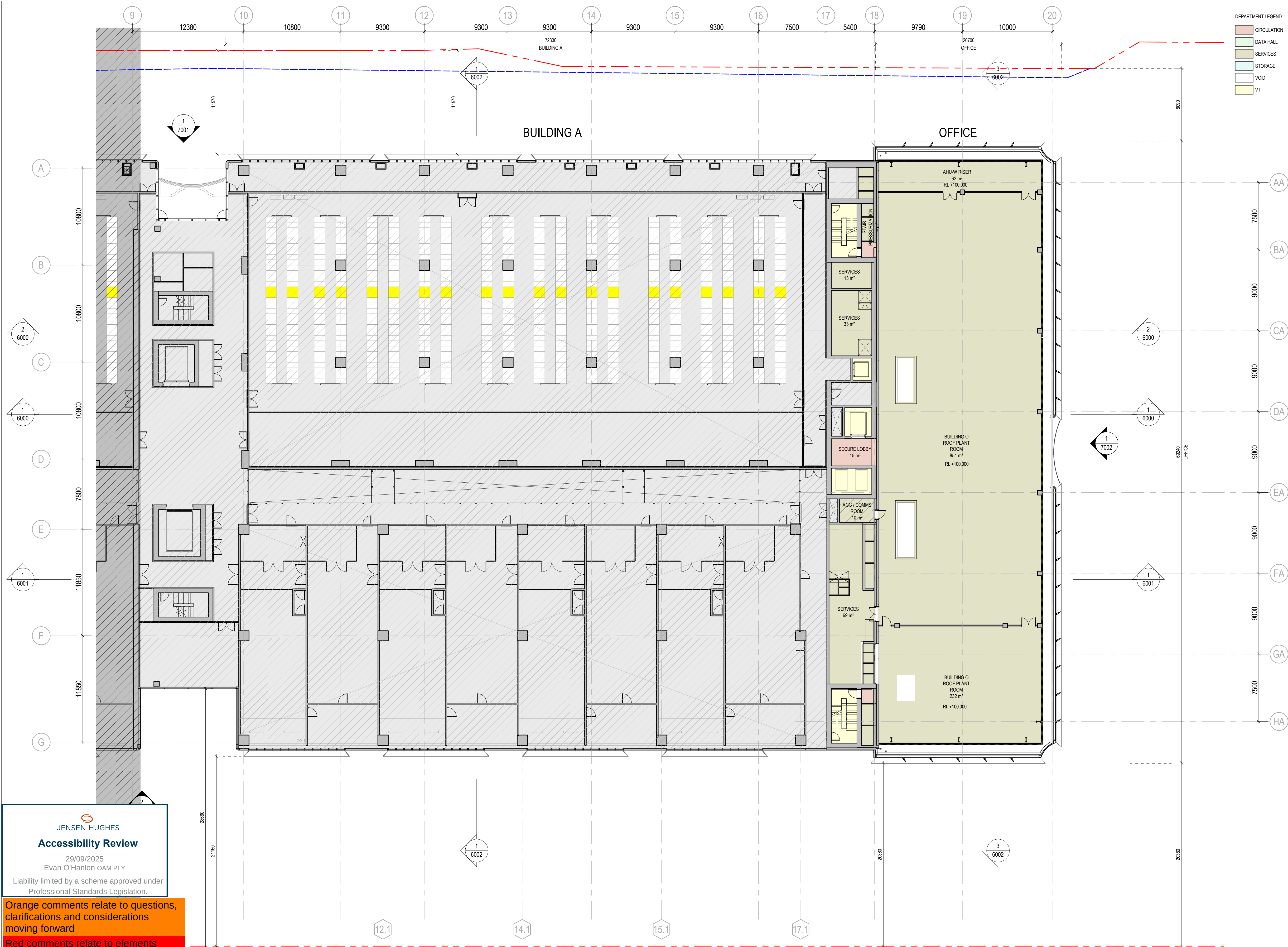
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PM	26/08/25
CHK	Date
AW	26/08/25

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Drawing Number	Rev
S5-ARC-HDR-DRG-A0101-3032	CP03



DEPARTMENT LEGEND					
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	DATA HALL				
	SERVICES				
	STORAGE				
	VOID				
	VT				

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24/04/22	CP02	SSDA ISSUE	HDR	HDR	HDR
24/03/22	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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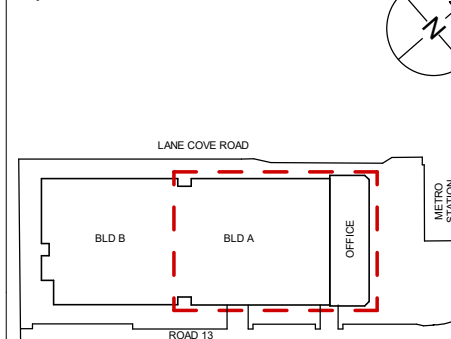
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Site: **S5** Stage: Phase:

NEXTDC Project Number:

S5.0003

Project Address:

269 Lane Cove Rd, Macquarie Park,
Sydney, NSW 2113

Project Name:

NEXTDC S5

Drawing title

**GENERAL ARRANGEMENT PLAN -
OFFICE - ROOF LEVEL**

Drawing Status:

SPATIAL COORDINATION

Drawn: PM Date: 26/08/25

CHK: AW Date: 26/08/25

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Drawing Number Rev

S5-ARC-HDR-DRG-A0101-3033 CP03

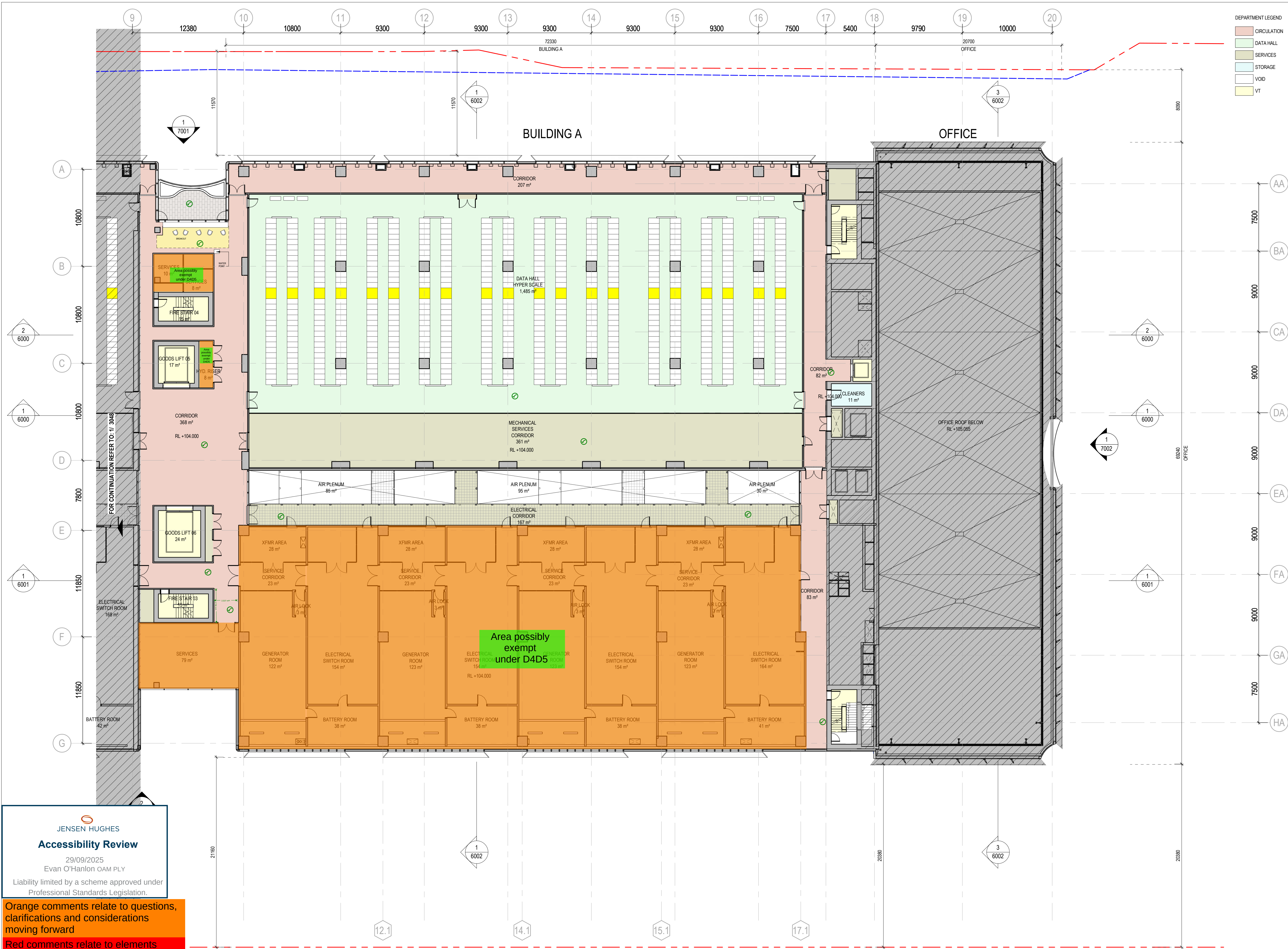
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1 GA - OFFICE - ROOF LEVEL
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DEPARTMENT LEGEND	
CIRCULATION	
DATA HALL	
SERVICES	
STORAGE	
VOID	
VT	

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24/03/25	CP01	SSDA ISSUE	HDR	HDR	HDR
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PROJECT ARCHITECT

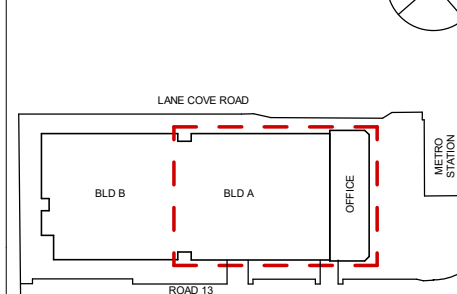
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Site:	S5	Stage:		Phase:	
NEXTDC Project Number:	S5.0003				
Project Address:	269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113				

Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -
BLD A - LEVEL 08

Drawing Status:

SPATIAL COORDINATION

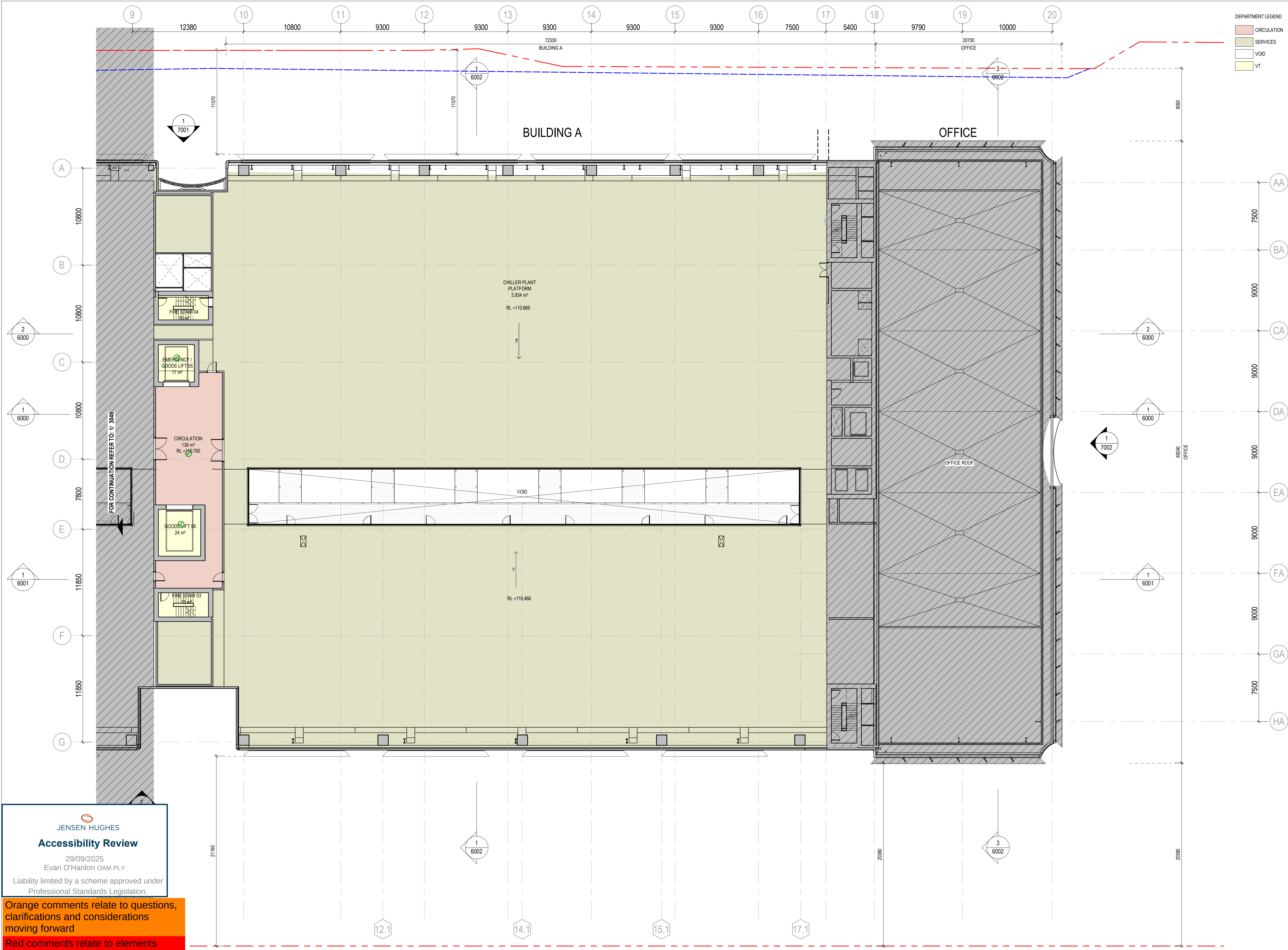
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GA - BLD A - LEVEL 08
1 : 200



DEPARTMENT LEGEND			
	CIRCULATION		
	SERVICES		
	VOID		
	VT		

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
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DATE	No.	REVISION HISTORY	DRW	CHK	QA

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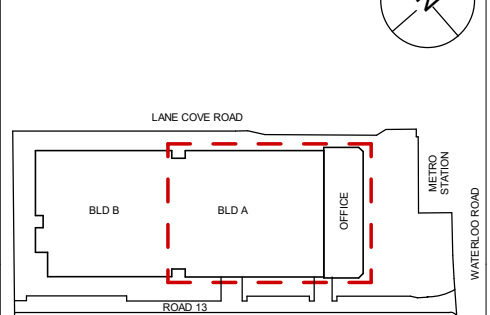
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Site:	S5	Stage:		Phase:	
NEXTDC Project Number: S5.0003					
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113					

Project Name:
NEXTDC S5

Drawing title
**GENERAL ARRANGEMENT PLAN -
BLD A - ROOF PLANT LEVEL**

Spatial Coordination

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CHK	AW	Date	26/08/25
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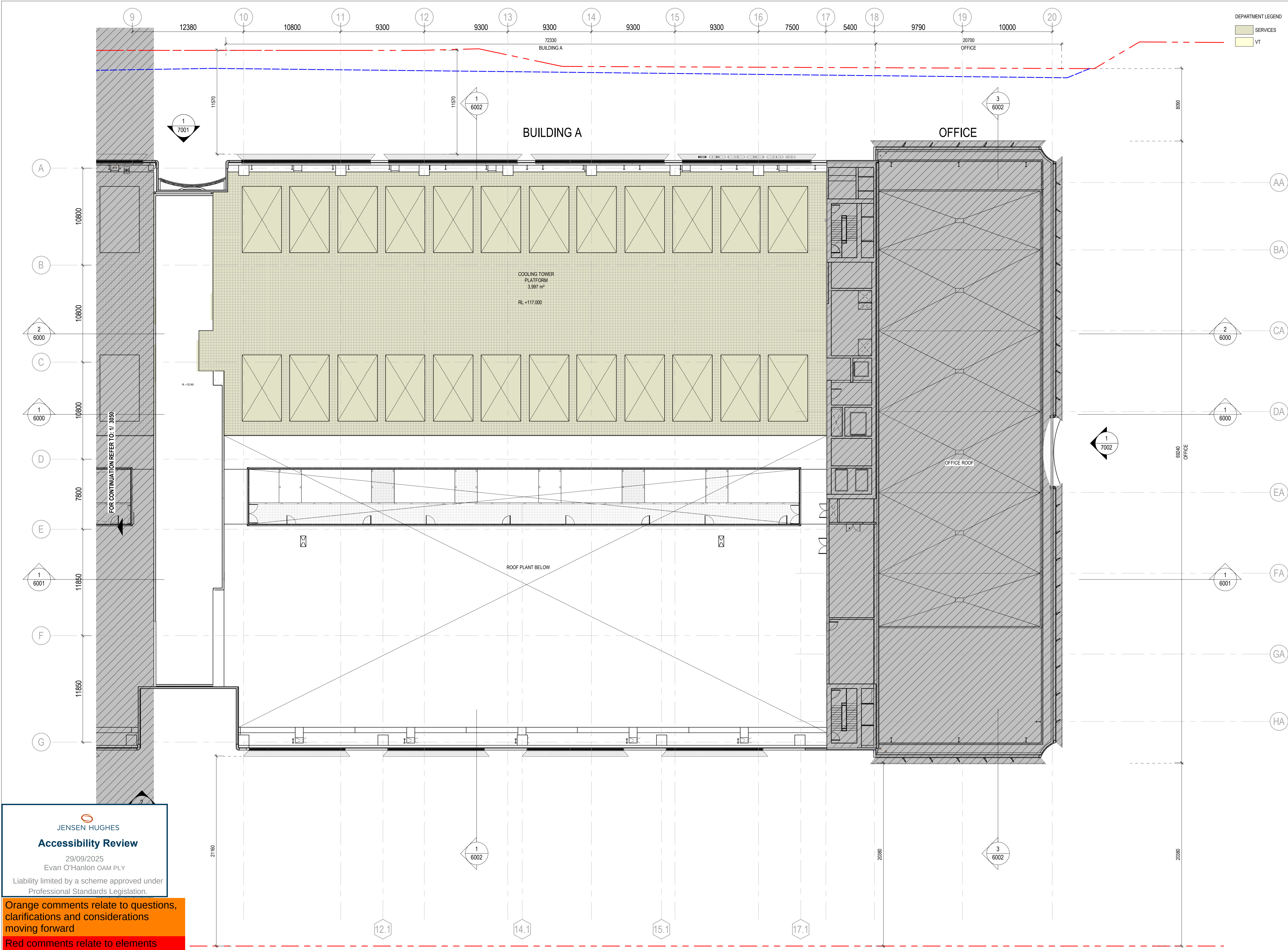
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1 GA - BLD A - COOLING TOWER PLANT LEVEL
1 : 200

DEPARTMENT LEGEND	
	SERVICES
	VT

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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Architect HDR

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Structural TTW

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PROJECT ARCHITECT



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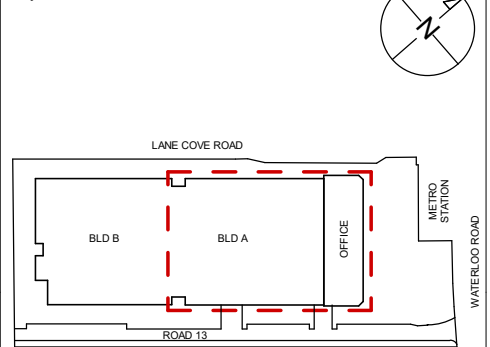
NOMINATED ARCHITECTS
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NEXTDC Project Number:

S5.0003

Project Address:

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Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -
BLD A - COOLING TOWER
PLATFORM LEVEL

Drawing Status:

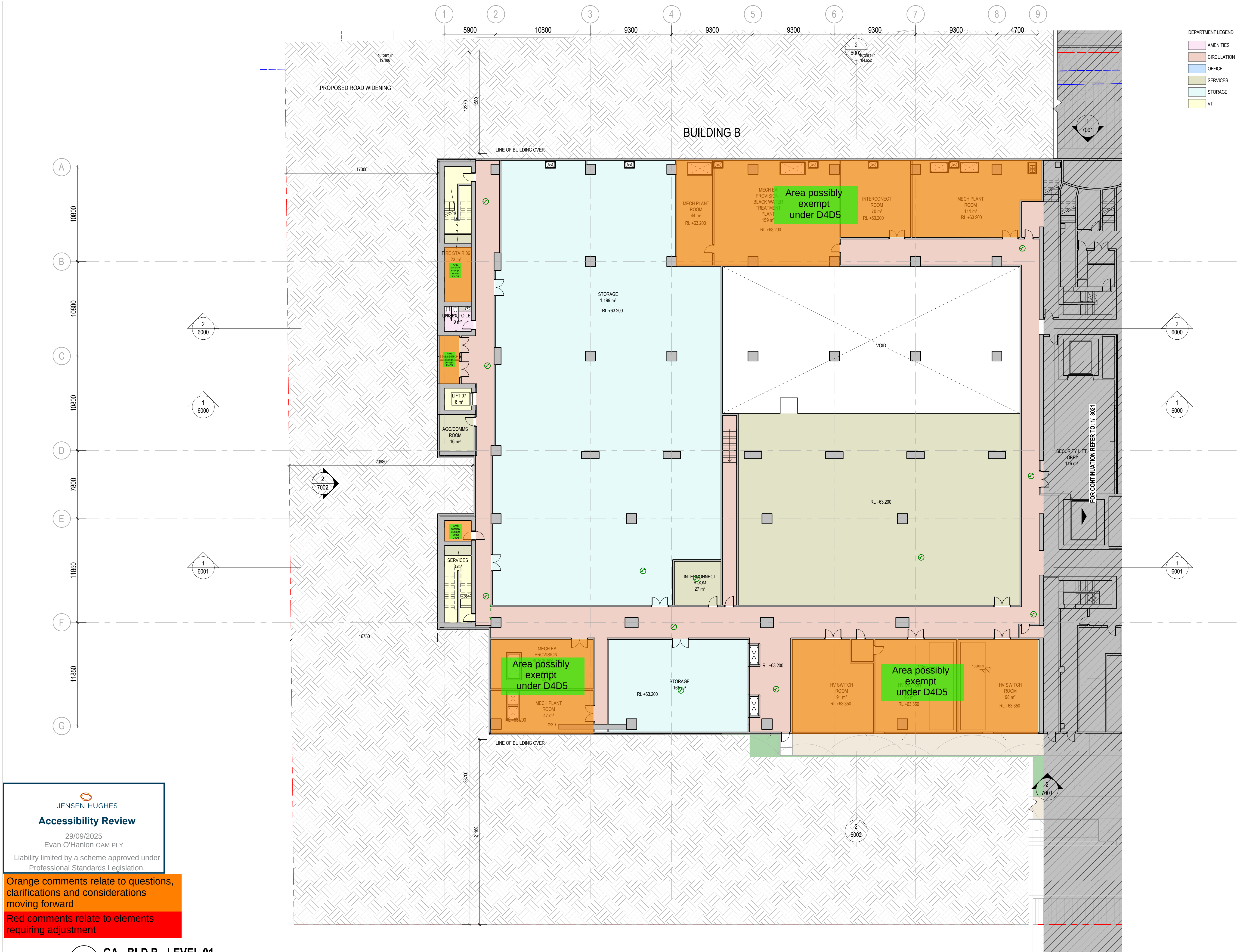
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Drawing Number	Rev
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DEPARTMENT LEGEND					
	AMENITIES		CIRCULATION		OFFICE
	SERVICES		STORAGE		VT

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24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/03/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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PROJECT ARCHITECT



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NOMINATED ARCHITECTS

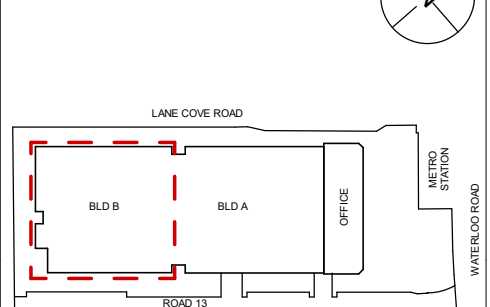
NSW: Cate Cowlishaw 10706, D. Joe Mihaljevic 8699, Mark Casey 7289, Simon Fleet 9363
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Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -
BLD B - LEVEL 01

Drawing Status:

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CHK AW

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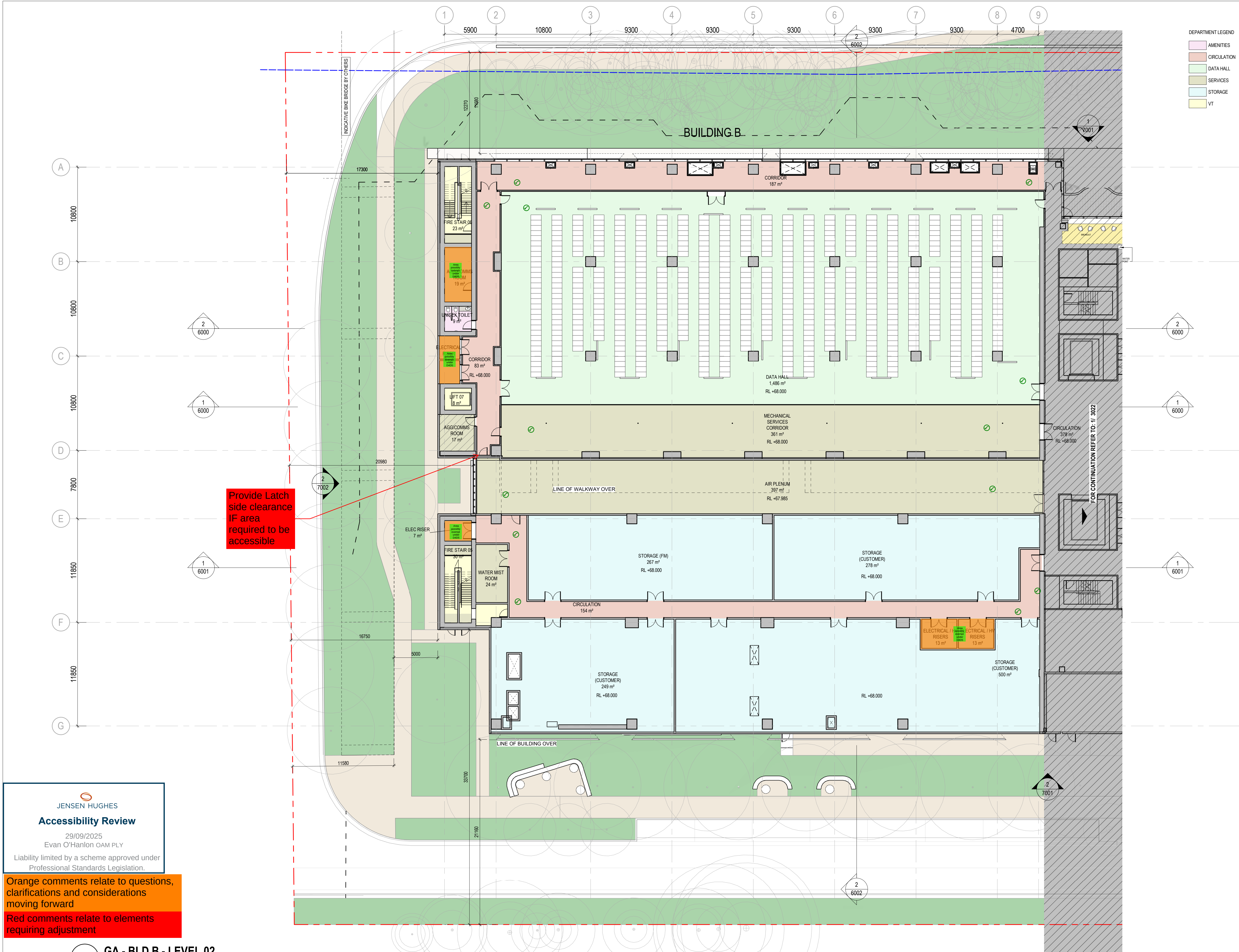
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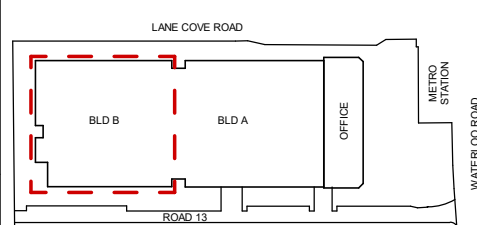
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DEPARTMENT LEGEND					
AMENITIES	CIRCULATION	DATA HALL	SERVICES	STORAGE	VT

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24/04/22	CP02	SSDA ISSUE	HDR	HDR	HDR
24/03/22	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	NO.	REVISION HISTORY	DRW	CHK	QA

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Architect	HDR
Services	ARUP
Structural	TTW
PRINCIPAL CONTRACTOR	
CLIENT	
 NEXTDC GPO Box 3219 Brisbane QLD 4001 T: +61 7 3177 4777	
PROJECT ARCHITECT	
 Level 24, 25 Market Place, Sydney NSW 2000 +61 2 9550 2000 (toll-free) HDR Pty. Limited ABN 76 158 075 220 trading as HDR	
NOMINATED ARCHITECTS	
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Project Name: NEXTDC S5	
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Drawing Status: SPATIAL COORDINATION	
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CHK AW	Date 26/08/25
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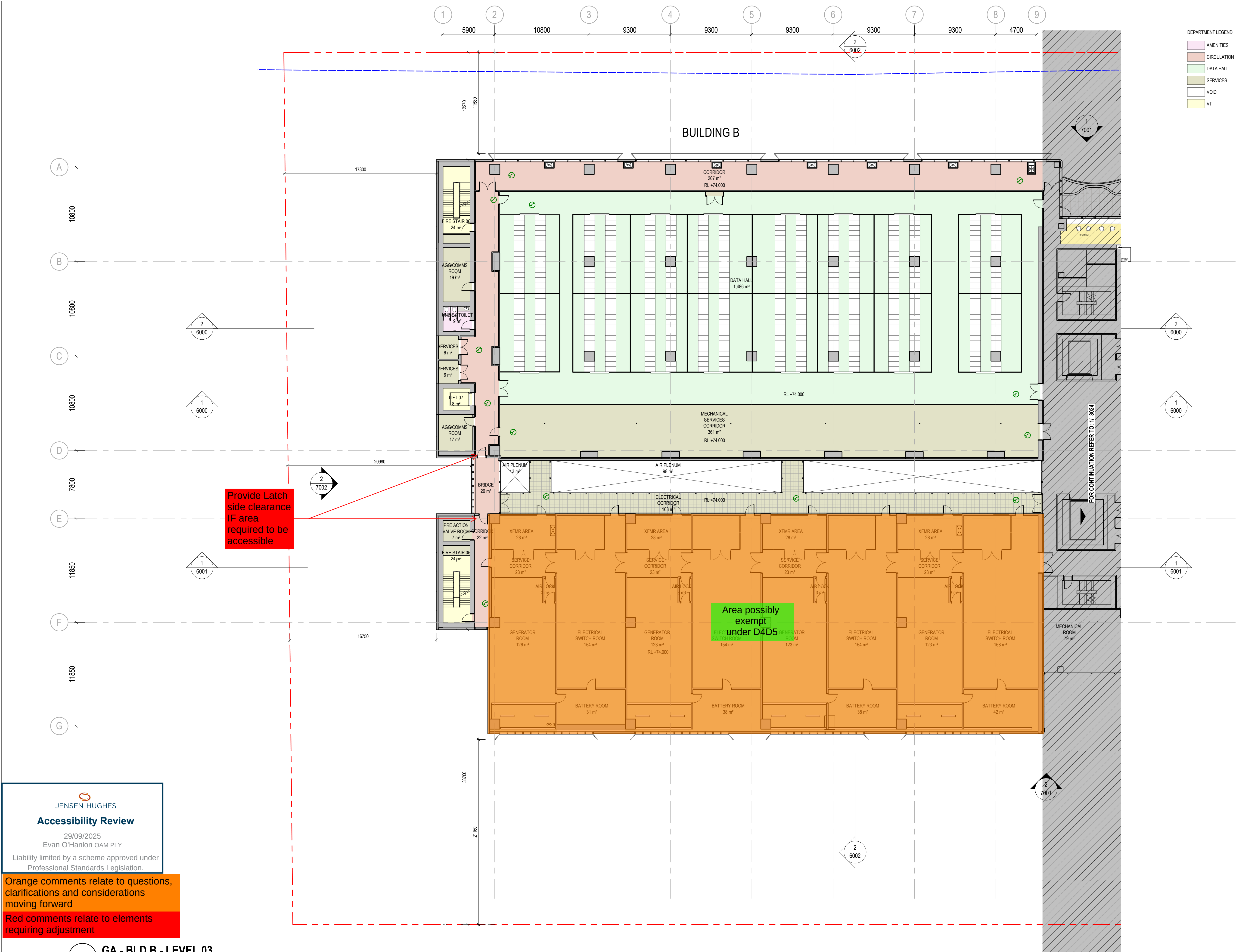
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GA - BLD B - LEVEL 03

1 : 200

DEPARTMENT LEGEND				
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	CIRCULATION			
	DATA HALL			
	SERVICES			
	VOID			
	VT			

26/08/25

CP03

SSDA ISSUE

HDR

HDR

HDR

24/04/25

CP02

SSDA ISSUE

HDR

HDR

HDR

24/02/25

CP01

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HDR

HDR

HDR

DATE

NO.

REVISION HISTORY

DRW

CHK

QA

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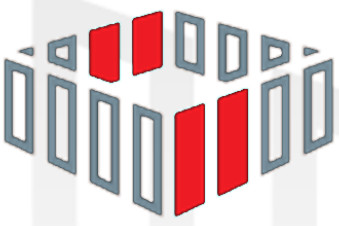
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VIC: Cate Conishaw 15211

ACT: Cate Conishaw 2707

TAS: Cate Conishaw 1479

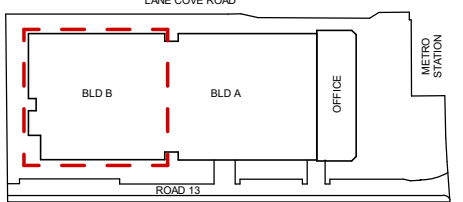
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Site: S5

Slage:

Phase:

NEXTDC Project Number:

S5.0003

Project Address:

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Project Name:

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Drawing title

GENERAL ARRANGEMENT PLAN - BLD B - LEVEL 03

Drawing Status:

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Drawn PM

Date 26/08/25

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Date 26/08/25

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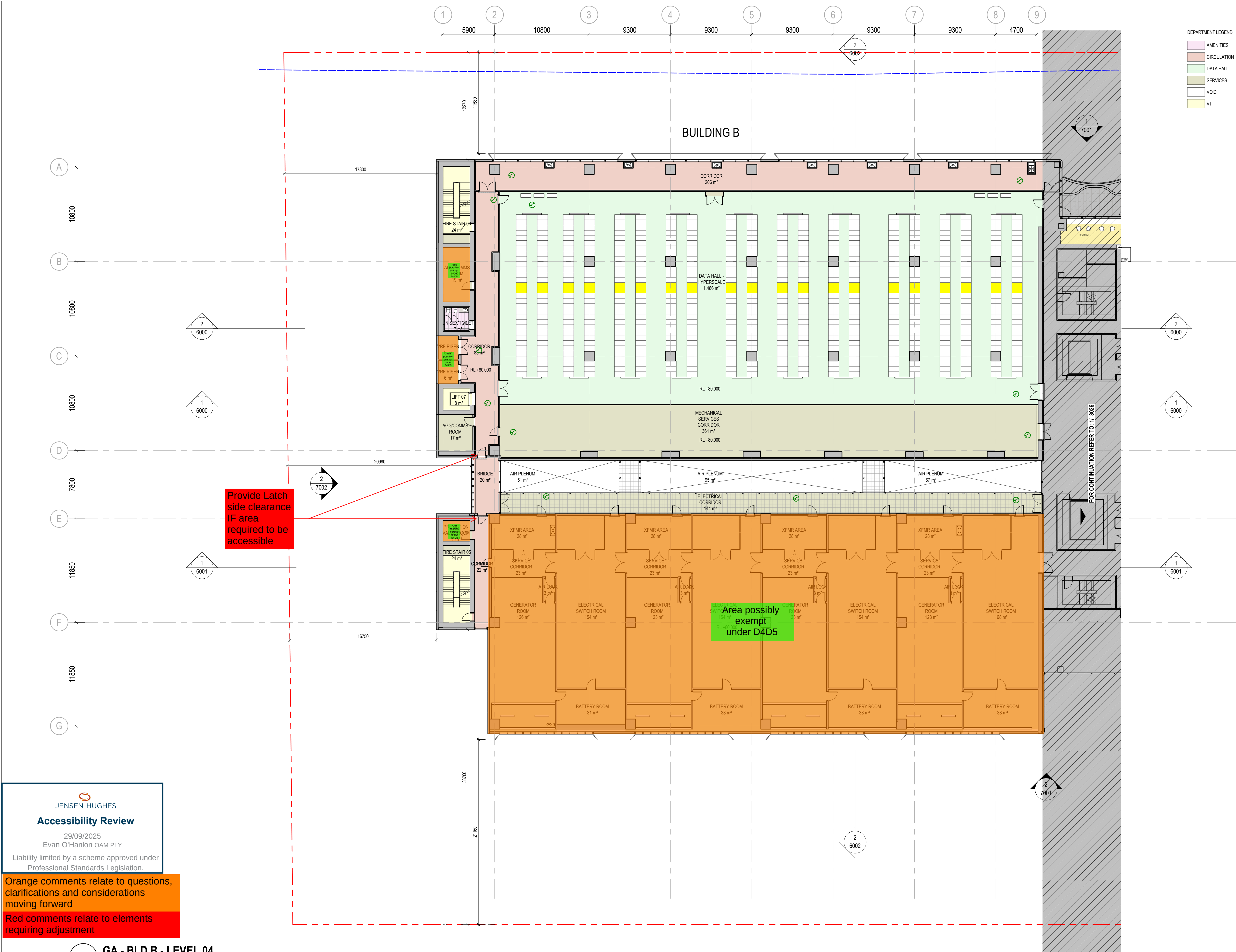
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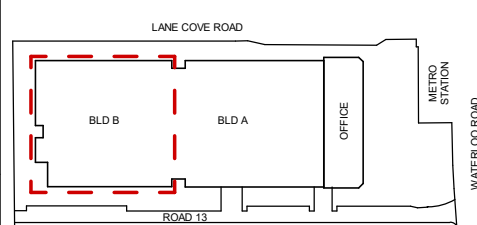
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CP03



DEPARTMENT LEGEND				
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	VT			

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
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DATE	No.	REVISION HISTORY	DRW	CHK	QA

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Slage:	
Phase:	
NEXTDC Project Number: S5.0003	
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113	
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Drawing title GENERAL ARRANGEMENT PLAN - BLD B - LEVEL 04	
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CHK AW	Date 26/08/25
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Drawing Number	Rev
S5-ARC-HDR-DRG-B0201-3044	CP03

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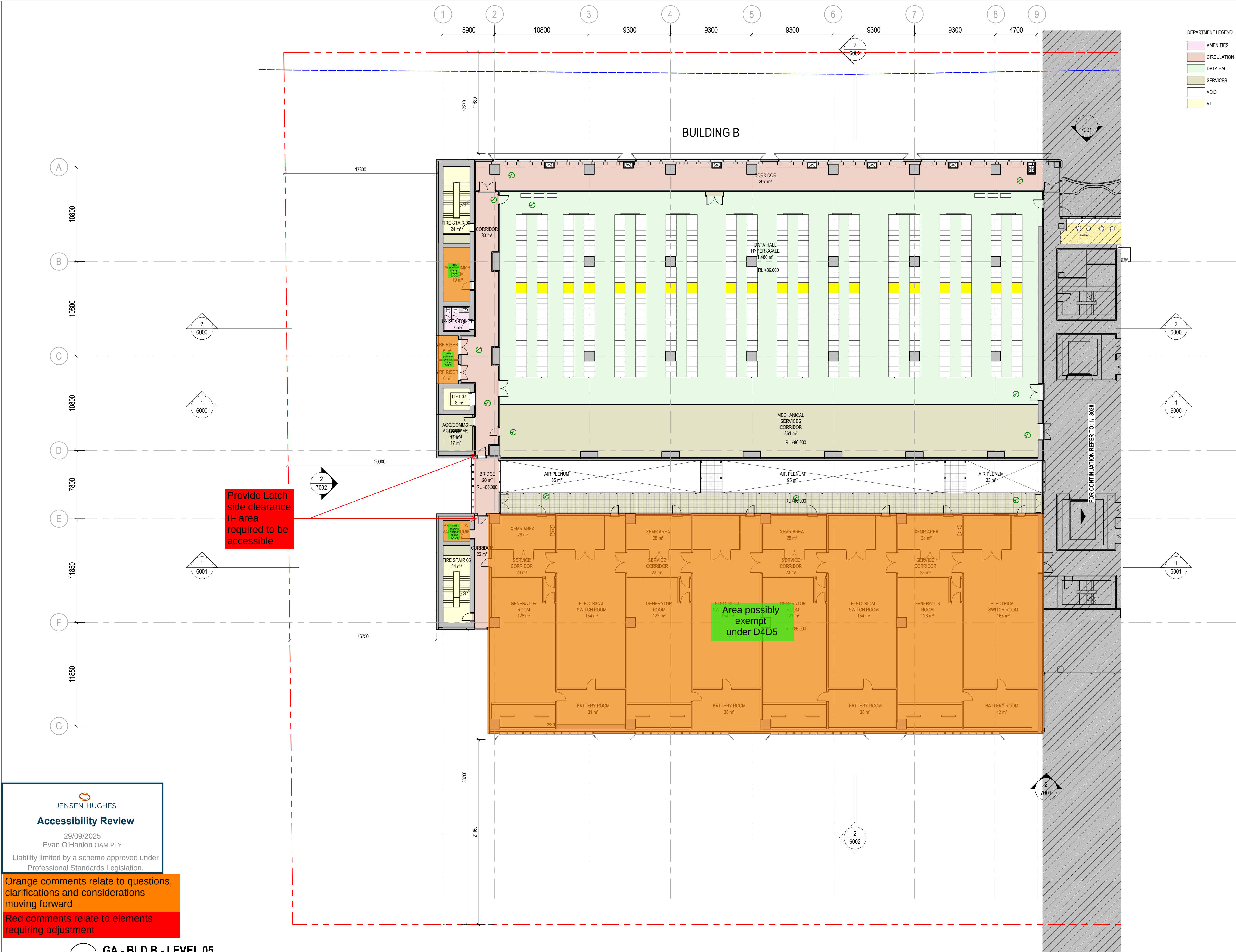
Accessibility Review

29/09/2025
Evan O'Hanlon OAM PLY

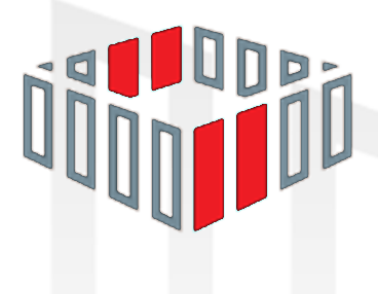
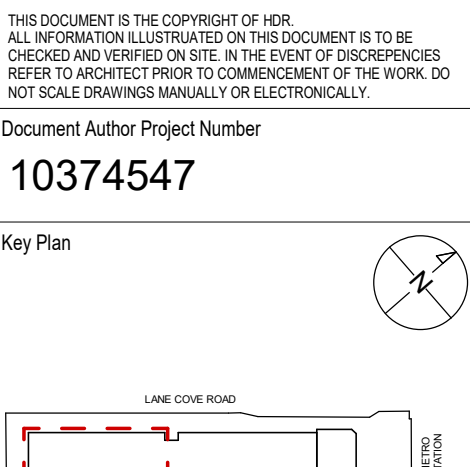
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Orange comments relate to questions, clarifications and considerations moving forward

Red comments relate to elements requiring adjustment



DEPARTMENT LEGEND				
	AMENITIES			
	CIRCULATION			
	DATA HALL			
	SERVICES			
	VOID			
	VT			

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/02/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA
PRINCIPAL CONSULTANTS					
Architect	HDR				
Services	ARUP				
Structural	TTW				
PRINCIPAL CONTRACTOR					
CLIENT					
 N E X T D C NEXTDC GPO Box 3219 Brisbane QLD 4001 T: +61 7 3177 4777					
PROJECT ARCHITECT					
 Level 24, 25 Martin Place, Sydney NSW, 2000 +61 2 8986 2888 info@hdr.com HDR Pty Limited ABN 76 158 075 220 trading as HDR NOMINATED ARCHITECTS NSW Cate Conlishaw 10786, D. Joe Mihaljevic 8699, Mark Gasy 7289, Simon Fleet 8363 VIC Cate Conlishaw 15211 ACT Cate Conlishaw 2707 TAS Cate Conlishaw 1479 QLD Cate Conlishaw 8139 THIS DOCUMENT IS THE COPYRIGHT OF HDR. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY. Document Author Project Number 10374547					
Key Plan					
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Site: S5		Stage:		Phase:	
NEXTDC Project Number: S5.0003					
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113					
Project Name: NEXTDC S5					
Drawing title GENERAL ARRANGEMENT PLAN - BLD B - LEVEL 05					
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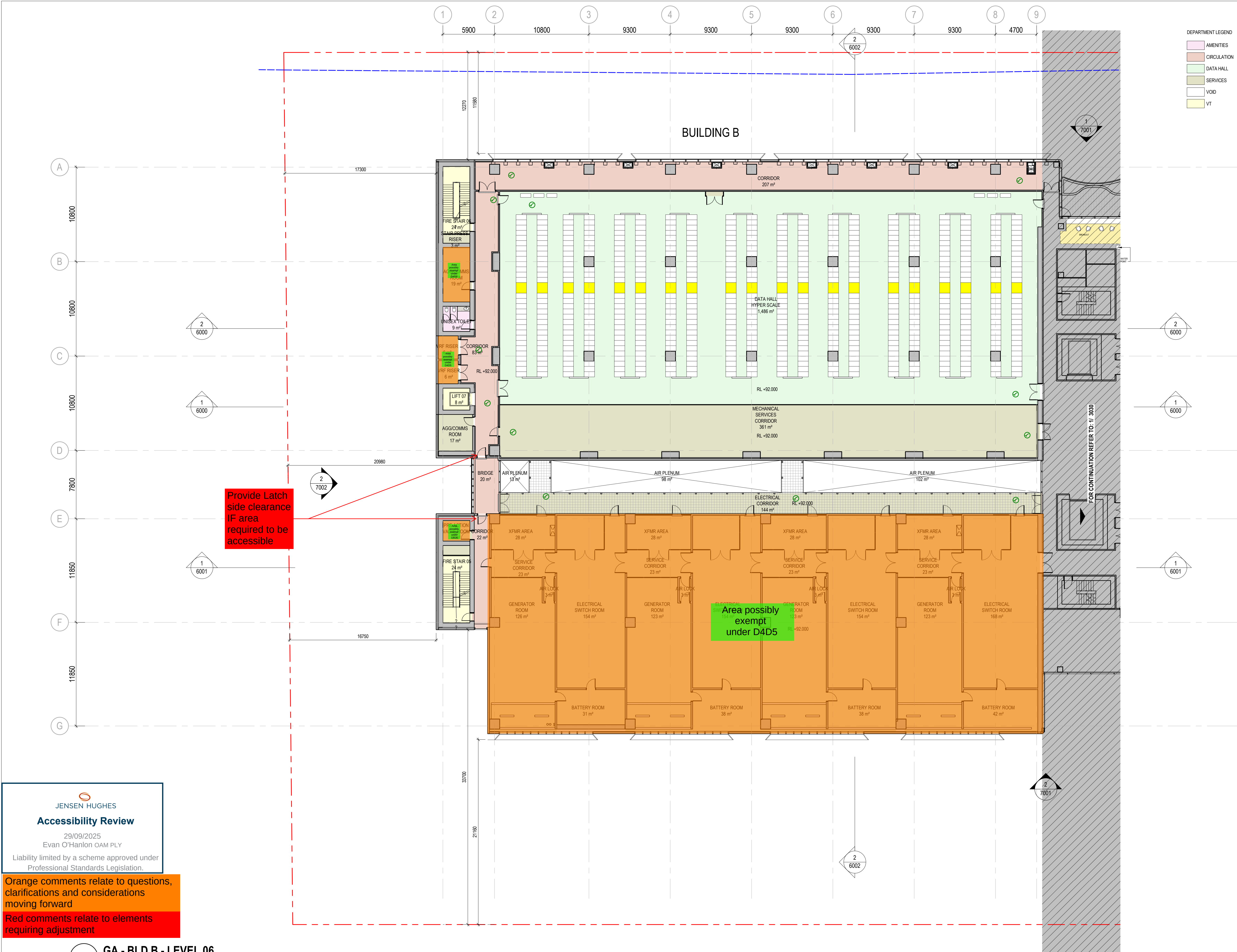
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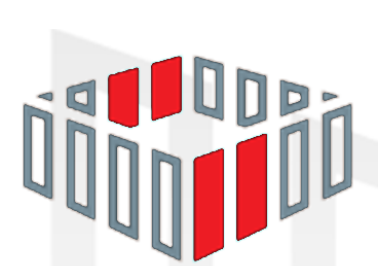
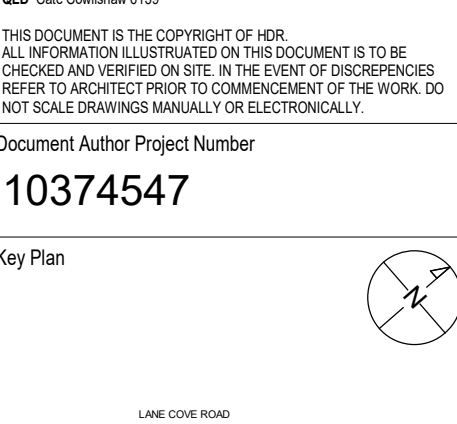
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Red comments relate to elements requiring adjustment



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24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
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DATE	No.	REVISION HISTORY	DRW	CHK	QA
PRINCIPAL CONSULTANTS					
Architect	HDR				
Services	ARUP				
Structural	TTW				
PRINCIPAL CONTRACTOR					
CLIENT					
 N E X T D C NEXTDC GPO Box 3219 Brisbane QLD 4001 T: +61 7 3177 4777					
PROJECT ARCHITECT					
 Level 24, 25 Martin Place, Sydney NSW, 2000 +61 2 8666 2866 info@hdr.com HDR Pty Limited ABN 76 158 075 230 trading as HDR NOMINATED ARCHITECTS NSW Cate Conishaw 10786, D. Joe Mihaljevic 8699, Mark Gasy 7289, Simon Fleet 8363 VIC Cate Conishaw 15211 ACT Cate Conishaw 2707 TAS Cate Conishaw 1479 QLD Cate Conishaw 8159 THIS DOCUMENT IS THE COPYRIGHT OF HDR. ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY. Document Author Project Number 10374547					
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NEXTDC Project Number: S5.0003					
Project Address: 269 Lane Cove Rd, Macquarie Park, Sydney, NSW 2113					
Project Name: NEXTDC S5					
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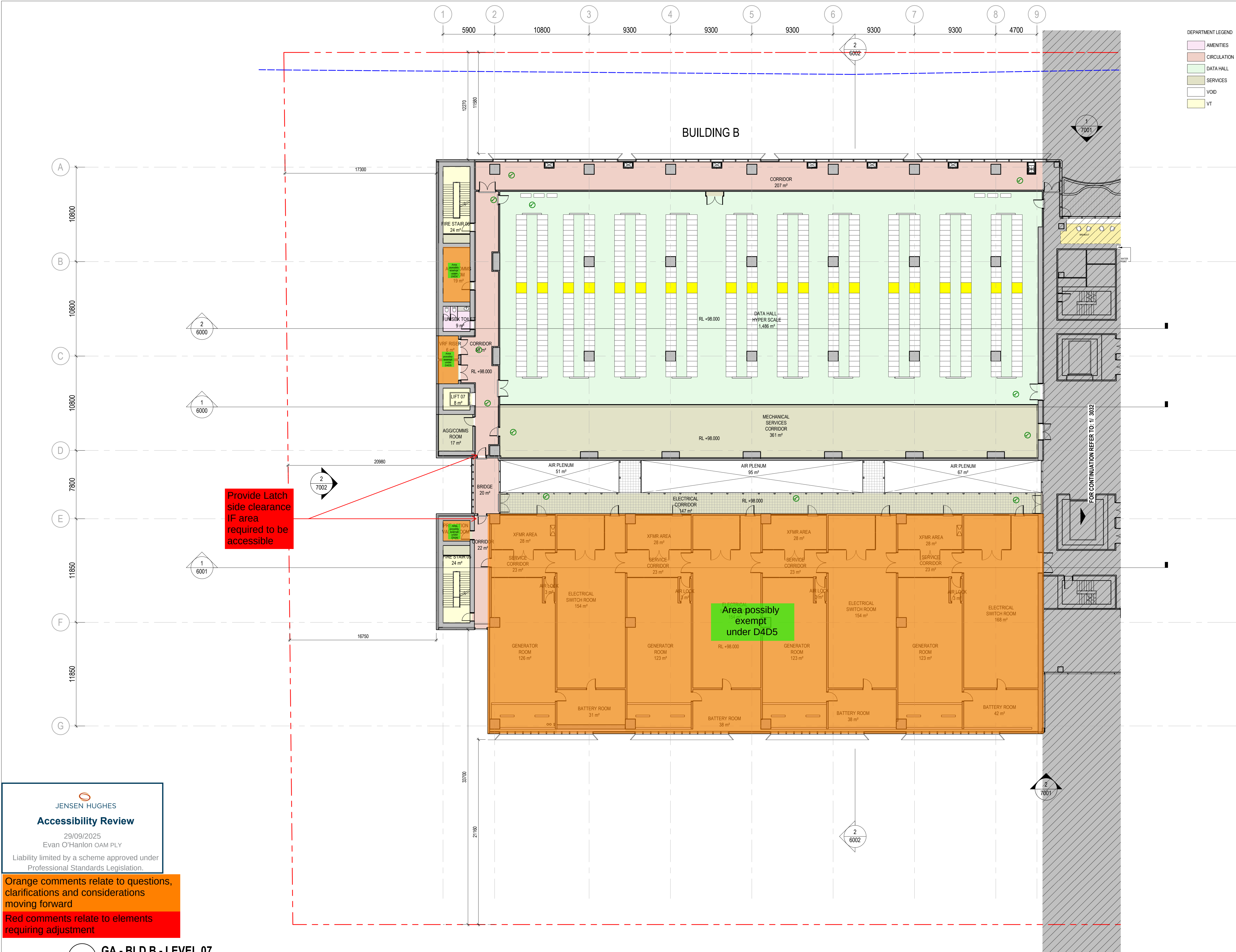
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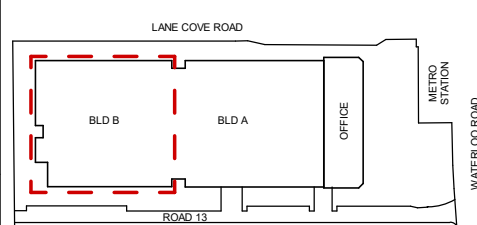
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	CIRCULATION			
	DATA HALL			
	SERVICES			
	VOID			
	VT			

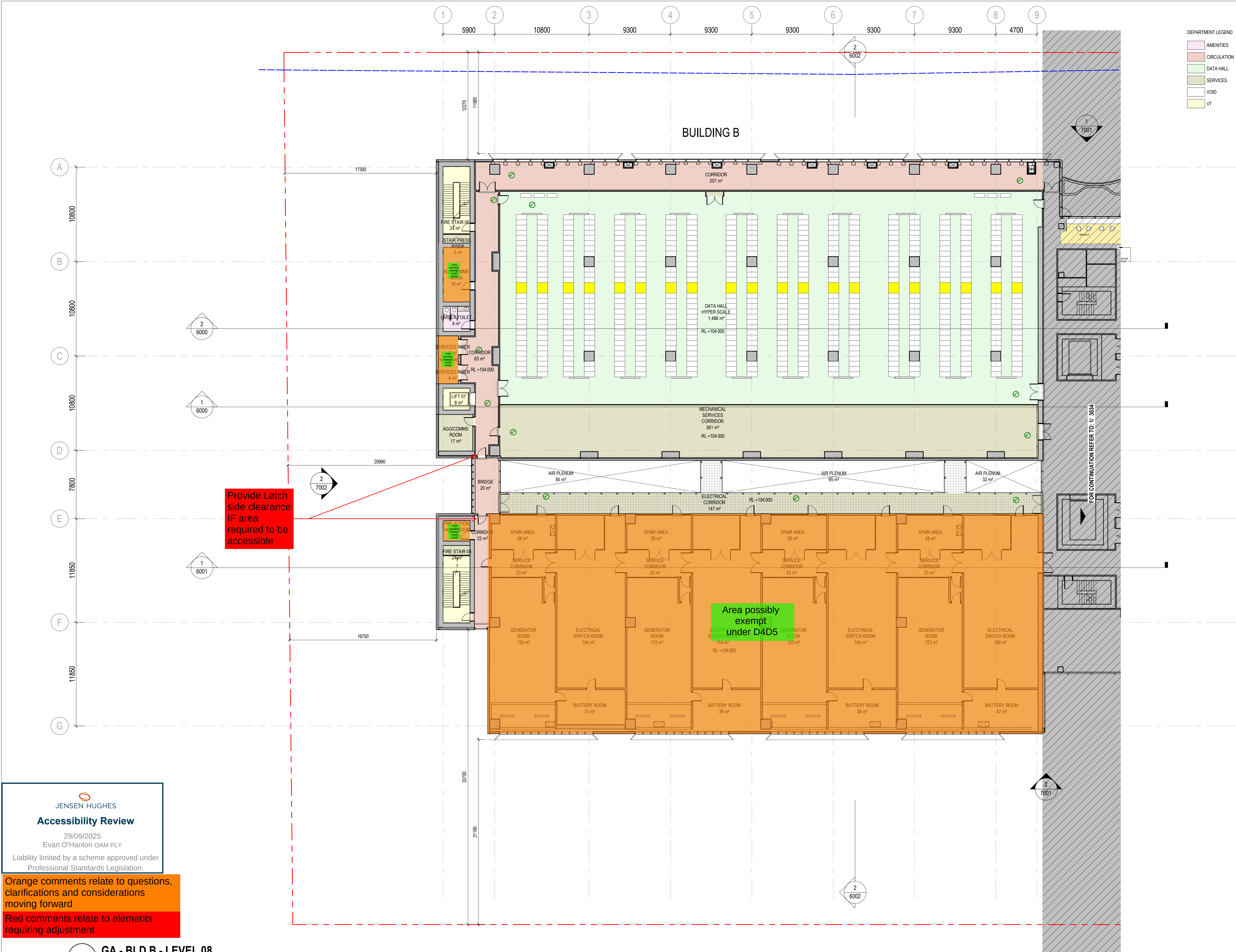
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DATE	No.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS	
Architect	HDR
Services	ARUP
Structural	TTW
PRINCIPAL CONTRACTOR	
CLIENT	
 NEXTDC NEXTDC GPO Box 3219 Brisbane QLD 4001 T: +61 7 3177 4777	
PROJECT ARCHITECT	
 Level 24, 25 Market Place, Sydney NSW 2000 +61 2 9663 2888 (toll-free) HDR Pty. Limited ABN 76 158 075 220 trading as HDR	
NOMINATED ARCHITECTS	
NSW: Cate Conishaw 107/86, D. Joe Mihaljevic 86/99, Mark Gazy 72/89, Simon Fleet 83/83 VIC: Cate Conishaw 152/11 ACT: Cate Conishaw 27/17 TAS: Cate Conishaw 14/79 QLD: Cate Conishaw 61/39	
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Phase:	
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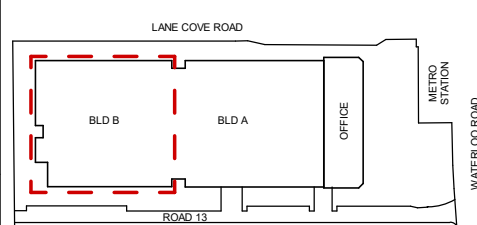
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	AMENITIES		CIRCULATION		DATA HALL		SERVICES		VOID
	VT								

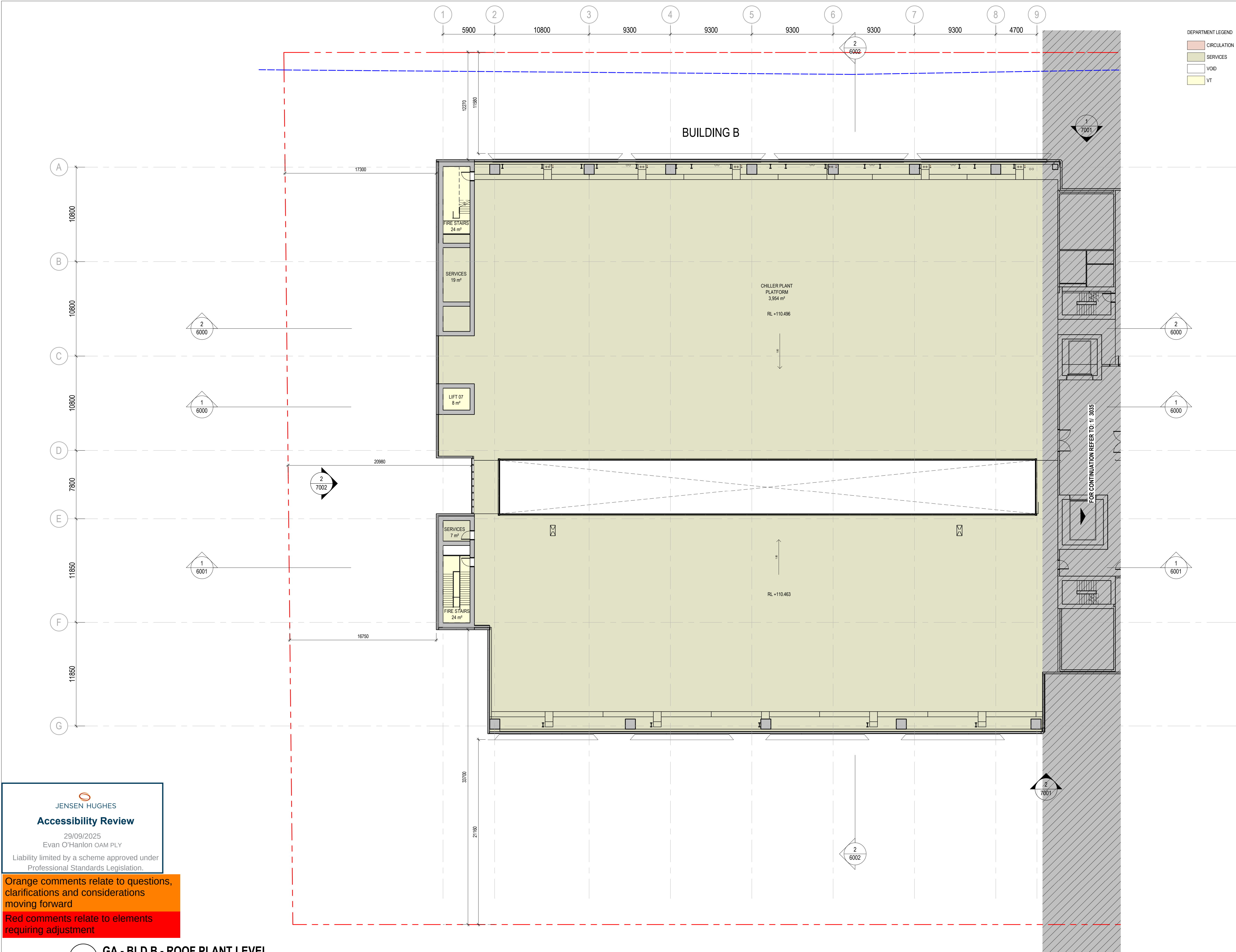
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DATE	NO.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS	
Architect	HDR
Services	ARUP
Structural	TTW
PRINCIPAL CONTRACTOR	
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 NEXTDC GPO Box 3219 Brisbane QLD 4001 T: +61 7 3177 4777	
PROJECT ARCHITECT	
 Level 24, 25 Market Place, Sydney NSW 2000 401 2 9865 2000 (toll-free) HDR Pty. Limited ABN 76 158 075 220 trading as HDR	
NOMINATED ARCHITECTS	
NSW: Cate Conishaw 101786, D. Joe Mihaljevic 8699, Mark Gazy 7289, Simon Fleet 8363 VIC: Cate Conishaw 15211 ACT: Cate Conishaw 2707 TAS: Cate Conishaw 1479 QLD: Cate Conishaw 6159	
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1

GA - BLD B - ROOF PLANT LEVEL

1 : 200

DEPARTMENT LEGEND			
	CIRCULATION		
	SERVICES		
	VOID		
	VT		

26/08/25	CP03	SSDA ISSUE	HDR	HDR	HDR
24/04/25	CP02	SSDA ISSUE	HDR	HDR	HDR
24/03/25	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS

Architect HDR

Services ARUP

Structural TTW

PRINCIPAL CONTRACTOR

CLIENT



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PROJECT ARCHITECT



Level 24, 25 Market Place, Sydney NSW, 2000
+61 2 9550 7000 (toll-free)
HDR Pty Limited ABN 76 158 075 220 trading as HDR

NOMINATED ARCHITECTS

NW Cate Consulting 107/86, D. Joe Mihaljevic 8699, Mark Gasy 7289, Simon Fleet 8363
WC Cate Consulting 15211
ACT Cate Consulting 2707
TAS Cate Consulting 1479
QLD Cate Consulting 6139

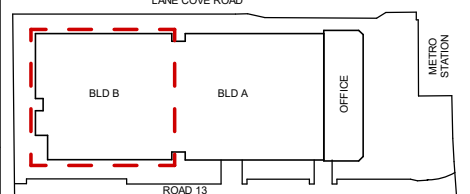
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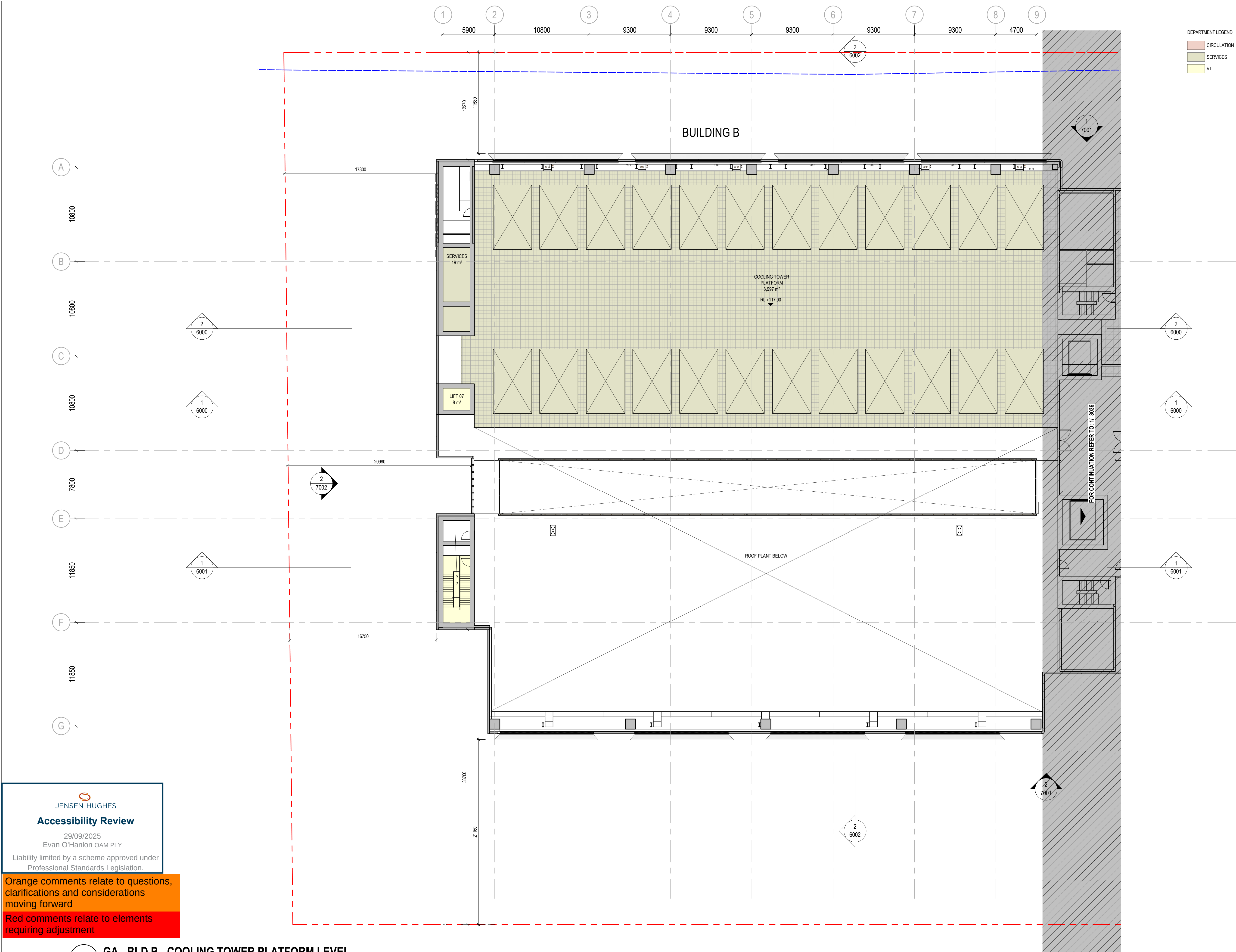
Key Plan



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S5-ARC-HDR-DRG-B0201-3049			CP03		

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DEPARTMENT LEGEND

CIRCULATION
SERVICES
VT

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24/04/22	CP02	SSDA ISSUE	HDR	HDR	HDR
24/03/22	CP01	SSDA ISSUE	HDR	HDR	HDR
DATE	No.	REVISION HISTORY	DRW	CHK	QA

PRINCIPAL CONSULTANTS

Architect HDR
Services ARUP
Structural TTW

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PROJECT ARCHITECT



Level 24, 25 Market Place, Sydney NSW, 2000
+61 2 9663 7000 (toll-free)
HDR Pty. Limited ABN 76 158 075 220 trading as HDR

NOMINATED ARCHITECTS

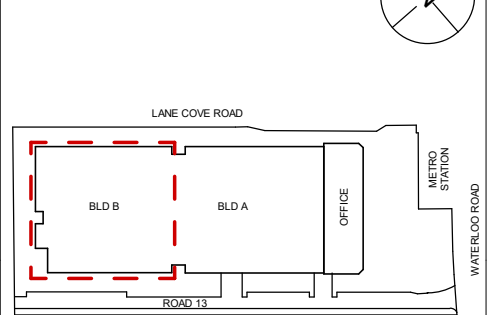
NSW: Cate Conishaw 10706, D. Joe Mihaljevic 8699, Mark Gazy 7289,
Simon Fleet 9363
VIC: Cate Conishaw 15211
ACT: Cate Conishaw 2707
TAS: Cate Conishaw 1479
QLD: Cate Conishaw 6139

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Document Author Project Number

10374547

Key Plan



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Site: S5

Stage: Phase:

NEXTDC Project Number:

S5.0003

Project Address:

269 Lane Cove Rd, Macquarie Park,

Sydney, NSW 2113

Project Name:

NEXTDC S5

Drawing title

GENERAL ARRANGEMENT PLAN -

BLD B - COOLING TOWER

PLATFORM LEVEL

Drawing Status:

SPATIAL COORDINATION

Drawn

PM

CHK

AW

Scale:

1 : 200

Sheet:

A1

File Name:

S5-ARC-HDR-R23-A-0101-0001

Drawing Number

Rev

S5-ARC-HDR-DRG-B0201-3050

CP03

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29/09/2025
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moving forward

Red comments relate to elements
requiring adjustment

1

GA - BLD B - COOLING TOWER PLATFORM LEVEL

1 : 200

25/08/2025 3:38:32 PM

Boardwalk to be designed to ensure accessibility, with edge treatments (kerb/kerb ramp) and handrails applied as required under AS 1428.1.

LANE COVE ROAD

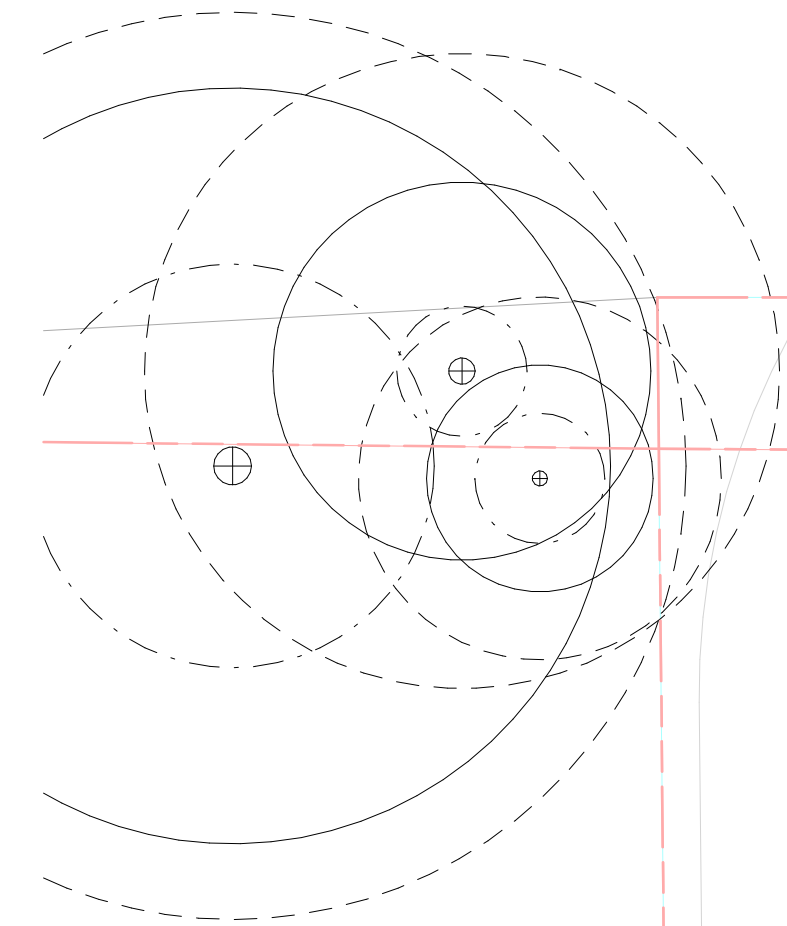
FUTURE BRIDGE LINK

ELEVATED BOARDWALK

LA-101
983 m²

GRAVEL MAINTENANCE PATH

LA-101
1264 m²



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31/03/2025	6	SSDA	MM	MM	
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DATE	No.	REVISION HISTORY	DRW	CHK	QA

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PRINCIPAL CONSULTANTS

Architect HDR

Services ARUP

Structural TTW

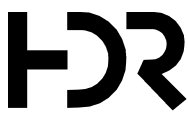
PRINCIPAL CONTRACTOR

Multiplex

CLIENT


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

ARCHITECT



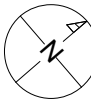
LANDSCAPE ARCHITECT



Document Author Project Number

24-1002

Key Plan



Site	Stage	NEXTDC Project Number
S5	REVISED SSDA	S5.00

Project Address

269 LANE COVE ROAD,
MAQUARIE PARK,
SYDNEY, NSW 2113

Project Name

NEXTDC DATA CENTRE

Drawing Title

GENERAL
ARRANGEMENT PLAN 1

Drawing Status

Development Application

DRAWN	PM	Date	26/09/2025
CHECKED	SE	Date	26/09/2025
APPROVED	MB	Date	26/09/2025

Scale	Sheet	File Name
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Dwg no:	Rev	
SS-LAD-ALA-DRG-0-0101-L0201	7	

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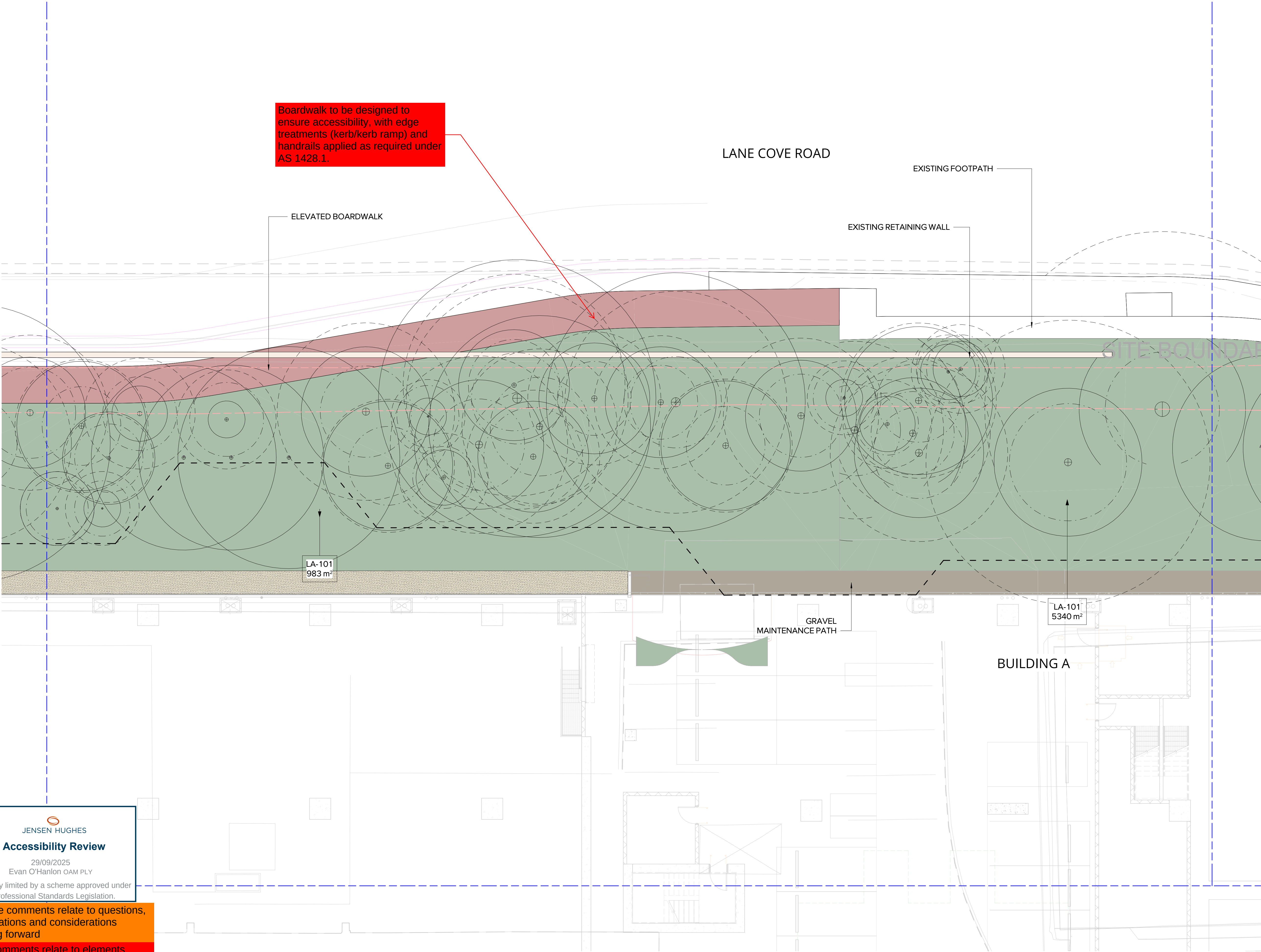
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31/03/2025	6	SSDA	MM	MM	
10/03/2025	5	SSDA	SE	MM	
17/02/2025	4	SSDA	SE	MM	
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18/04/2024	1	SSDA	SE	MM	
DATE	No	REVISION HISTORY	DRW	CHK	QA

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PRINCIPAL CONSULTANTS

Architect HDR

Services ARUP

Structural TTV

PRINCIPAL CONTRACTOR

Multiplex

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ARCHITECT

HDR

LANDSCAPE ARCHITECT

ARCADIA

Document Author Project Number

24-1002

Key Plan

Site	Stage	NEXTDC Project Number
S5	REVISED SSDA	S5.00

Project Address

269 LANE COVE ROAD,
MAQUARIE PARK,
SYDNEY, NSW 2113

Project Name

NEXTDC DATA CENTRE

Drawing Title

GENERAL
ARRANGEMENT PLAN 2

Drawing Status

Development Application

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CHECKED	SE	Date	26/09/2025
APPROVED	MB	Date	26/09/2025
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1 : 100	A1	SS-LAD-ALA-DRG-0-0101-L0202	
Dwg no:		Rev	
SS-LAD-ALA-DRG-0-0101-L0202		7	

SITE BOUNDARY

LANE COVE ROAD

Assumed
egress only

stairs to be compliant
with AS1428.1
including handrails,
handrail extensions,
nosings, and TGSIs as
they are accessible to
public

stairs to be compliant
with AS1428.1
including handrails,
handrail extensions,
nosings, and TGSIs

LA-101
5340 m²

EXISTING PATH

EXISTING RETAINING WALL

EXISTING LANE COVE ROAD BUS STOP

PROPOSED STAIR ACCESS TO LANE COVE ROAD

GRAVEL PAVING TO MAINTENANCE PATHWAYS

GRAVEL PAVING TO SECURITY FENCELINE

BUILDING A

BUILDING O

Stair to be set
back to ensure it
does not
obstruct the
transverse path of
travel.

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31/03/2025	6	SSDA	MM	MM
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11/02/2025	4	SSDA	SE	MM
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DATE	No.	REVISION HISTORY	DRW	CHK
DATE	No.	REVISION HISTORY	DRW	CHK

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PRINCIPAL CONSULTANTS

Architect HDR

Services ARUP

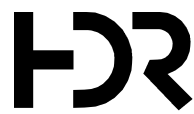
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Multiplex

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ARCHITECT

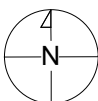


LANDSCAPE ARCHITECT



Document Author Project Number
24-1002

Key Plan



Site	Stage	NEXTDC Project Number
S5	REVISED SSDA	S5.00

Project Address
269 LANE COVE ROAD,
MAQUARIE PARK,
SYDNEY, NSW 2113

Project Name
NEXTDC DATA CENTRE

Drawing Title
GENERAL
ARRANGEMENT PLAN 3

Drawing Status
Development Application

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CHECKED	SE	Date	26/09/2025
APPROVED	MB	Date	26/09/2025
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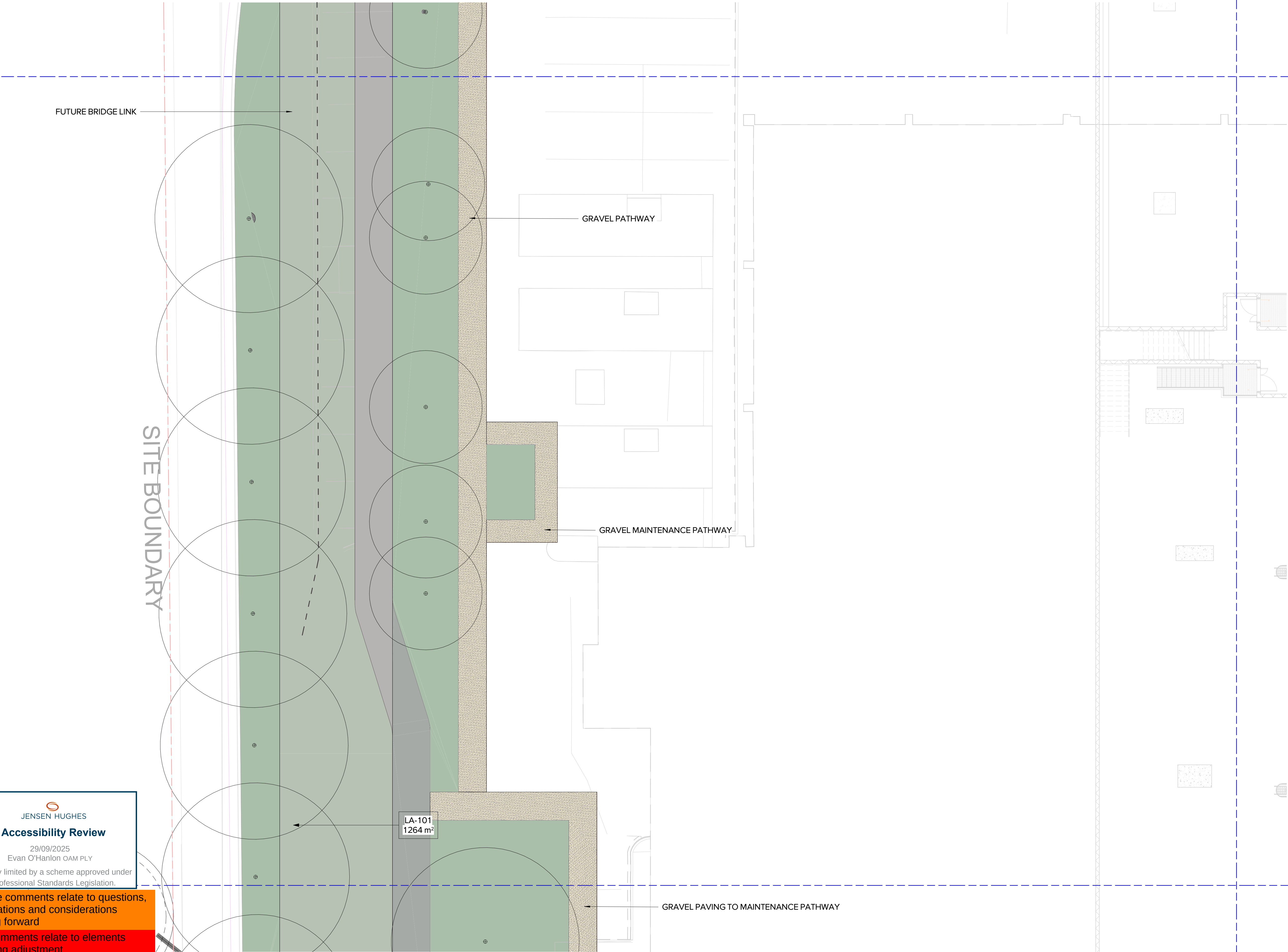
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Orange comments relate to questions, clarifications and considerations moving forward

Red comments relate to elements requiring adjustment



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10/03/2025	5	SSDA		SE	MM
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28/02/2024	3	SSDA		SE	MM
30/09/2024	2	SSDA		SE	MM
18/04/2024	1	SSDA		SE	MM
DATE	No.	REVISION HISTORY	DRW	CHK	QA

NOTE:

- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ASSOCIATED SPECIFICATION
- DO NOT SCALE FROM DRAWINGS
- CONFIRM ALL MEASUREMENTS ON SITE
- CHECK ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES
- ENSURE COORDINATION WITH OTHER TRADES ON SITE

PRINCIPAL CONSULTANTS

Architect HDR

Services ARUP

Structural TTW

PRINCIPAL CONTRACTOR

Multiplex

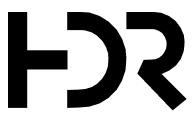
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Document Author Project Number

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Site	Stage	NEXTDC Project Number
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Project Address

269 LANE COVE ROAD,
MAQUARIE PARK,
SYDNEY, NSW 2113

Project Name

NEXTDC DATA CENTRE

Drawing Title

GENERAL
ARRANGEMENT PLAN 5

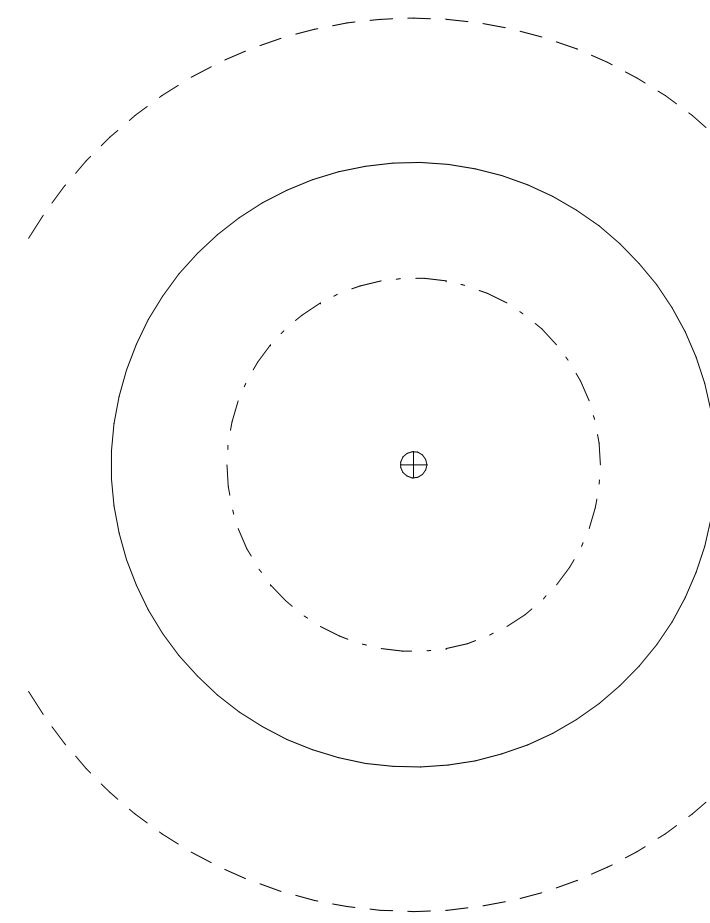
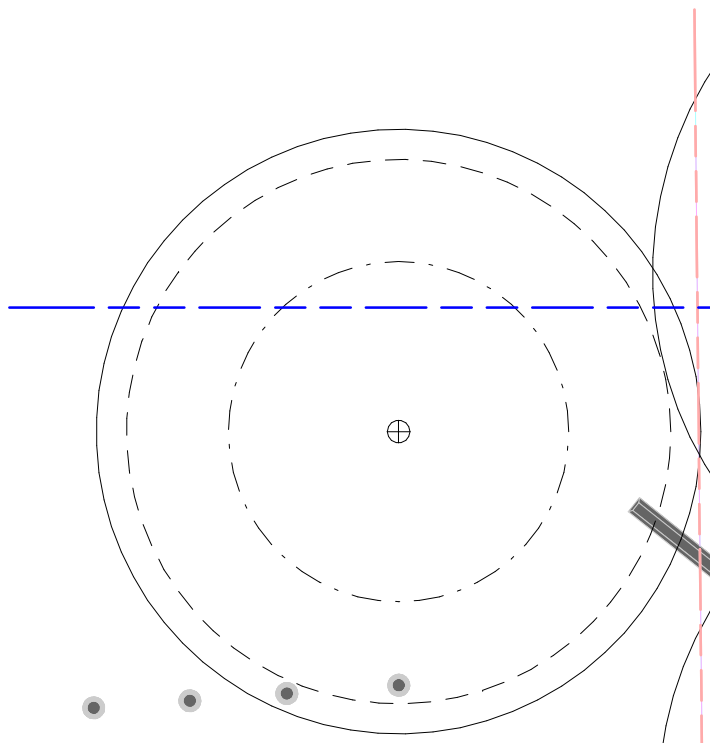
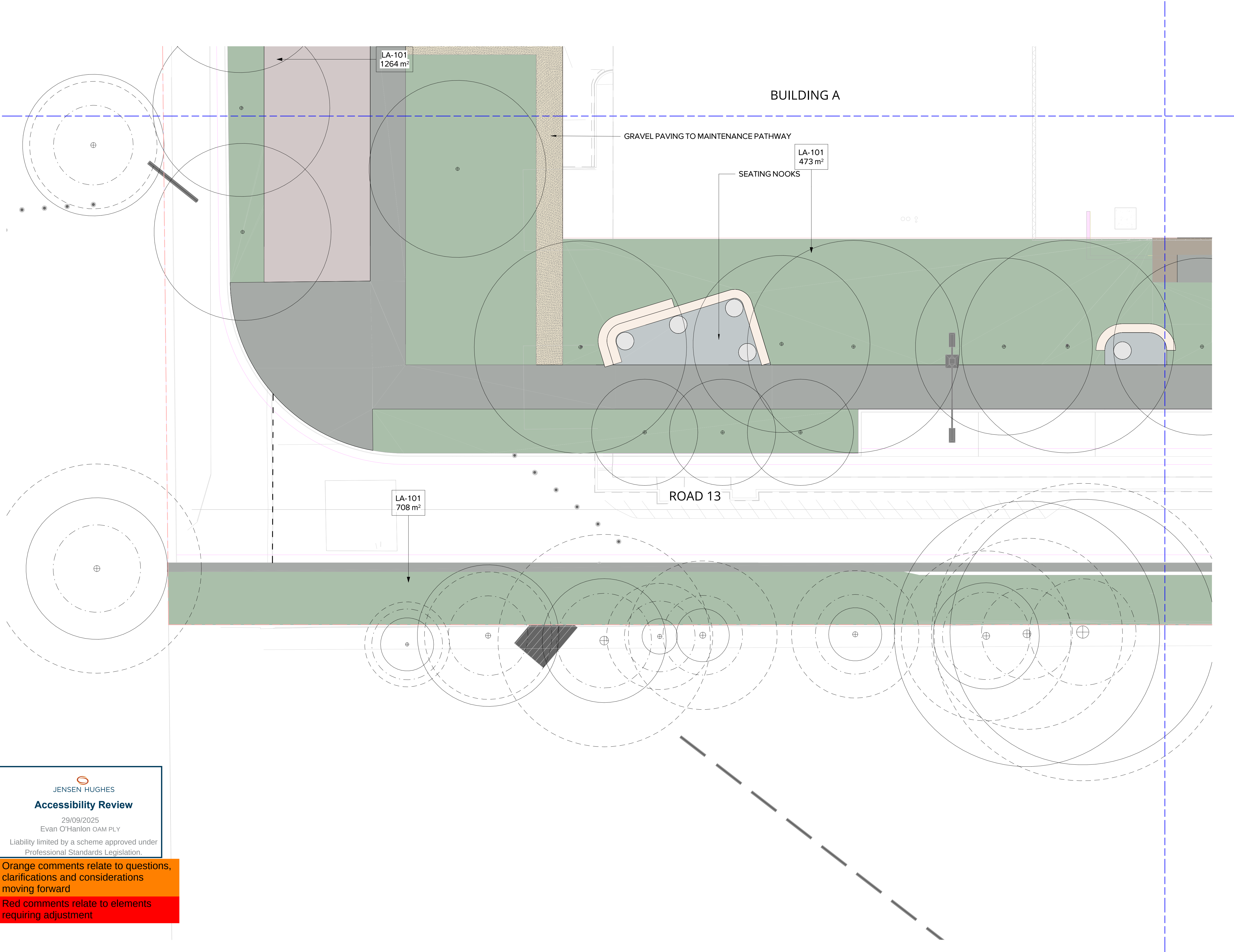
Drawing Status

Development Application

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Scale	Sheet	File Name
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30/09/2024	2	SSDA	SE	MM	
18/04/2024	1	SSDA	SE	MM	
DATE	No.	REVISION HISTORY	DRW	CHK	QA

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 HDR

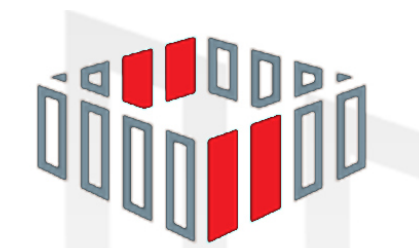
Services ARUP

Structural TTW

PRINCIPAL CONTRACTOR

Multiplex

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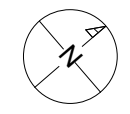
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Key Plan



Site	Stage	NEXTDC Project Number
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Project Address

269 LANE COVE ROAD,
MAQUARIE PARK,
SYDNEY, NSW 2113

Project Name

NEXTDC DATA CENTRE

Drawing Title

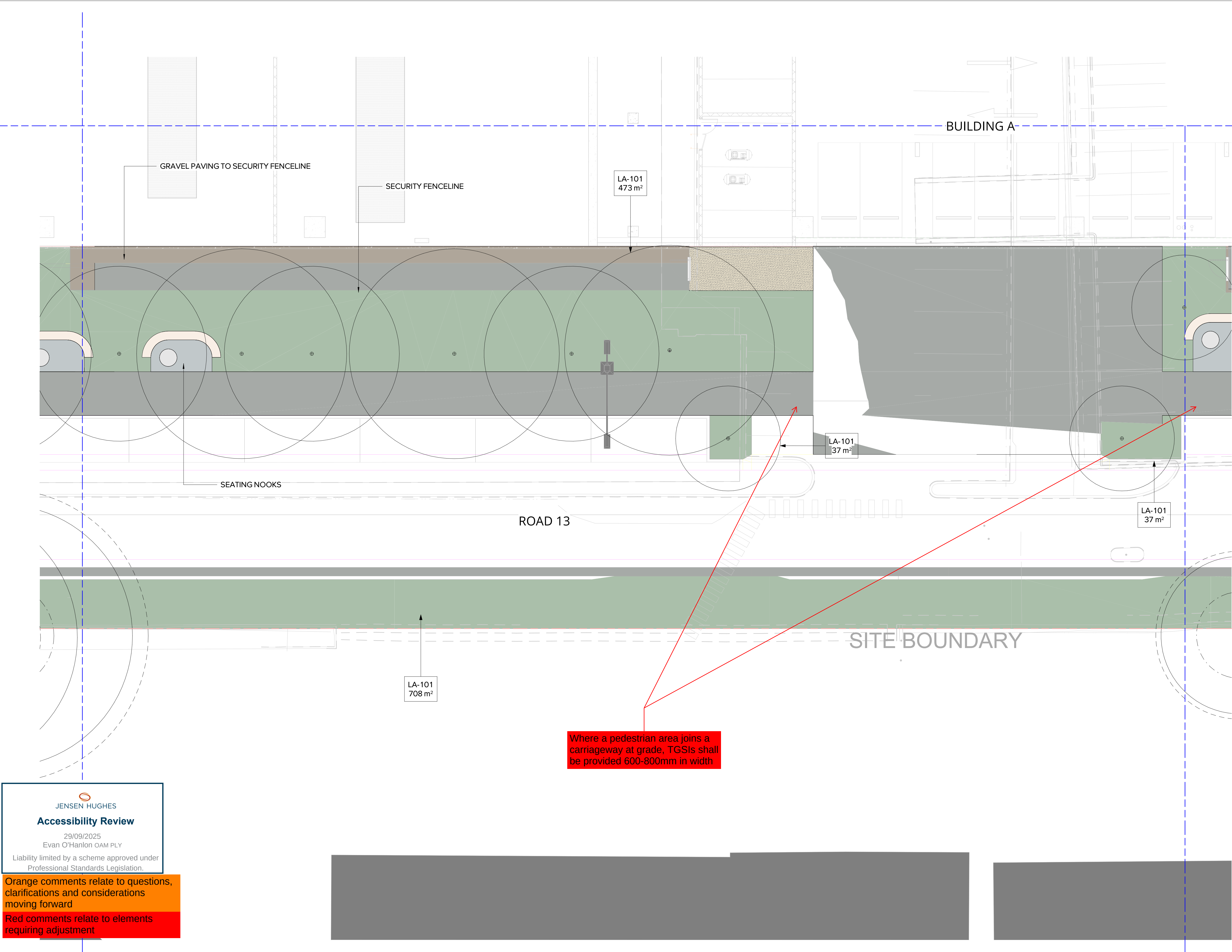
GENERAL
ARRANGEMENT PLAN 7

Drawing Status

Development Application

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CHECKED	DATE
SE	26/09/2025
APPROVED	DATE
MB	26/09/2025

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17/02/2025	4	SSDA	SE	MM
28/02/2024	3	SSDA	SE	MM
30/05/2024	2	SSDA	SE	MM
18/04/2024	1	SSDA	SE	MM

DATE	No.	REVISION HISTORY	DRW	CHK	QA
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PRINCIPAL CONSULTANTS

Architect	HDR
Services	ARUP
Structural	TTW

PRINCIPAL CONTRACTOR

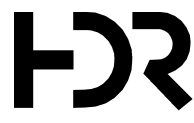
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ARCADIA

Document Author Project Number

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Project Address

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MAQUARIE PARK,
SYDNEY, NSW 2113

Project Name

NEXTDC DATA CENTRE

Drawing Title

GENERAL
ARRANGEMENT PLAN 8

Drawing Status

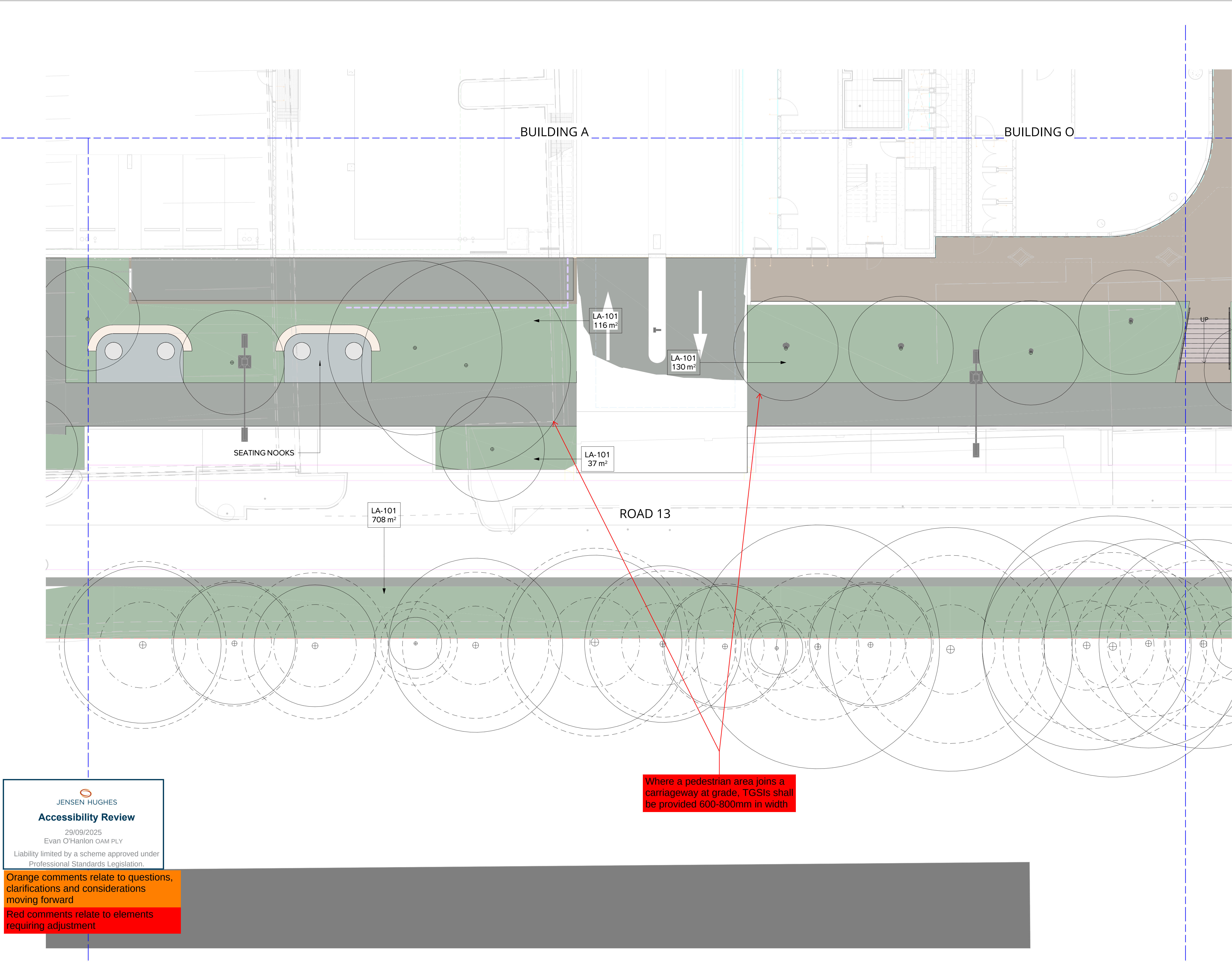
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PRINCIPAL CONSULTANTS
Architect HDR
Services ARUP
Structural TTV

PRINCIPAL CONTRACTOR
Multiplex

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ARCHITECT
HDR

LANDSCAPE ARCHITECT
ARCADIA

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Site	Stage	NEXTDC Project Number
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Project Address
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SYDNEY, NSW 2113

Project Name
NEXTDC DATA CENTRE

Drawing Title
GENERAL
ARRANGEMENT PLAN 9

Drawing Status
Development Application

DRAWN	PM	Date
CHECKED	SE	Date
APPROVED	MB	Date
26/09/2025	26/09/2025	26/09/2025

Scale	Sheet	File Name
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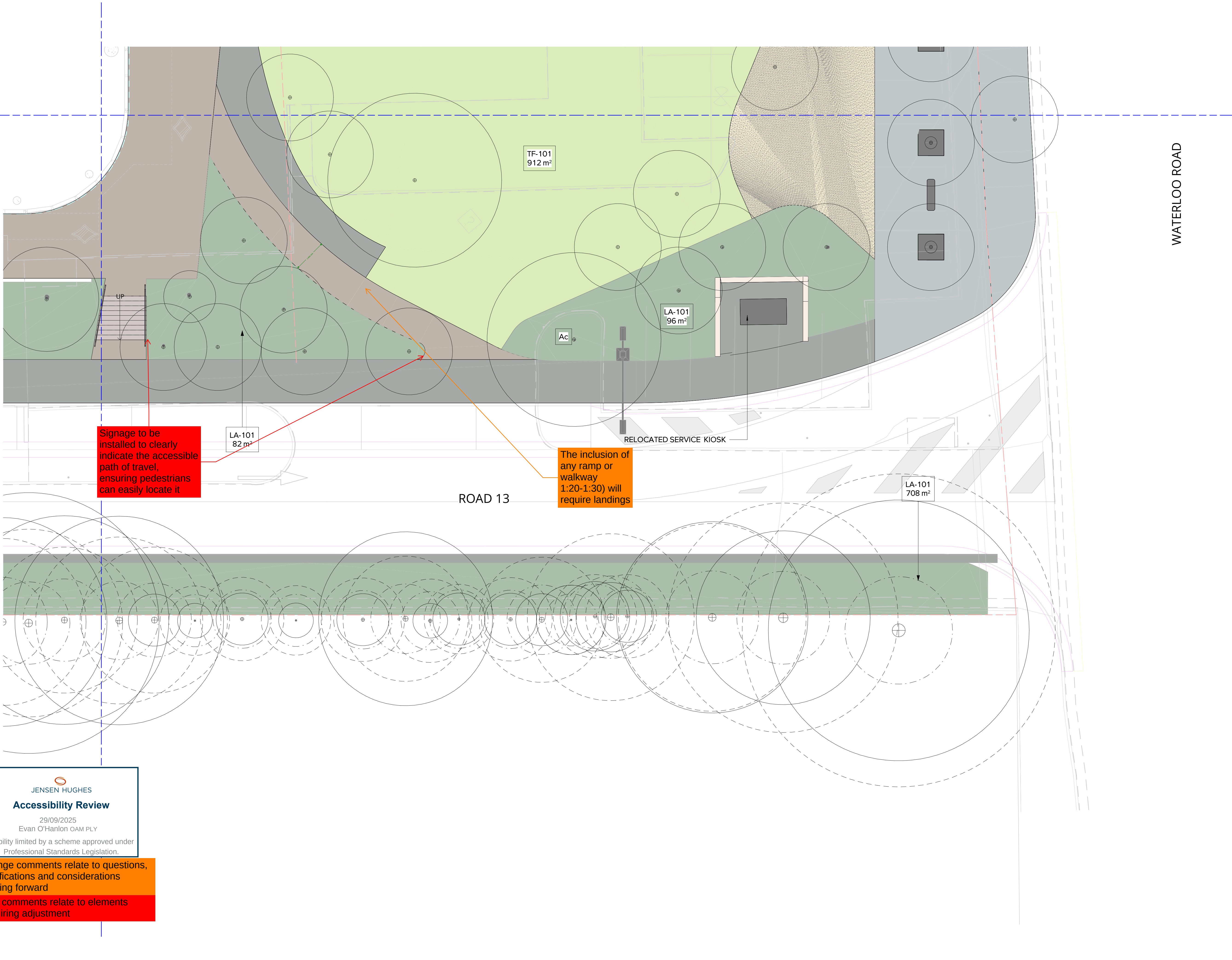
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Signage to be installed to clearly indicate the accessible path of travel, ensuring pedestrians can easily locate it

The inclusion of any ramp or walkway 1:20-1:30) will require landings



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PRINCIPAL CONSULTANTS					
Architect		HDR			
Services		ARUP			
Structural		TTW			
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ARCHITECT					
					
LANDSCAPE ARCHITECT					
					
Document Author Project Number					
24-1002					
Key Plan					
					
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Project Address					
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Project Name					
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