



dem

DEVELOPMENT APPLICATION  
PROPOSED NEW DATA CENTRE  
42 SARGENTS RD, MINCHINBURY, NSW 2017



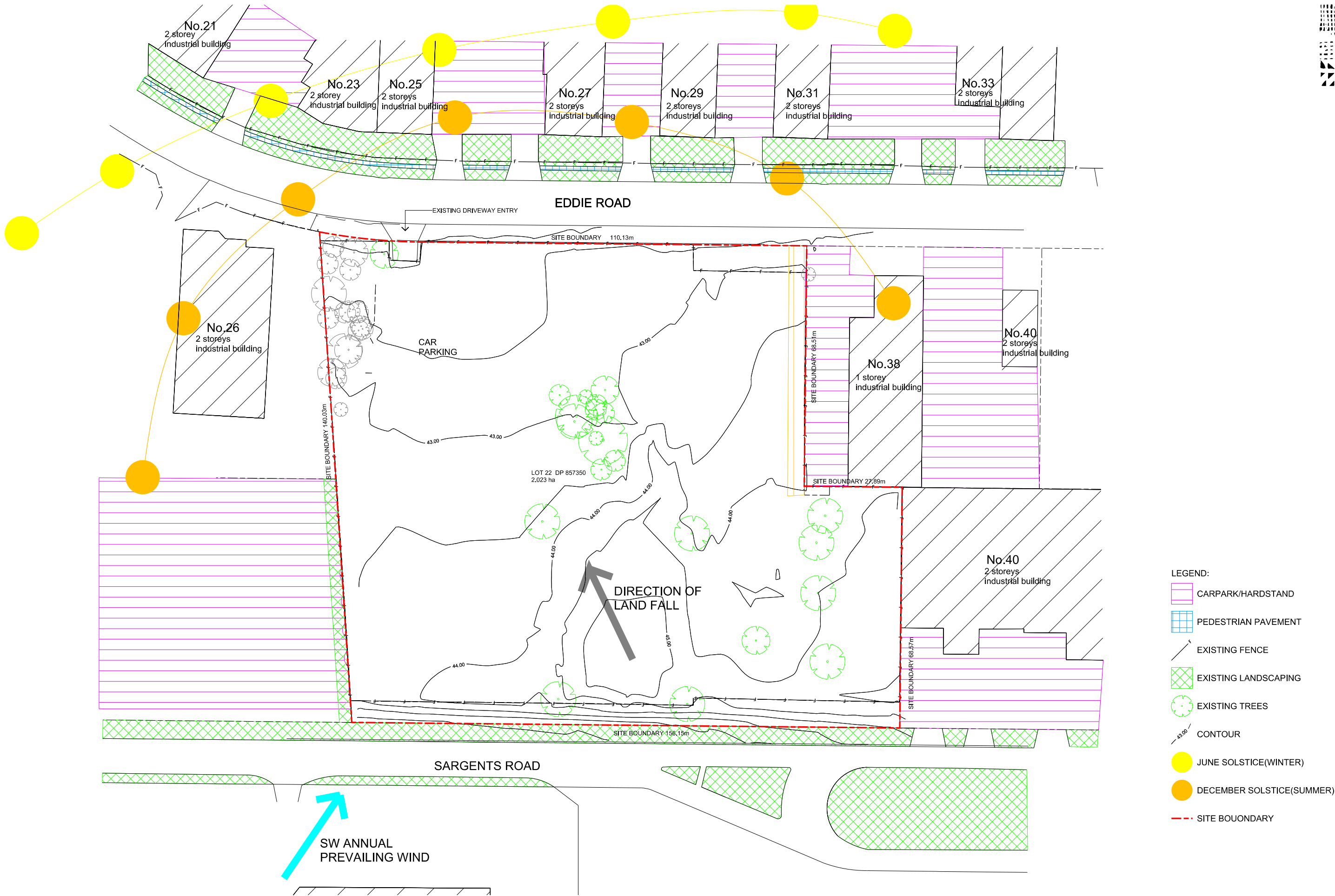
DRAWING LIST

number	description	scale
ar--cv00	Cover Sheet and Drawing List	nts
ar--0100	Site Analysis Plan	1:500
ar--0200	Site Plan	1:500
ar--1201	Ground Floor Plan	1:250
ar--1202	First Floor Plan	1:250
ar--1203	Roof Plan	1:250
ar--1601	Tech Space Ground Floor Plan	1:100
ar--1602	Tech Space Level 1 Plan	1:100
ar--2101	Sections	1:250
ar--2601	North & East Elevations	1:250
ar--2602	South & West Elevations	1:250
arsk5010	Perspective View 1	nts
arsk5011	Perspective View 2	nts
arsk5012	Perspective View 3	nts

42 sargents road minchinbury, nsw 2017

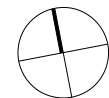


dem



# 42 sargents road minchinbury, nsw 2017

Site Analysis Plan



any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) Pty Limited. dem (aust) Pty Limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) Pty Limited abn 92 085 486 844.

plotted: 20/08/18

plotted by: S.Jenkins

date 10/08/18

scale 1:500

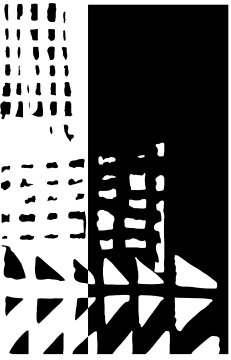
drawn no. ar--0100

proj no. 4493-00

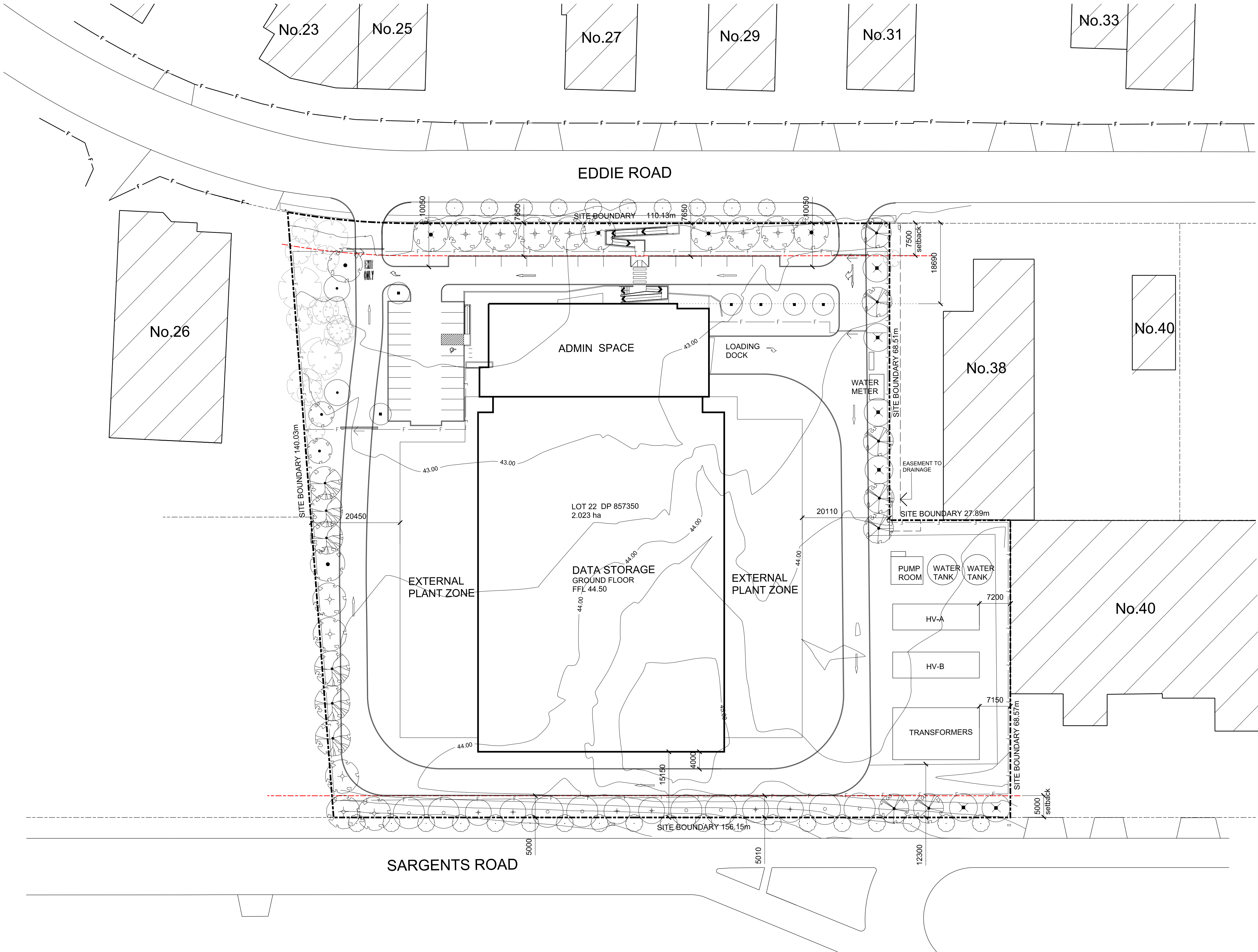
rev no. 01

planning, urban design, architecture, landscape architecture, interior design  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au

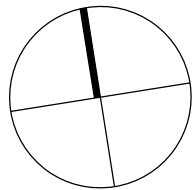




dem

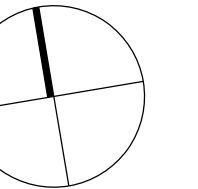


42 sargents road minchinbury, nsw 2017





dem



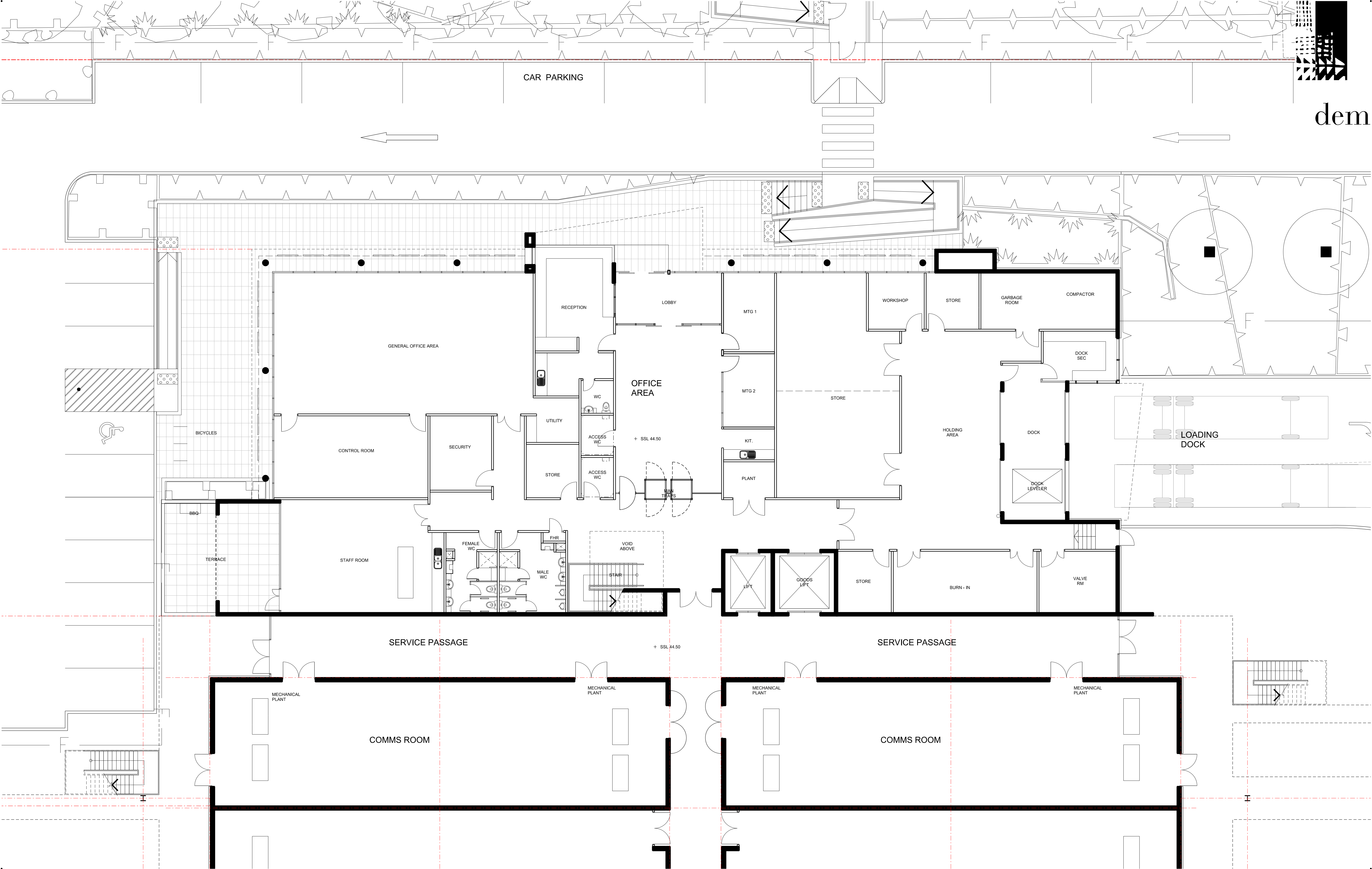
## Ground Floor Plan

plotted: 25/06/19 plotted by: DShi

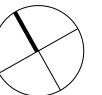
proj no.  
4493-00  
rev no.  
08

**planning, urban design, architecture,  
landscape architecture, interior design**  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: [www.dem.com.au](http://www.dem.com.au)





42 sargents road minchinbury, nsw 2017



## Level 1 Plan

© copyright of dem (aust) pty limited abn 92 085 486 844.

plotted: 20/08/18

plotted by: SJenkins

drwg no.  
ar--1202

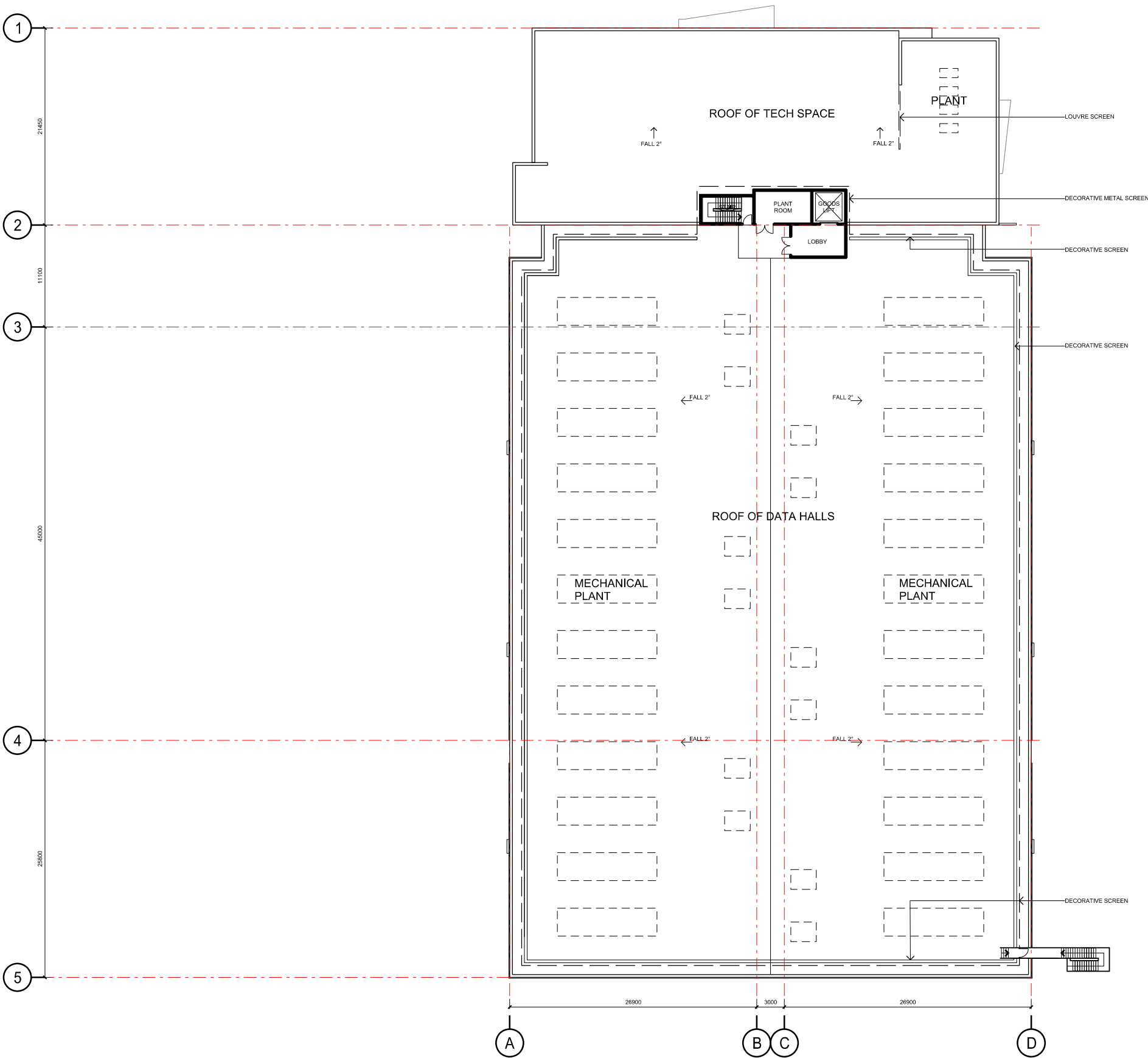
rev no.  
04

p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: [www.dem.com.au](http://www.dem.com.au)





dem



42 sargents road minchinbury, nsw 2017

Roof Plan

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) Pty limited. dem (aust) Pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) Pty limited abn 92 085 486 844.

plotted: 20/08/18

plotted by: SJenkins

date  
16/08/18

scale  
1:250

drawg no.  
ar--1203

proj no.  
4493-00

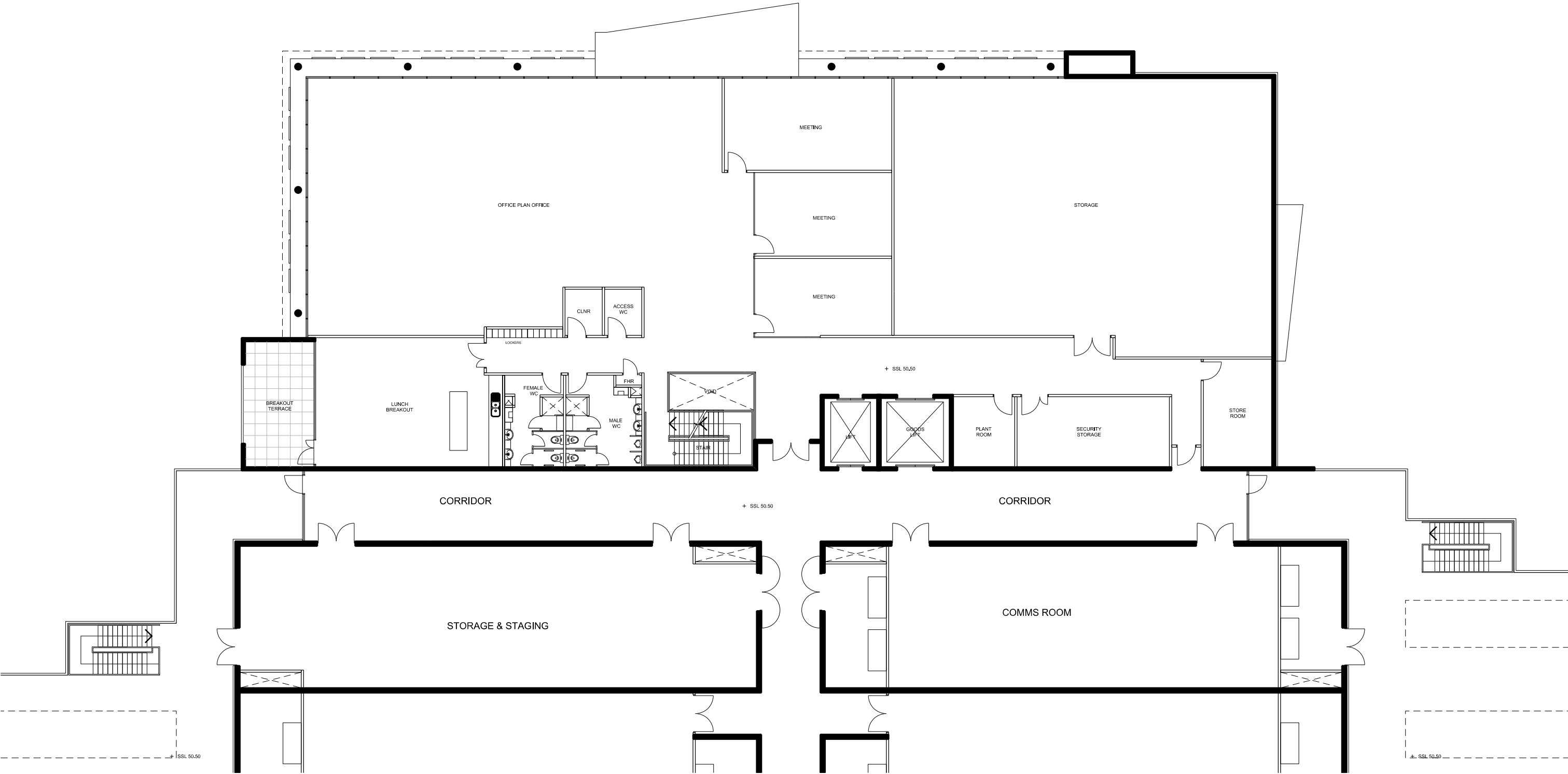
rev no.  
04

planning, urban design, architecture,  
landscape architecture, interior design  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au





dem



42 sargents road minchinbury, nsw 2017

Tech Space First Floor Plan

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) Pty limited. dem (aust) Pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) Pty limited abn 92 085 486 844.

plotted: 20/08/18

plotted by: SJenkins

date  
16/08/18

scale  
1:100

drawg no.  
ar--1602

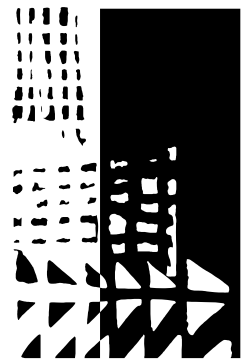
proj no.  
4493-00

rev no.  
03

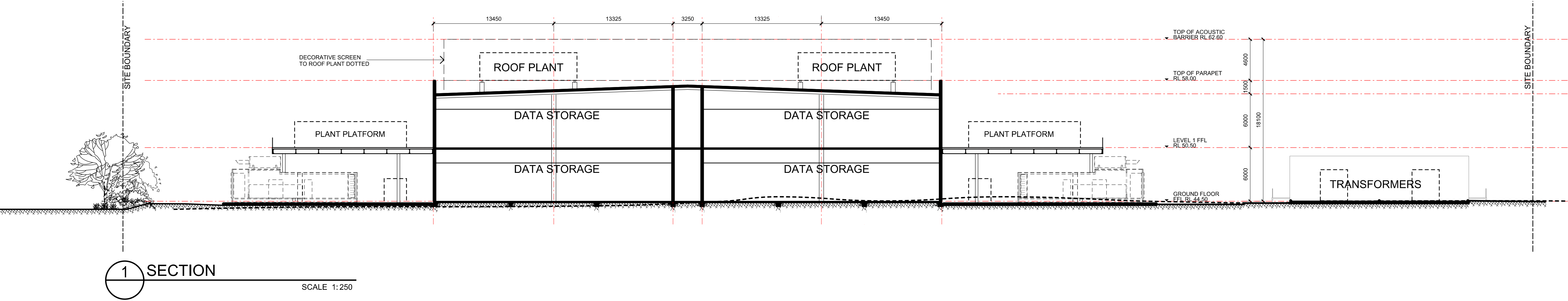
planning, urban design, architecture,  
landscape architecture, interior design  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au





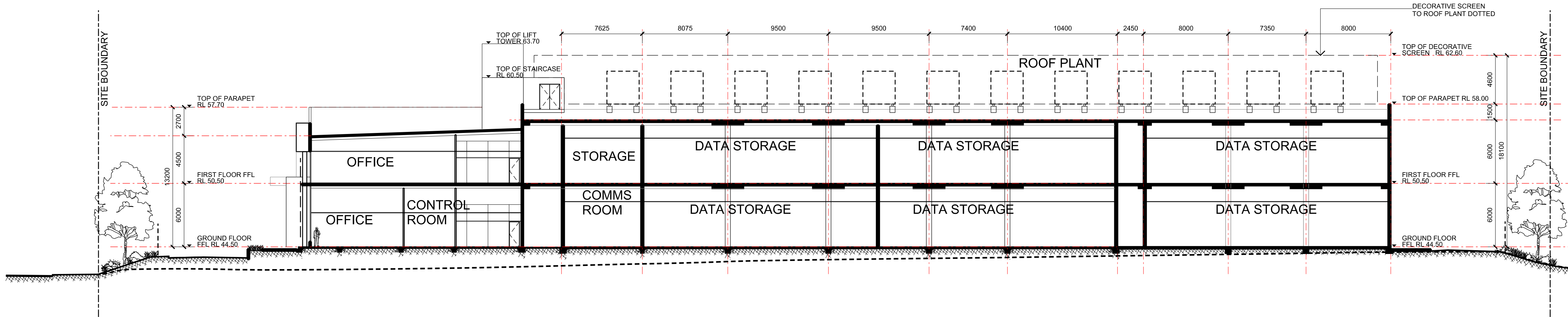


dem



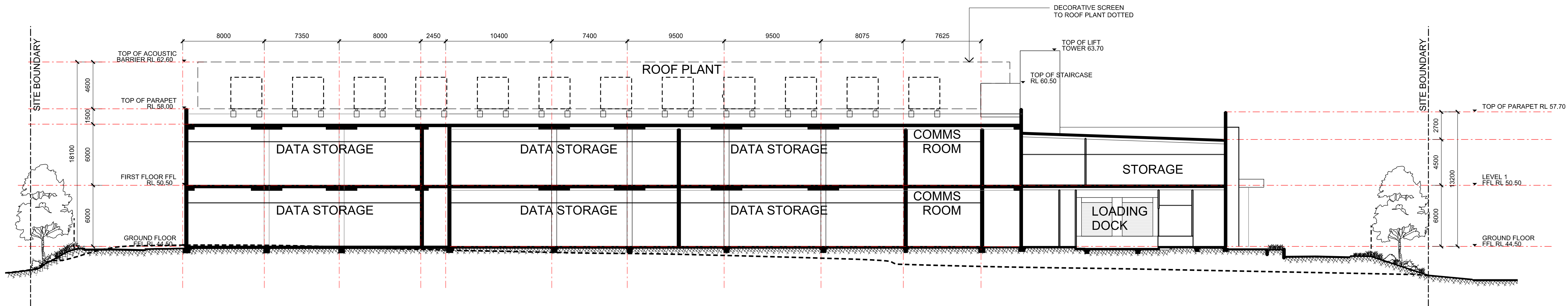
1 SECTION

SCALE 1:250



2 SECTION

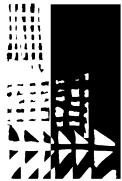
SCALE 1:250



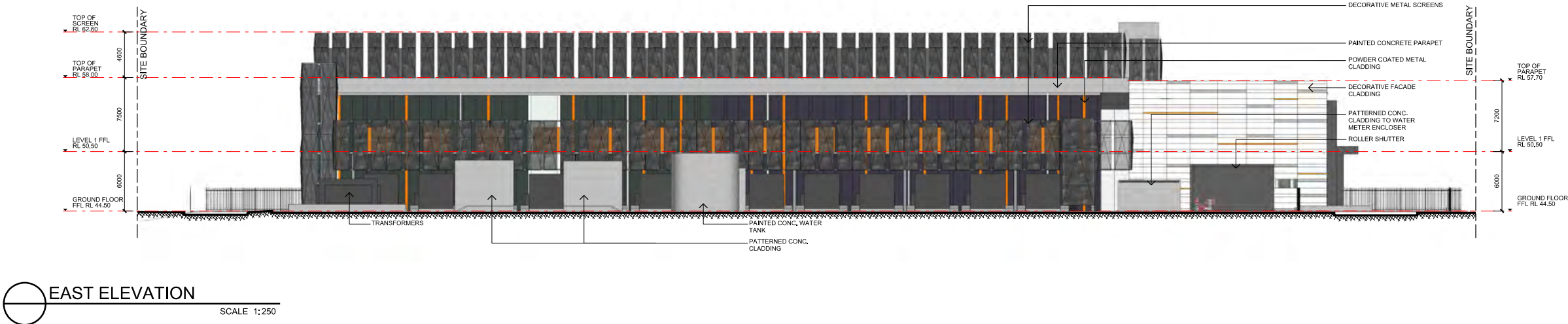
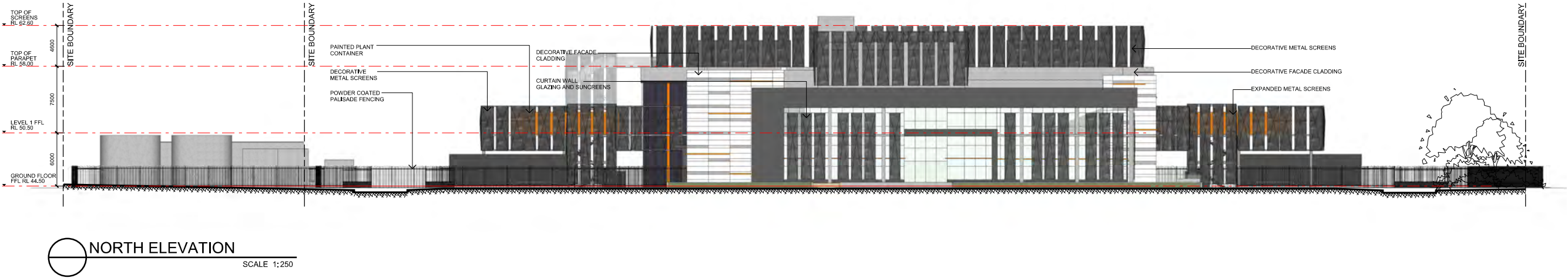
3 SECTION

SCALE 1:250

# 42 sargents road minchinbury, nsw 2017



dem



42 sargents road minchinbury, nsw 2017

North & East Elevations

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) Pty limited. dem (aust) Pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) Pty limited abn 92 085 486 844.

plotted: 20/08/18

plotted by: SJenkins

date  
16/08/18

scale  
1:250

drawg no.  
ar--2601

proj no.  
4493-00

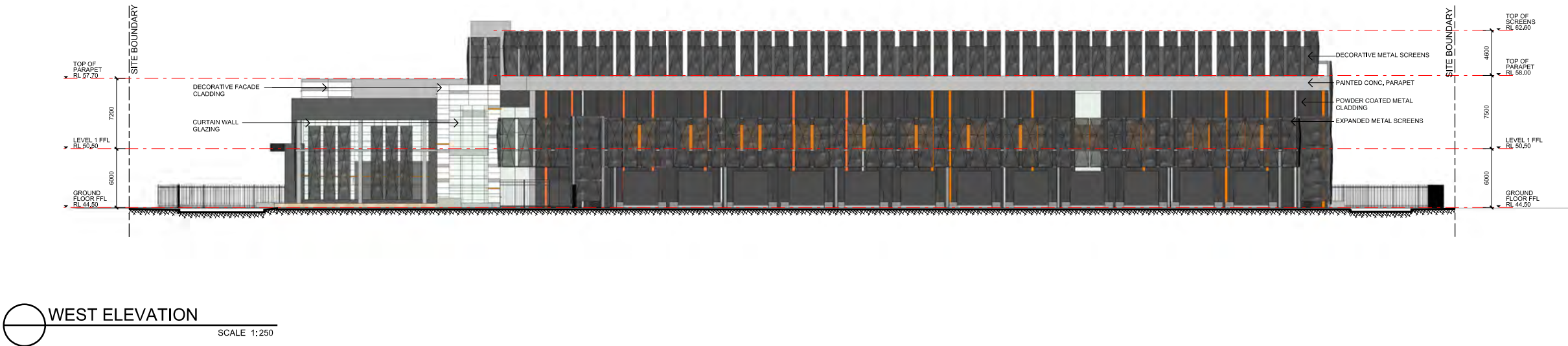
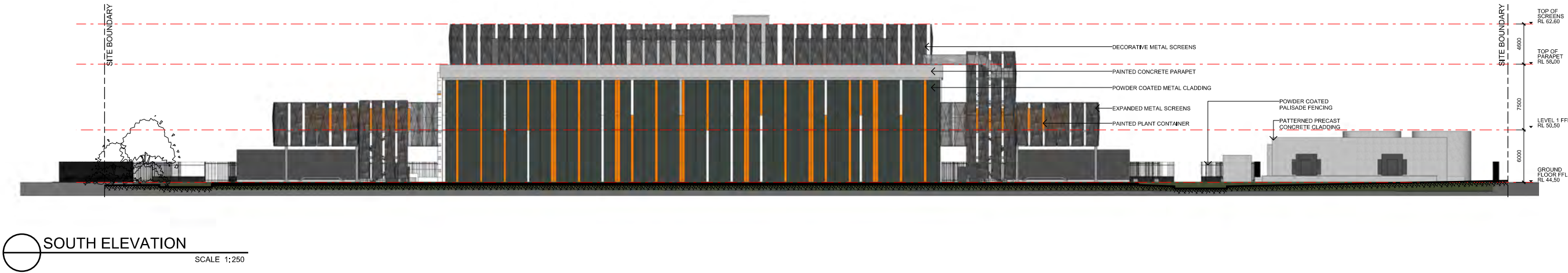
rev no.  
04

planning, urban design, architecture,  
landscape architecture, interior design  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au



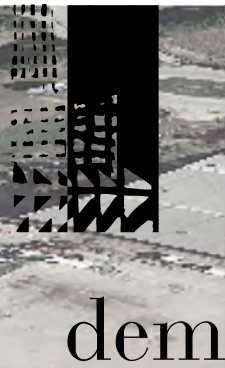


dem



42 sargents road minchinbury, nsw 2017





42 sargents road minchinbury, nsw 2017

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) pty limited. dem (aust) pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) pty limited abn 92 085 486 844. plotted: 20/08/18 plotted by: SJenkins

Proposed New Data Centre  
Perspective Rendering 1

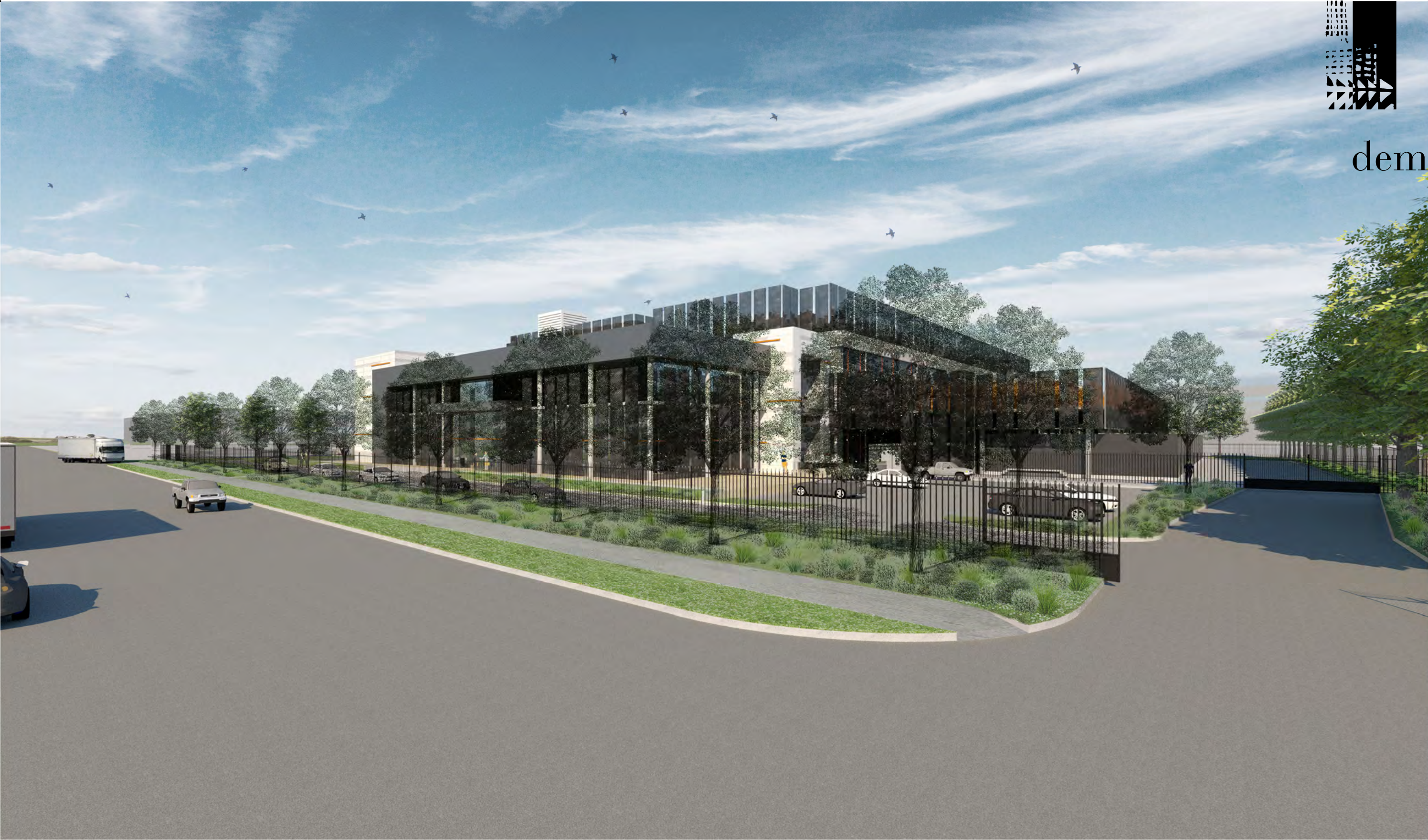
date  
01/08/18

scale  
nts  
drwg no.  
arsk5010

proj no.  
4493-00  
rev no.  
01

planning, urban design, architecture,  
landscape architecture, interior design  
level 8 15 help street chatswood nsw 2067  
t: (02) 8966 6000 f: (02) 8966 6111  
e: sydney@dem.com.au





dem

# 42 sargents road minchinbury, nsw 2017

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report drawings, advice or information and does not constitute a representation by dem (aust) Pty Limited. dem (aust) Pty Limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) Pty Limited abn 92 085 486 844. plotted: 20/08/18 plotted by: SJenkins

Proposed New Data Centre  
Perspective Rendering 2

date  
07/08/18

scale  
nts  
drwg no.  
arsk5011

proj no.  
4493-00  
rev no.  
01

planning, urban design, architecture,  
landscape architecture, interior design  
level 8 15 help street chatswood nsw 2067  
t: (02) 8966 6000 f: (02) 8966 6111  
e: sydney@dem.com.au





dem

42 sargents road minchinbury, nsw 2017

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report/drawings, advice or information and does not constitute a representation by dem (aust) pty limited. dem (aust) pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) pty limited abn 92 085 486 844. plotted: 20/08/18 plotted by: SJenkins

Proposed New Data Centre  
Perspective Rendering 3

date  
15/08/18

scale  
nts  
drwg no.  
arsk5012

proj no.  
4493-00  
rev no.  
02

planning, urban design, architecture,  
landscape architecture, interior design  
level 8 15 help street chatswood nsw 2067  
t: (02) 8966 6000 f: (02) 8966 6111  
e: sydney@dem.com.au

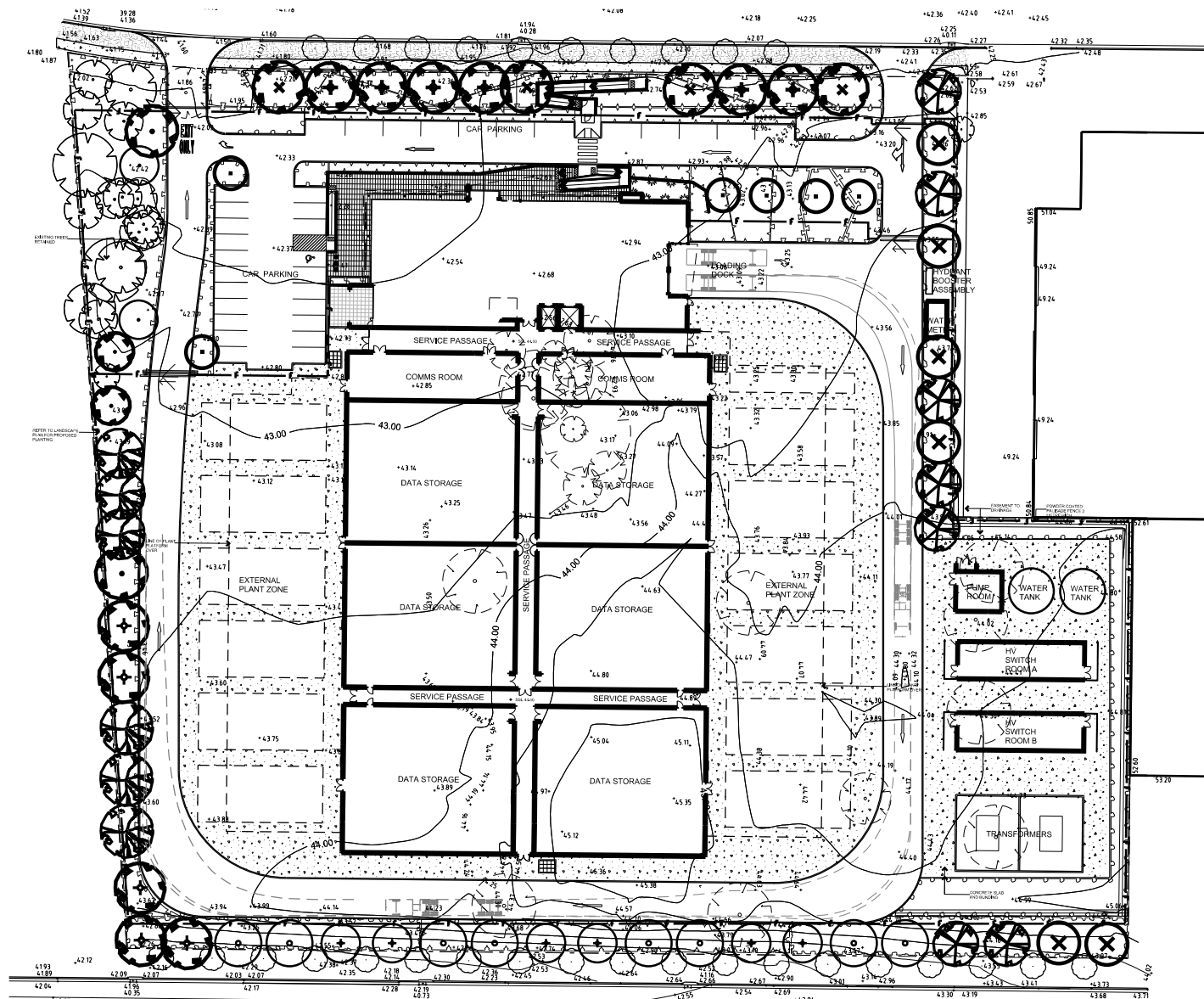


# 42 SARGENTS ROAD, MINCHINBURY, NSW 2017

## LANDSCAPE ARCHITECTURAL DRAWINGS

### GENERAL NOTES

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH LANDSCAPE WORKS SPECIFICATION
2. DIMENSIONS ARE IN MILLIMETRES  
LEVELS SHOWN ARE IN METRES  
DO NOT SCALE ANY DRAWINGS
3. FOR ROAD DETAILS REFER TO CIVIL ENGINEERS DRAWINGS
4. FOR BUILDING DETAILS REFER TO ARCHITECTURAL DRAWINGS
5. ALL SERVICES ARE TO BE CHECKED & VERIFIED ON SITE
6. REFER TO SURVEY PLANS BY REALSERVE DATED 5TH JUNE 2018  
NOT ALL SURVEY INFORMATION HAS BEEN SHOWN FOR CLARITY OF DRAWING  
SOME DISCREPANCIES MAY OCCUR



### DESIGN PHILOSOPHY

The Landscape Design Concept for the site is to create a unified site landscape treatment which responds to and enhances the existing site landscape elements to be retained whilst providing attractive and practical landscape screen and perimeter fencing treatments to the site boundaries. Landscape treatments have also been designed to complement the proposed building's architectural treatments and external finishes. The main emphasis for the landscape Design around the site is to maintain visual access and clear sight lines for security, for correct operation of the premises. In addition to this the landscape design will provide visual softening for the proposed building, hardstand areas, 'Plant structures' and mechanical services from both street frontages.

The site has an existing stand of Cumberland Plain Woodland (CPW) – Moderate Condition (BC ACT) that is being retained in the north western Corner of the site. In order for the site to present a unified landscape presentation the selected CPW species for the site has steered the proposed plant schedule for the site towards a more restrained overall plant species selection in keeping with the range of Cumberland Plain Woodland species. The landscape design proposes less tree species being used than is indicated in the Blacktown City Council tree list so that it enhances existing site vegetation rather than competing with it via multiple species useage. The driveway on the western side of the site has been positioned to minimise the impact on the remaining trees in this location. The landscape proposal aims to strengthen this isolated community with weed removal and revegetation of the lower understorey within this area. Some tree trimming will take place to maximise sightlines for security purposes.

The planting theme for the side and rear boundaries will use Cumberland Plain Woodland species of clear stemmed trees and low understorey planting to create a low water use and indigenous planting theme for the site. This will also strengthen the existing pocket of Woodland on the site.

The landscape frontage along Eddie Road will continue this plant theme but will include additional decorative and flowering low water use mix of native and exotic plant species to highlight important entry points at the fence line and at the building. Tree species will be a mix selected from the Cumberland Plain Woodland and Blacktown City Council Recommended tree list.

To minimise the quantity of hardstand areas around the site normally associated with these types of facilities permeable pavements and or grassed turf areas will be utilised where possible.

The landscaped open spaces facilitate water management through:

- incorporation of predominantly indigenous and native plant species with low water requirements;
- Low water use exotic plants
- utilisation of water collected on-site for irrigation
- Wood bark mulching to all planting areas.

### PLANT SCHEDULE

Code	Botanic Name	Common Name	Indige- nous	Low Water		Height	Spread	Pot Size	Spacing	Quantity
				Native	Use					
Af	Angophora floribunda	Rough Barked Apple	x		x	18m	10m	75l		4
Bp	Brachyciton populneus	Kurrajong		x	x	15m	4m	75l		6
Cm	Corymbia maculata	Spotted Gum	x		x	20m	10m	75l		8
OxKP	Callistemon Viminalis	Kings Park Special		x		5m	4m	25l		29
Ec	Eucalyptus crebra	Narrow leaved Ironbark	x		x	20m	15m	25l		5
Ef	Eucalyptus fibrosa	Broad-leaved Ironbark	x		x	25m	8m	25l		6
Em	Eucalyptus moluccana	Grey Box	x		x	20m	6m	25l		6
Et	Eucalyptus tereticornis	Forest Red Gum		x		20m	8m	25l		2
Fa	Flindersia australis	Native Teak Ash		x	x	10m	5m	75l		4
Lc	Lophostemon confertus	QLD Brush Box		x	x	15m	10m	75l		6
Md	Melaleuca decora	Honeymyrtle	x		x	20m	10m	75l		7
TIL	Tristaniopsis laurina 'Luscious'	Water Gum		x	x	8m	4m	75l		6
CLJ	Callistemon 'Little John'	Dwarf Bottlebrush		x	x	1m	1.5m	200mm		266
Cs	Crovea saligna	Willow Leaf Crowea		x	x	0.8m	0.8m	200mm		200
GJM	Grevillea juniperina 'Molongolo'	Juniperina		x	x	0.6m	2m	200mm		198
MT	Melaleuca thymifolia	Thyme Honey-myrtle		x		0.8m	1.5m	200mm		133
RCP	Raphiolepis 'Cosmic Pink'	Cosmic Pink		x	x	0.7m	0.7m	200mm		674
Wf	Westringia fruticosa	Coastal Rosemary		x	x	1m	1m	150mm		1390
<b>Groundcovers</b>										
Aa	Ajuga australis	Bugle	x		x	0.15	0.5m	150mm	4 per/m2	532
Dr	Dianella revoluta	Flax Lily		x	x	0.5m	0.5m	Tubestock	6 per/m2	1488
Dre	Dichondra repens	Kidney Weed	x			0.2m	0.5m	150mm	4 per/m2	532
GBR	Grevillea 'Bronze Rambler'	Grevillea		x	x	0.5m	4m	150mm	4 per/m2	380
Hv	Hardenbergia violacea	Happy Wanderer		x	x	0.3m	3m	150mm	4 per/m2	304
Ju	Juncus usitatus	Common Rush	x		x	0.6m	0.5m	Tubestock	6 per/m2	798
LS	Lomandra 'Shara'	Shara		x	x	0.45m	0.5m	Tubestock	6 per/m2	2562
LK	Lomandra 'Katrinus'	Lomandra		x	x	0.7m	0.7m	Tubestock	6 per/m2	5940
Oa	Opilismenus aemulatus	Basket Grass	x		x	0.3m	0.1m	Tubestock	6 per/m2	798
Ta	Themeda australis	Kangaroo Grass	x		x	0.5m	0.5m	Tubestock	6 per/m2	1380
Wm	Westringia 'Mundi'	Mundi		x	x	0.5m	1.5m	150mm	4 per/m2	556

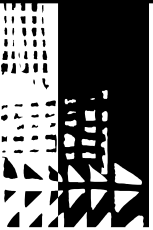
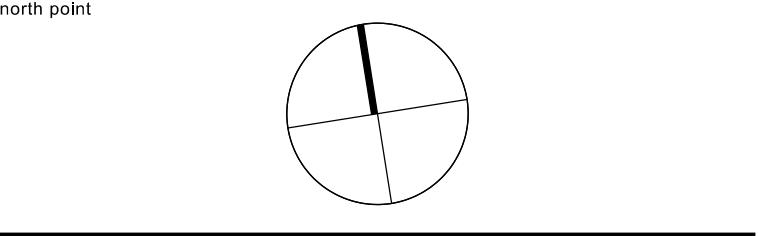
© copyright of **dem** (aust) Pty Limited abn 92 085 486 844.  
any unauthorised use or distribution of information depicted on this document without **dem** (aust) Pty Limited prior consent is prohibited.  
any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report/drawings, advice or information and does not constitute a representation by **dem** (aust) Pty Limited. **dem** (aust) Pty Limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

All miscellaneous items such as stairs, ramps, bollards, benches, seats, handrails, balustrades, water features, playground equipment, fences and the like that are indicated on the drawings, are indicated as design intent only. Refer Structural Engineer's documents for detailed engineering requirements related to all supports /structural aspects of these elements. Where specific support / structural information is not shown in the design documents the Contractor shall allow to provide all necessary structural supports / footings as required to ensure installations are structurally sound and adequate to suit the installation. The Contractor shall be responsible for providing all necessary structural engineering inputs & certifications necessary to satisfy this requirement.

figured dimensions to be taken in preference to scaled dimensions. verify all dimensions on the job before preparing shop drawings or commencing work. dimensions shown are computer generated and the contractor is to apply standard building tolerances.

verified suitable for the use stipulated by the relevant revision/issue only if initiated and checked by an authorised **dem** (aust) Pty Limited representative.

amendments						verified	
no.	date	amendment	by	chk'd	init	chk'd	
A01	18/07/18	PRELIMINARY	JB	JB	AB	AB	
A02	02/08/18	FOR COORDINATION	JB	JB	AB	AB	
A03	22/08/18	FOR COORDINATION	JB	JB	AB	AB	
A04	28/08/18	DAISSUE	JB	JB	AB	AB	
A05	28/11/18	UPDATED WITH LATEST FLOOR PLAN	DS	DS	AB	AB	
A06	24/06/19	UPDATED WITH LATEST FLOOR PLAN	DS	DS	AB	AB	



dem

planning, urban design, architecture,  
landscape architecture, interior design

p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au

project/client

**42 sargents road  
minchinbury,  
nsw 2017**

consultant

drawing title

landscape cover sheet

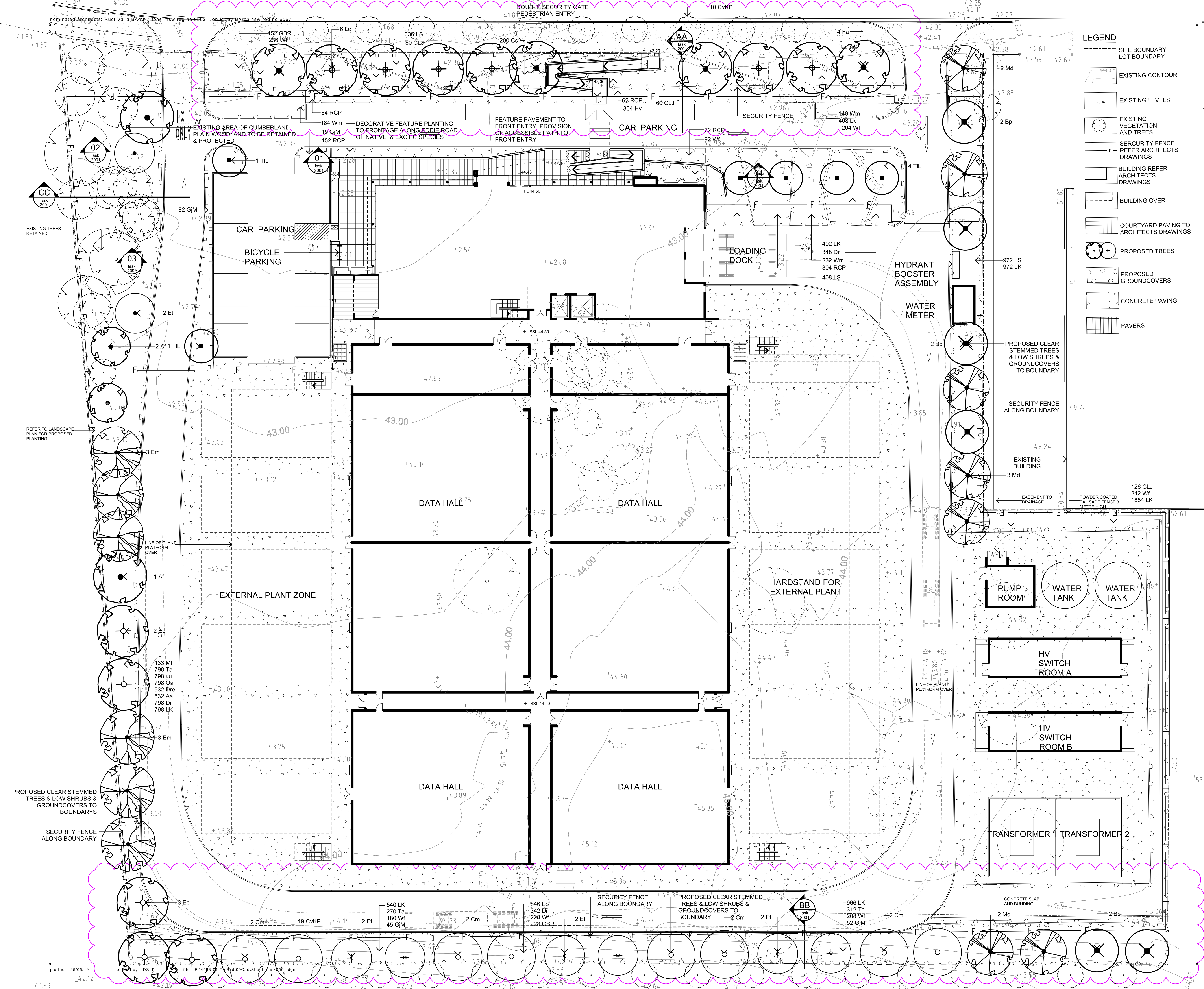
da issue

original	scale	drawn	project no.
a1	1:1000	JB	4493-01

drawing no.	rev no.
-------------	---------

**laskcv01** A06





copyright of **dem** (aust) pty limited abn 92 085 486 844.  
any unauthorised use or distribution of information depicted on this document without **dem** (aust) pty limited prior consent is prohibited.

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report/drawings, advice or information and does not constitute a representation by **dem** (aust) pty limited. **dem** (aust) pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

All miscellaneous items such as stairs, ramps, bollards, benches, seats, handrails, balustrades, water features, playground equipment, fences and the like that are indicated on the drawings, are indicated as design intent only. Refer Structural Engineer's documents for detailed engineering requirements related to all supports/structural aspects of these elements. Where specific support/structural information is not shown in the design documents the Contractor shall allow to provide all necessary structural supports/footings as required to ensure installations are structurally sound and adequate to suit the installation. The Contractor shall be responsible for providing all necessary structural engineering inputs & certifications necessary to satisfy this requirement.

figured dimensions to be taken in preference to scaled dimensions. verify all dimensions on the job before preparing shop drawings or commencing work. dimensions shown are computer generated and the contractor is to apply standard building tolerances.

verified suitable for the use stipulated by the relevant revision/issue only if initiated and checked by an authorised **dem** (aust) pty limited representative.

amendments	no.	date	amendment	by	chk'd	init	chk'd	verified
A01	1807/18		PRELIMINARY	JB	JB	AB	AB	
A02	0208/18		FOR COORDINATION	JB	JB	AB	AB	
A03	2208/18		FOR COORDINATION	JB	JB	AB	AB	
A04	2808/18		DA ISSUE	JB	JB	AB	AB	
A05	28/11/18		UPDATED WITH LATEST FLOOR PLAN	DS	DS	AB	AB	
A06	24/06/19		UPDATED WITH LATEST FLOOR PLAN	DS	DS	AB	AB	

LEGEND

- SITE BOUNDARY LOT BOUNDARY
- EXISTING CONTOUR
- EXISTING LEVELS
- EXISTING VEGETATION AND TREES
- SECURITY FENCE REFER ARCHITECTS DRAWINGS
- BUILDING REFER ARCHITECTS DRAWINGS
- BUILDING OVER
- COURTYARD PAVING TO ARCHITECTS DRAWINGS
- PROPOSED TREES
- PROPOSED GROUNDCOVERS
- CONCRETE PAVING
- PAVERS
- PROPOSED CLEAR STEMMED TREES & LOW SHRUBS & GROUNDCOVERS TO BOUNDARY
- SECURITY FENCE ALONG BOUNDARY
- EXISTING BUILDING
- EASEMENT TO DRAINAGE
- POWDER COATED PAULISADE FENCE 3 METRE HIGH
- 126 CLJ 242 WF 1854 LK

north point

**dem**

planning, urban design, architecture,  
landscape architecture, interior design

p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au

project/client

**42 sargents road  
minchinbury,  
nsw 2017**

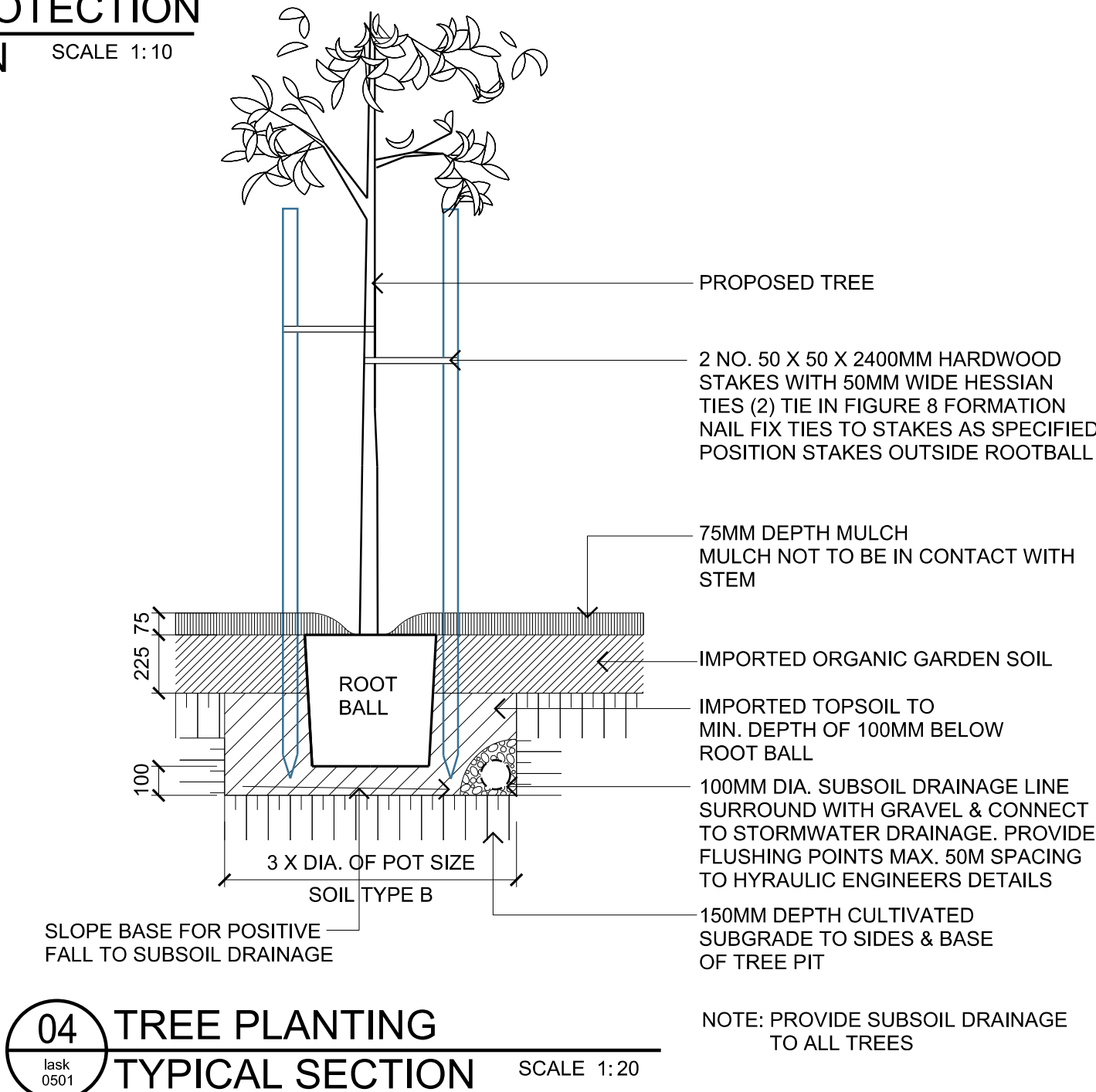
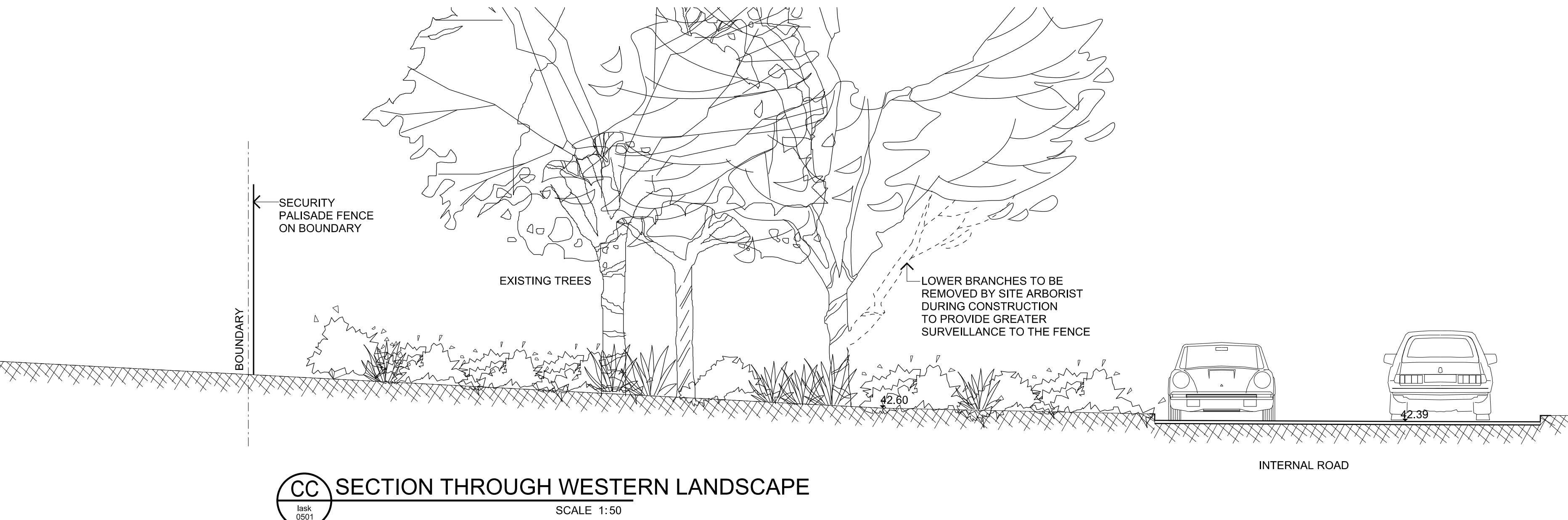
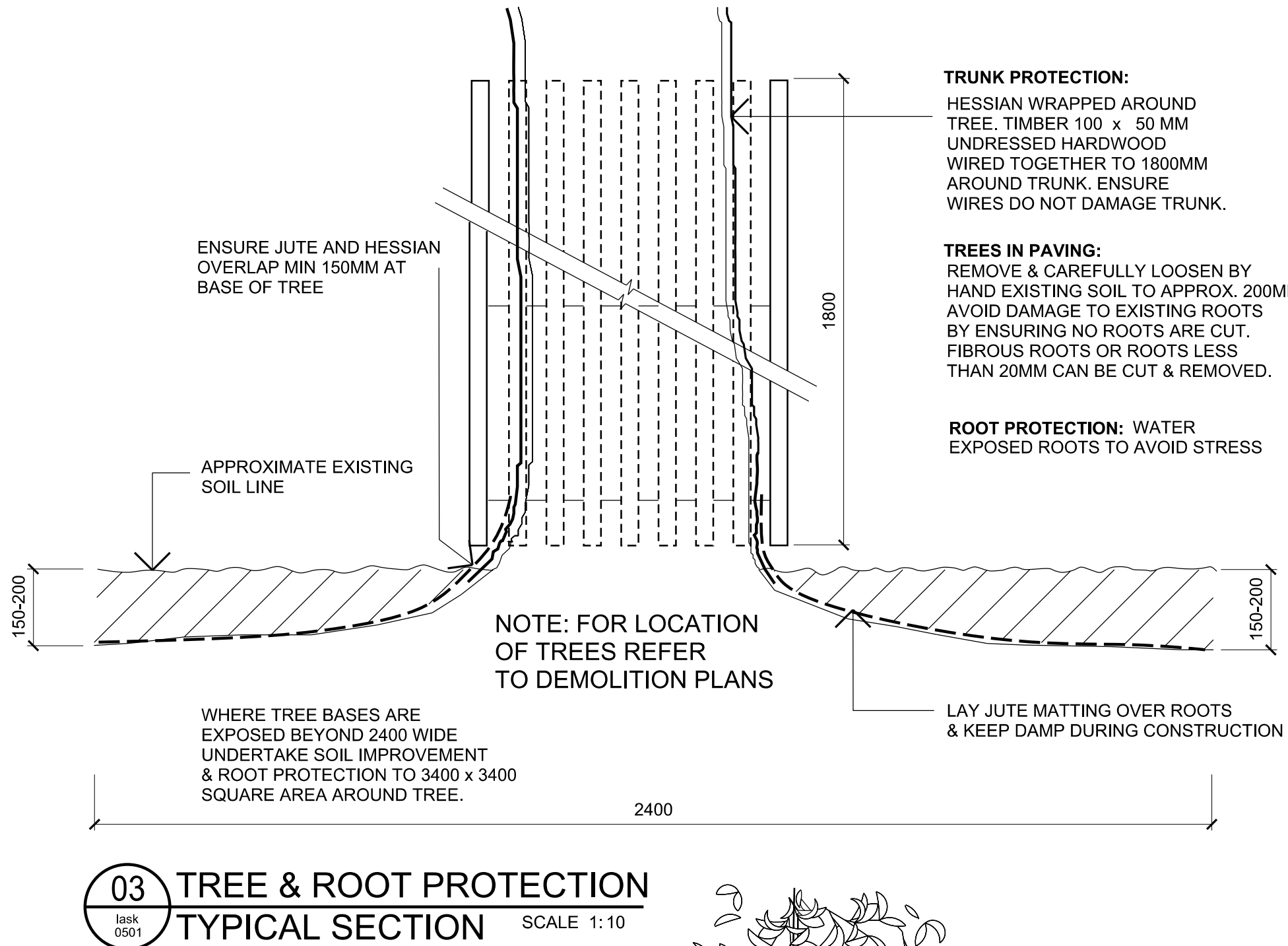
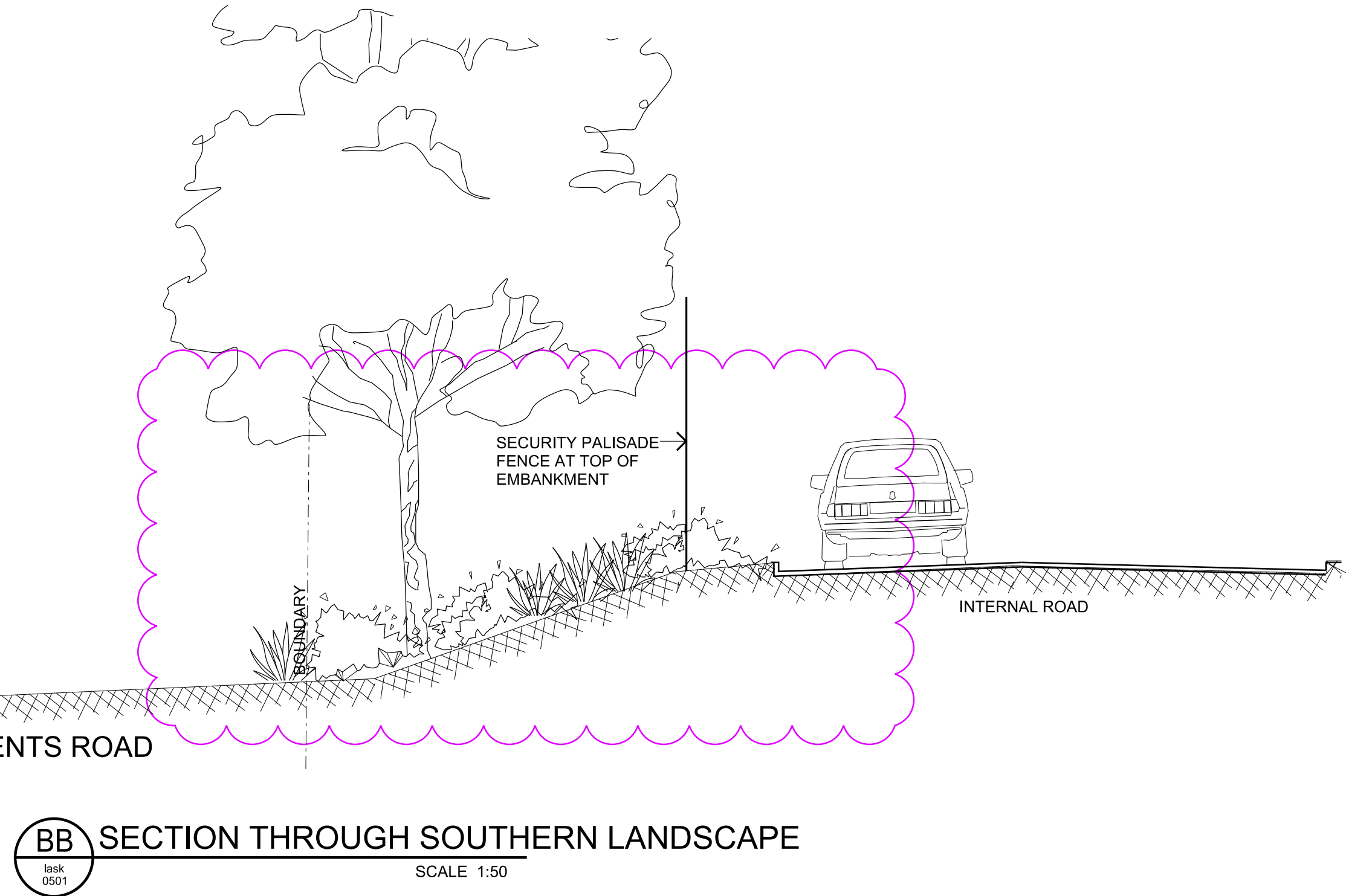
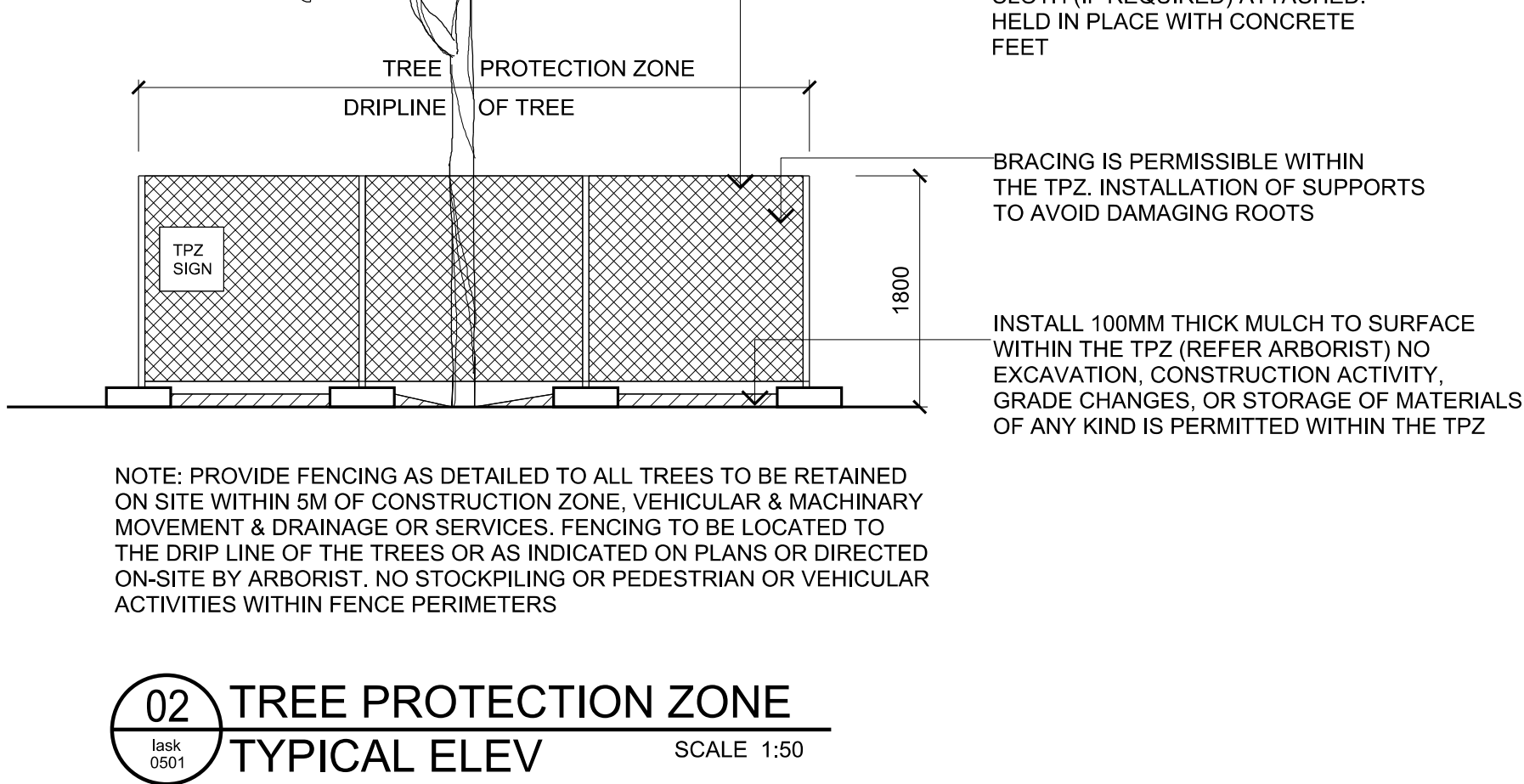
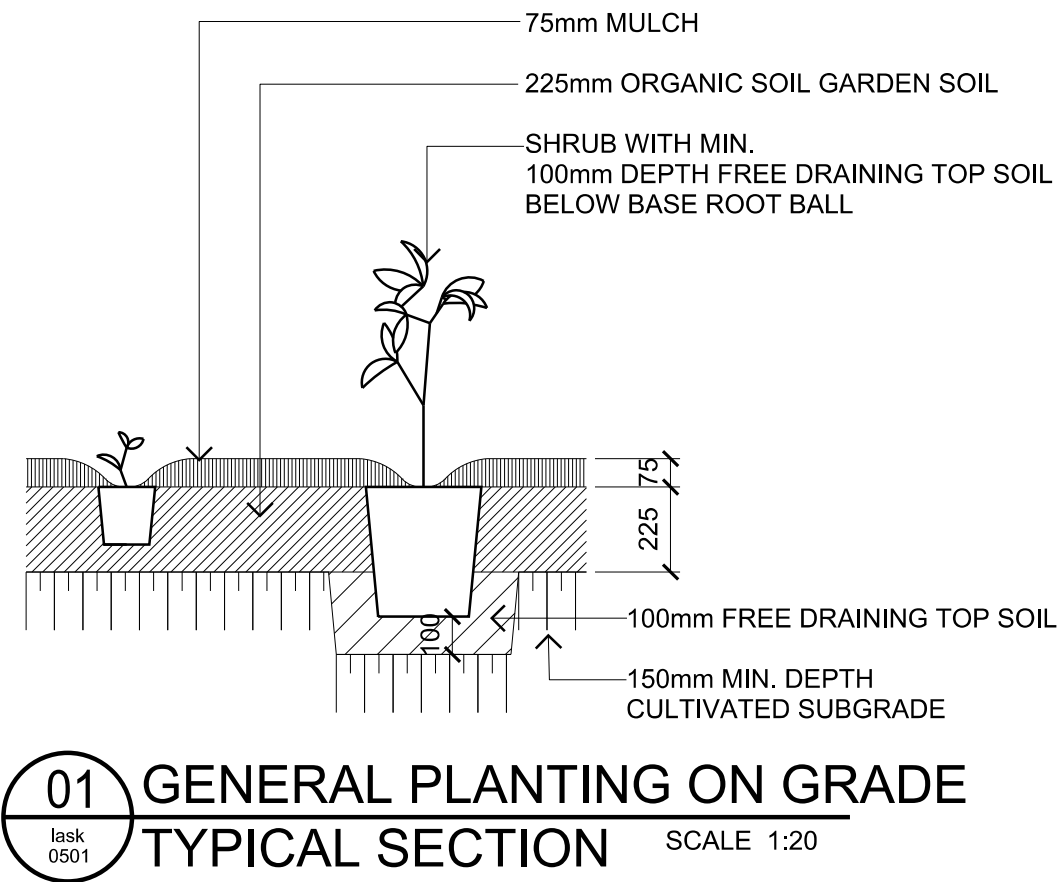
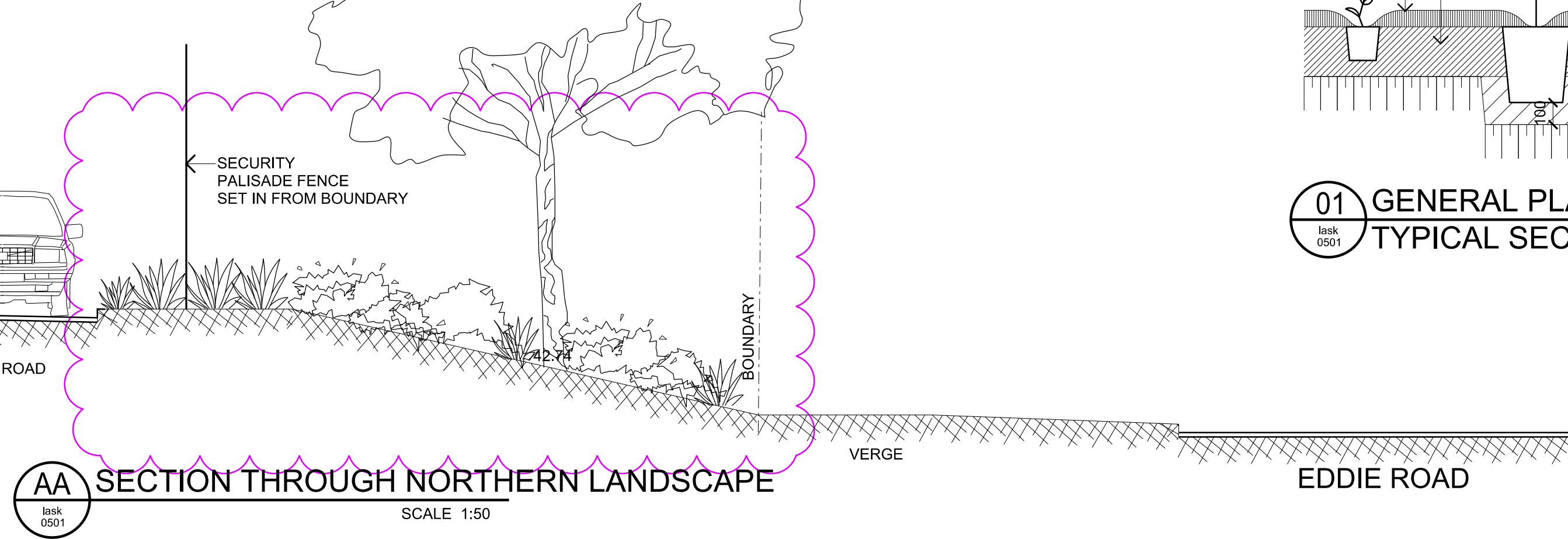
consultant

drawing title  
**landscape concept plan**

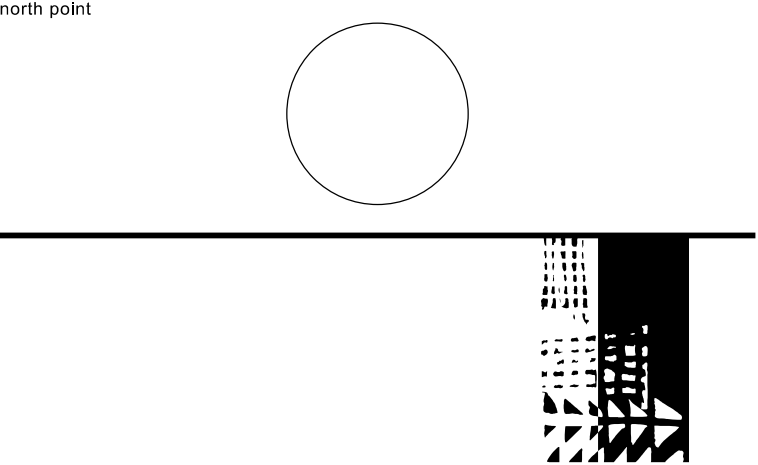
**da issue**

original	scale	drawn	project no.
a1	1:250	JB	4493-01
drawing no.			rev no.
<b>lask0501</b>			<b>A06</b>





amendments	no.	date	amendment	by	chk'd	init	chk'd	verified
A01	18/07/18		PRELIMINARY	JB	JB	AB	AB	
A02	02/08/18		FOR COORDINATION	JB	JB	AB	AB	
A03	22/08/18		FOR COORDINATION	JB	JB	AB	AB	
A04	28/08/18		DA ISSUE	JB	JB	AB	AB	
A05	24/09/19		GENERAL REVISION	DS	DS	AB	AB	



planning, urban design, architecture,  
landscape architecture, interior design

p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: www.dem.com.au

project/client  
**42 sargents road  
minchinbury,  
nsw 2017**

consultant

drawing title  
**landscape sections**

original scale drawn project no.  
**a1 1:50 JB 4493-01**

drawing no. rev no.  
**lask2001 A05**





dem

Decorative planting species for entrance



Hardenbergia violacea



Tristaniopsis laurina 'Luscious'



Flindersia australis



Westringia 'Mundi'



Raphiolepis 'Cosmic Pink'



Calistemon 'Little John'



Lophostemon confertus



Eucalyptus fibrosa



Brachyciton populneus

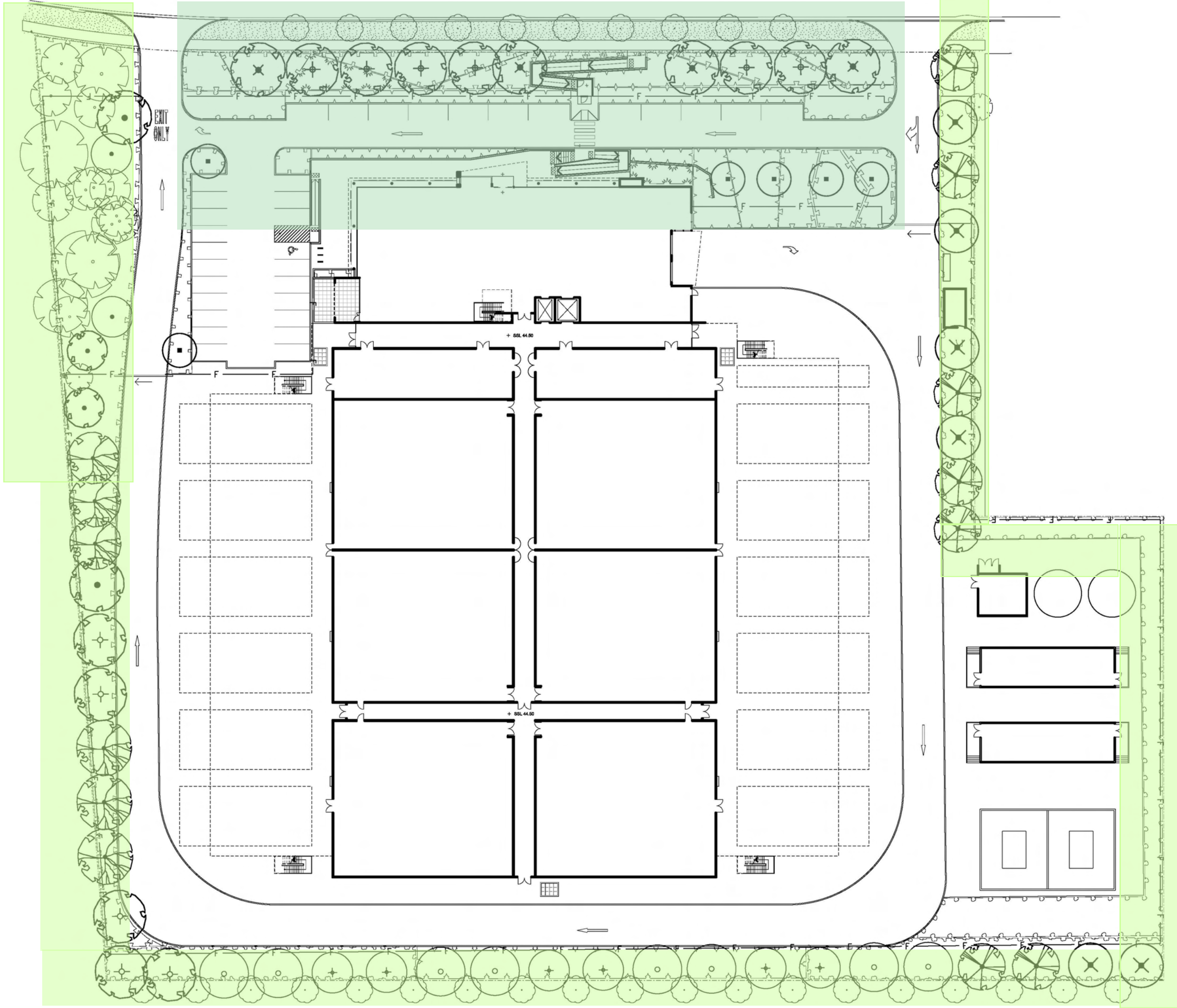


Eucalyptus tereticornis



Themeda australis

- Decorative / Indigenous front entry from Eddie Road
- Indigenous planting to side & rear



Indigenous plant species list



Corymbia maculata



Grevillea juniperina 'Molongolo'



Melaleuca decora



Crowea saligna



Juncus usitatus



Angophora floribunda



Eucalyptus moluccana



Opismenus aemulus



Eucalyptus crebra



Melaleuca thymifolia



Grevillea 'Bronze Rambler'



Wisteria fruticosa



Dianella revoluta



Ajuga australis



Lomandra 'Shara'



Dichondra repens

42 Sargents Road, Minchinbury

Landscape Planting Palette

any reports, drawings, advice or information included or referenced that is prepared and/or provided by any other party, including the client/principal, is the sole representation of the party who prepared the report/drawings, advice or information and does not constitute a representation of dem (aust) pty limited. dem (aust) pty limited expressly takes no responsibility for any documents, advice or other material prepared by any other party.

© copyright of dem (aust) pty limited abn 92 085 486 844.

date 24/06/19  
scale NTS  
proj no 4493-01  
drawg no lask0001  
rev no A06

planning, urban design, architecture,  
landscape architecture, interior design  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000 f: (02) 8966 6111  
e: sydney@dem.com.au