



NEXTDC SC2

DESIGN REPORT

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INTRODUCTION

Introduction

NEXTDC SC2

SC2 Sunshine Coast Data Centre

The current proposal is for SC2, a new data centre located adjacent the existing SC1 Sunshine Coast Data Centre. SC1 is a 1MW facility located at 44 Maud St, Maroochydore. SC2 is proposed to be a 6MW facility located across Red Bill Lane at 10 South Sea Islander Way, Maroochydore.

Project Background

In 2022 another preliminary scheme was presented to SunCentral featuring a different brief. This proposal featured a reduced overall IT load capacity and number of storeys, with at-grade parking and plant equipment on ground. Feedback from SunCentral was that the development should include the following:

- Minimum three storeys
- Theatre or open space area to host events
- Provision for office space
- Provision for training and meeting spaces

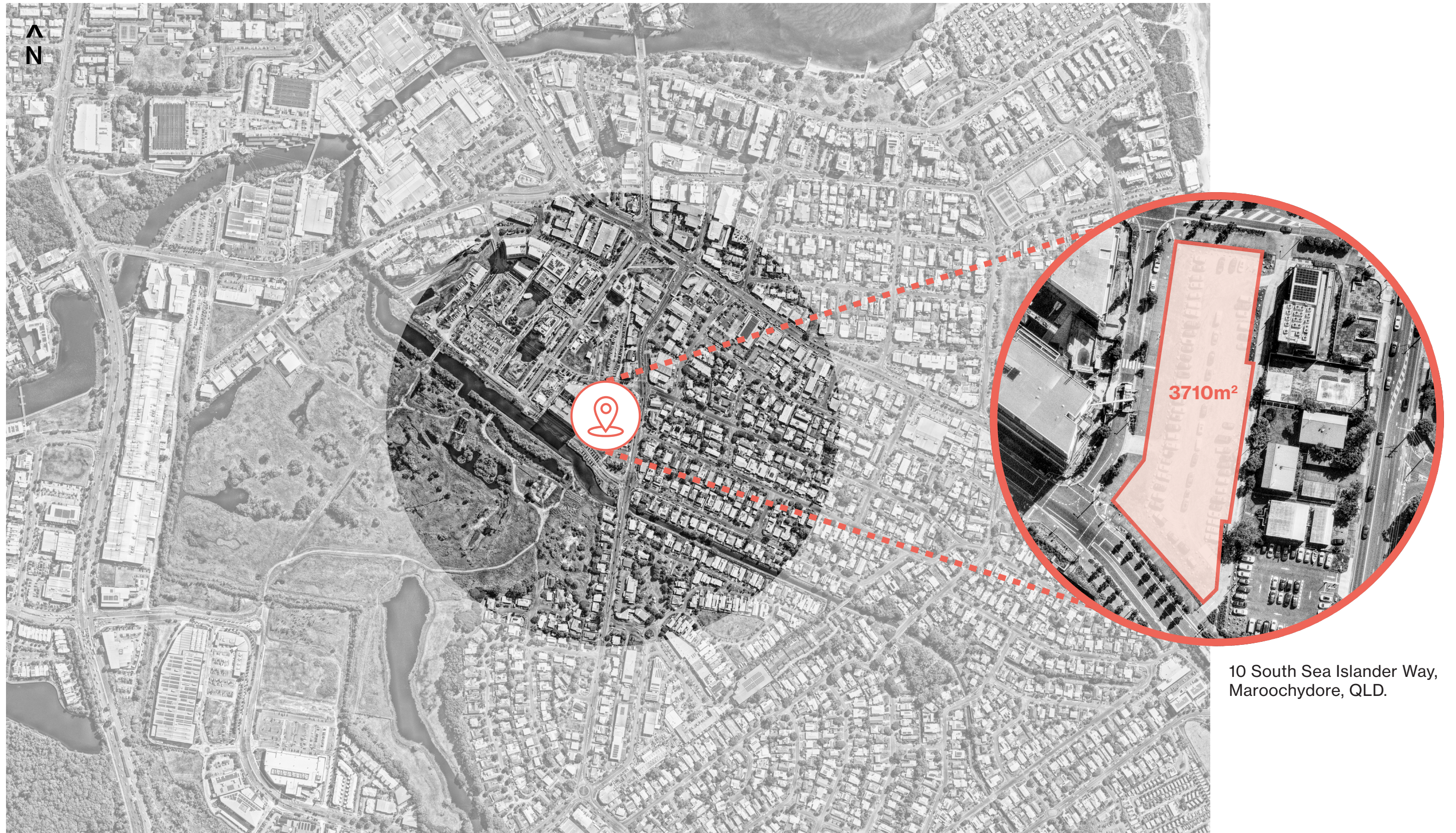
Current Proposal

The current preliminary scheme has been developed with a revised brief, which factors in the development requirements from SunCentral. This includes an increased overall IT load capacity, as well as office, breakout, events and meeting room spaces on ground floor.

SITE CONTEXT

Site Context

Location Plan



10 South Sea Islander Way,
Maroochydore, QLD.

Site Context

Significant Landmarks



- LEGEND:
- 1 Sunshine Plaza
 - 2 Ocean Street Precinct
 - 3 Cotton Tree Park
 - 4 Maroochydore Homemaker Centre
 - 5 Parklands & Waterways
 - 6 Maroochydore Beach

Site Context

Opportunities & Constraints

OPPORTUNITIES

The site is located at 10 South Sea Islander Way, Maroochydore QLD (1). Situated within the Maroochydore City Centre Priority Development Area (2), the future vision for the site is positioned next to major roads and key urban links, providing an active connection to the New City Centre.

South Sea Islander Way features a landscaped footpath with good conditions for pedestrians. There is an opportunity to leverage the existing conditions and provide pedestrian entries off this circulation route.

Red Bill Lane (3) divides the proposed SC2 development and the existing SC1 facility (4), providing a good opportunity for vehicular circulation.

Pedestrian entries will be from South Sea Islander Way, which can be accessed from the north via Future Way or from the south via Sunshine Coast Parade.

The site is located approximately 750m from Maroochydore Station, and 170m from the nearest bus stop (First Ave at Future Way). In close proximity to the site is Sunshine Plaza (650m) and Maroochydore Rotary Park (800m).

There is a fall across the site from 3.380 AHD on the west to 2.540 AHD on the east. This provides an opportunity to conceal parking and services below the ground floor level with minimal earthworks.

There is an opportunity for the building to capture views of the Maroochy River inlet and parklands to the south.

CONSTRAINTS

The MCC PDA requires a primary frontage along Sunshine Coast Parade. It also requires awnings and does not permit vehicular access. Additionally, there is a maximum height limit of 60m and minimum tower setbacks to the north, south, and west facades to consider above 20m.

The site sits below the probable maximum flood (PMF) level of 4.960 AHD. Therefore, the ground floor level of the building will have to be raised above street level to mitigate flooding risks.

There are neighbouring residential properties to the east and west. This proximity must be considered to mitigate potential conflicts related to privacy, noise, and visual impact.

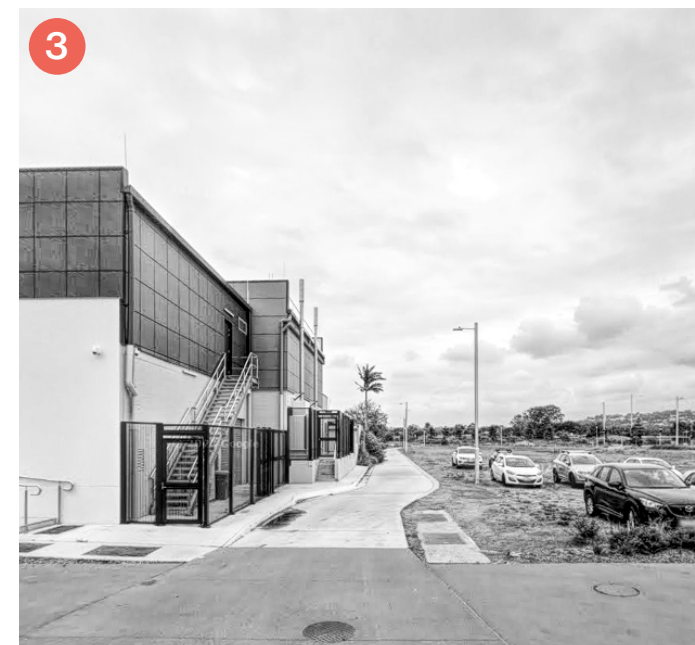
Red Bill Lane is a one-way road from south to north, which will have to be factored in when planning vehicle movements.



Reference: '10 South Sea Islander Way', 2023, *Google Maps*.



Reference: 'Invest in Sunshine Coast: Maroochydore City Centre' 2022, *Sunshine Coast Council*.



Reference: 'Red Bill Lane', 2023, *Google Maps*.

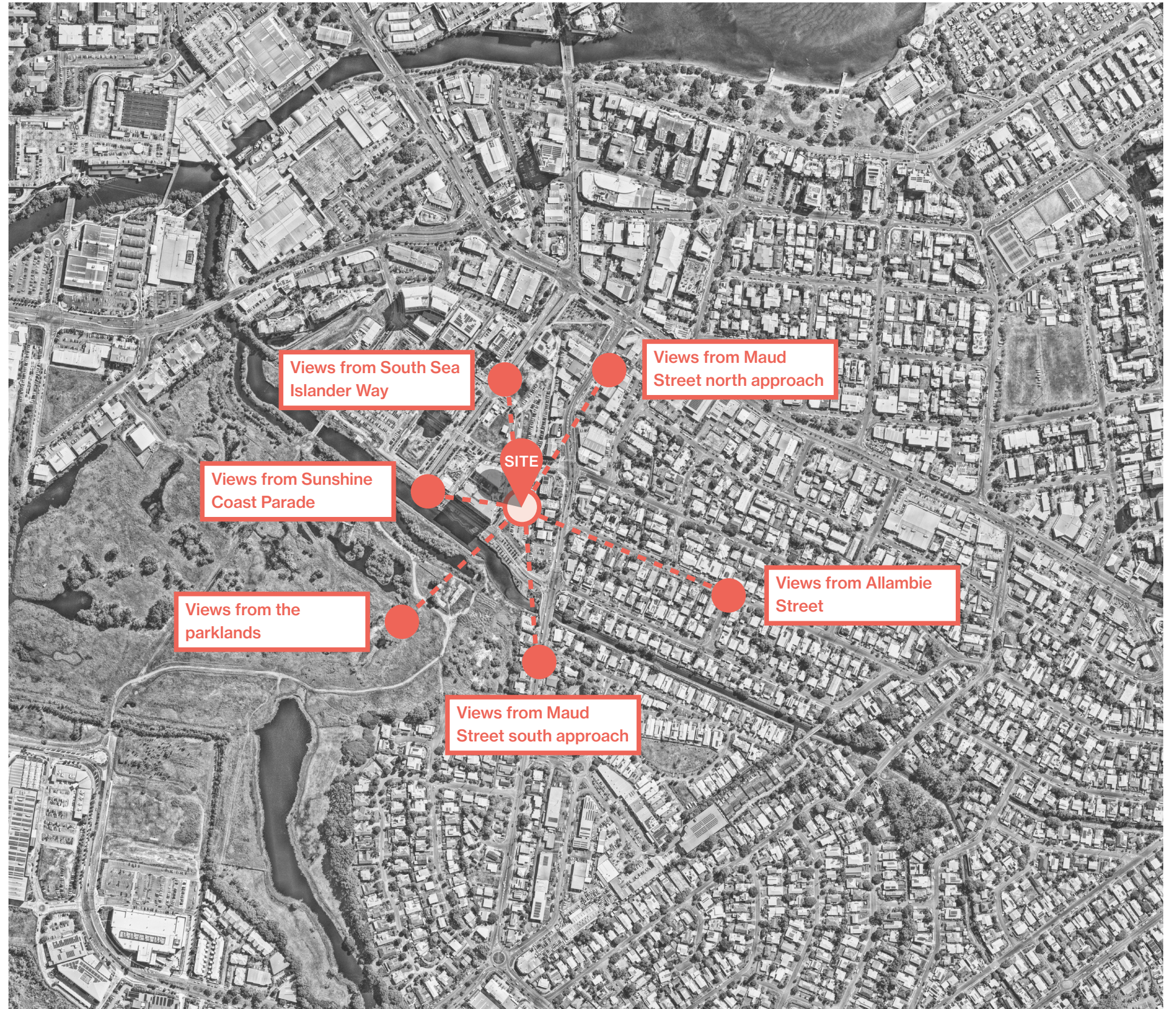


Reference: 'SC1 Sunshine Coast Data Centre', 2023, *NEXTDC*.

Site Context

Key Viewpoints

The site's location opens up a variety of key viewpoints to the proposal from surrounding areas. With low-rise residential to the east and parklands across the Maroochy river inlet to the south-west, the site acts as a potential entry landmark to the core business precinct on the border of the PDA.



Site Context

Climate

SUN PATH | Maroochydoore

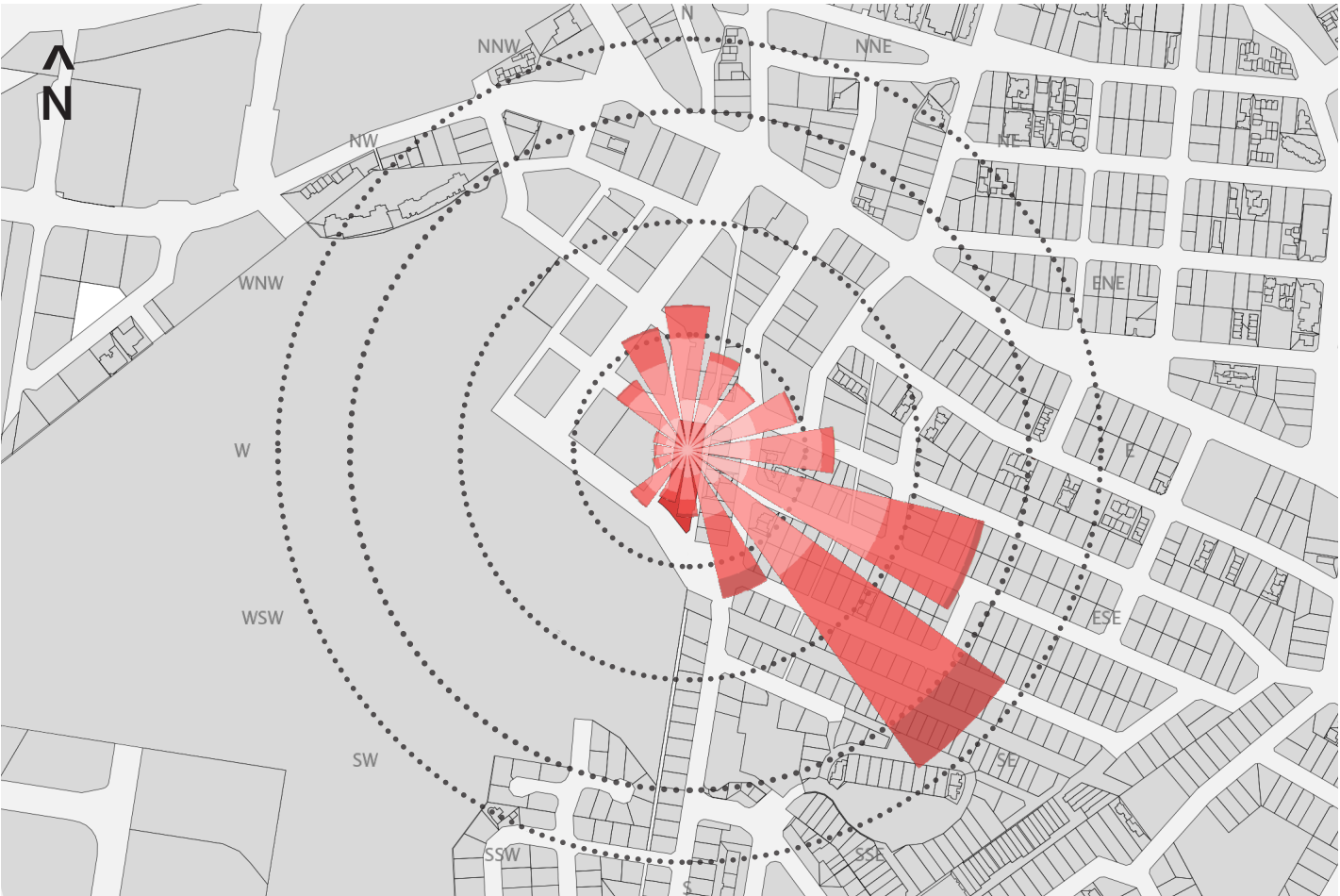


Reference: '10 South Sea Islander Way, Maroochydoore, Sunshine Coast, Queensland, 4558' 2024, *SunCalc*.

This diagram illustrates the sun's trajectory throughout the course of a day in Maroochydoore. On the winter solstice, on June 21st, the sun has a lower angle and shorter duration of sunlight compared to the summer solstice on December 21st. Understanding the sun paths is crucial for the building to maximise natural light and minimise heat gain to, as well as for planning potential outdoor spaces.

- LEGEND:**
- Winter Solstice
 - Summer Solstice

WIND ROSE | Maroochydoore



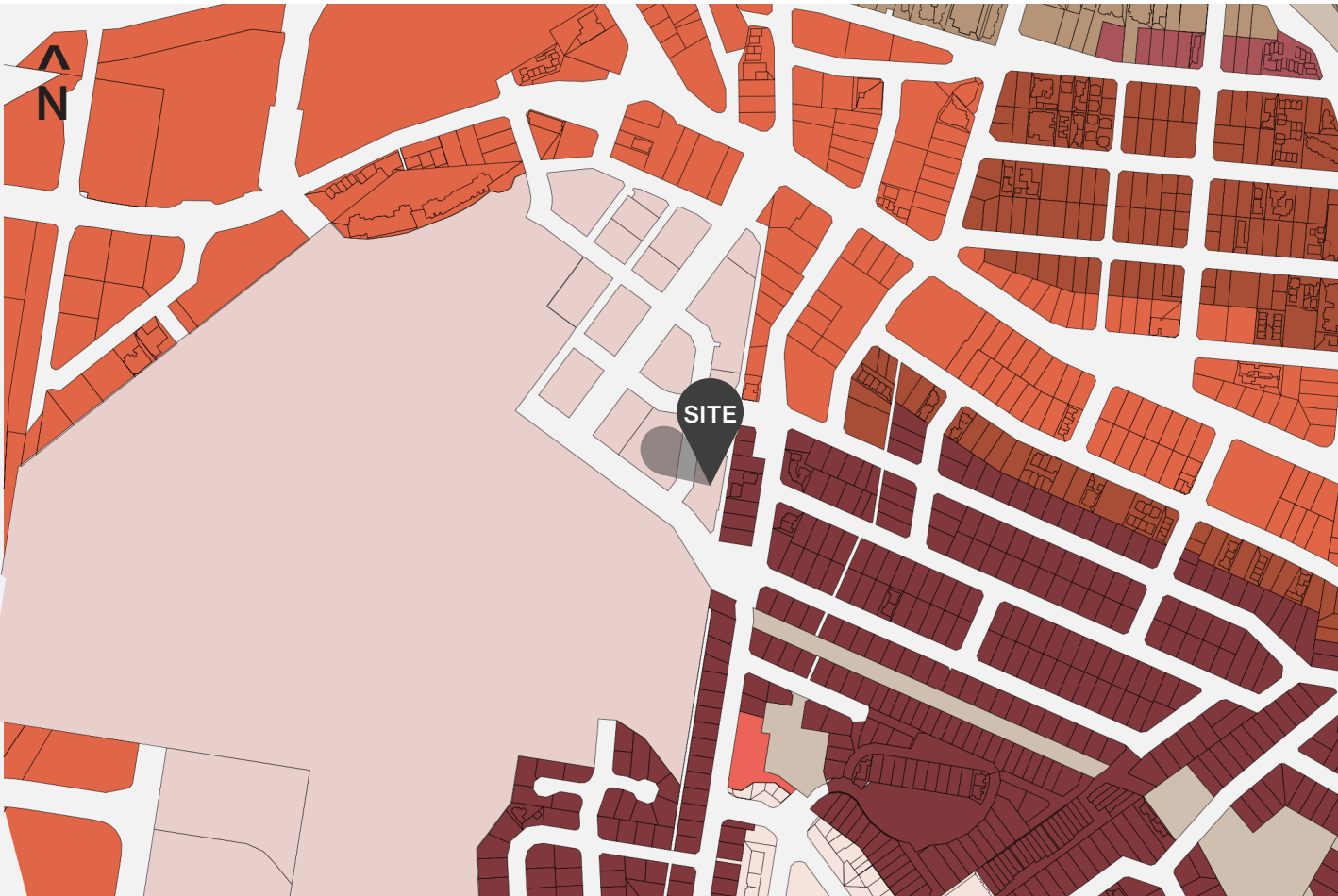
Reference: 'Simulated Historical Climate & Weather Data for Maroochydoore: Wind Rose' 2024, *MeteoBlue*.

Maroochydoore has a south-east prevailing wind that dominates most of the year, with occasional westerlies and northerlies in the winter and summer, respectively. The building should be designed to minimise the impact of this prevailing wind on pedestrian spaces, while also maximising it for cross-ventilation.

- LEGEND:**
- > 1 km/h
 - > 5 km/h
 - > 12 km/h
 - > 19 km/h
 - > 28 km/h

PLANNING

EXISTING | Maroochydore/Kuluin Local Plan Area

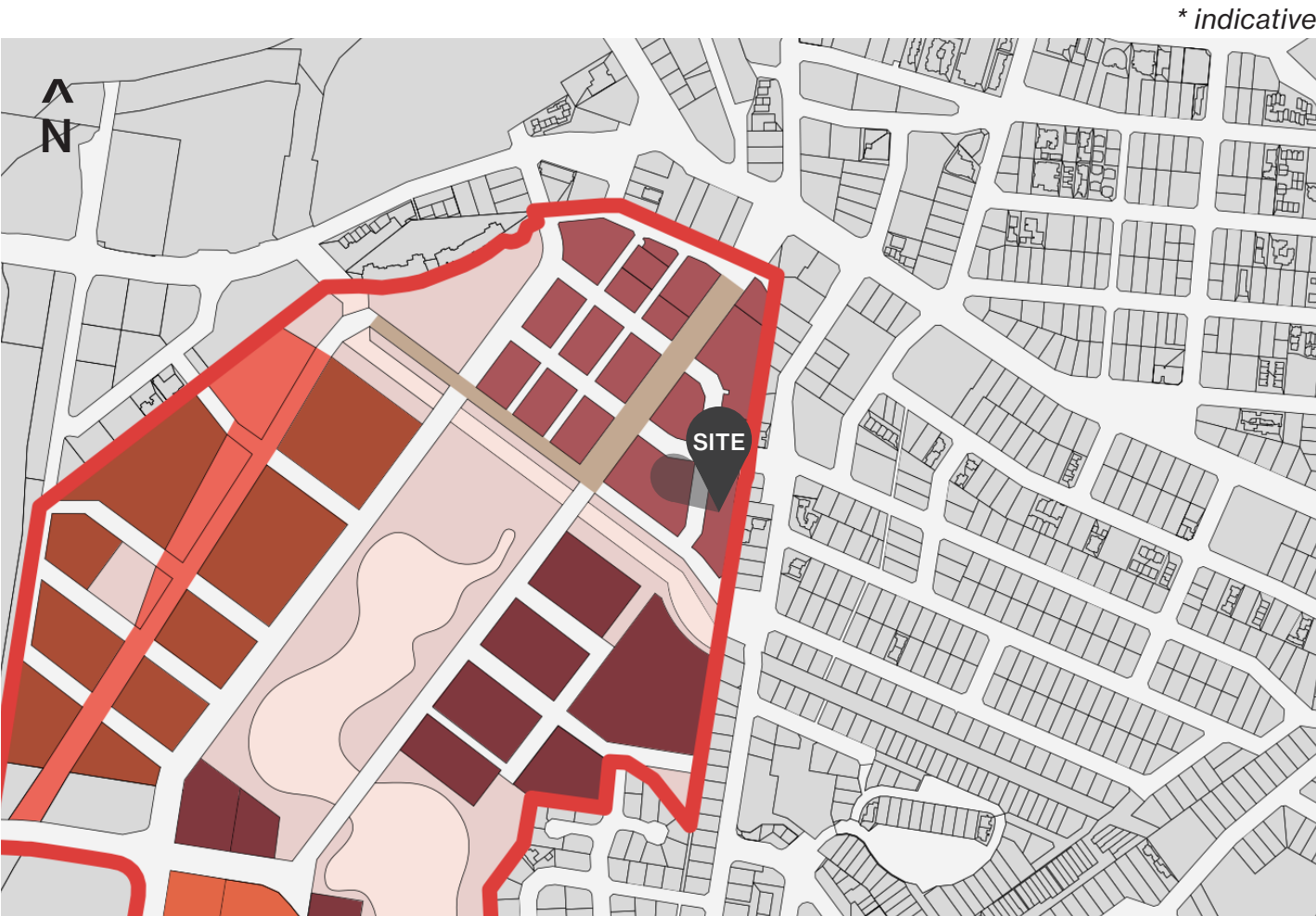


Reference: 'Sunshine Coast Planning Scheme, Maroochydore/Kuluin Local Plan Area' 2014, Sunshine Coast Council

LEGEND:

- | | |
|---------------------------------|---------------------------|
| Low Density Residential Zone | Local Centre Zone |
| Medium Density Residential Zone | Open Space Zone |
| High Density Residential Zone | Specialised Centre Zone |
| Tourist Accomodation Zone | Priority Development Area |
| Principal Centre Zone | |

MCC PDA | Precinct Plan



Reference: 'Maroochydore City Centre Priority Development Area Development Scheme' 2024, Sunshine Coast Council.

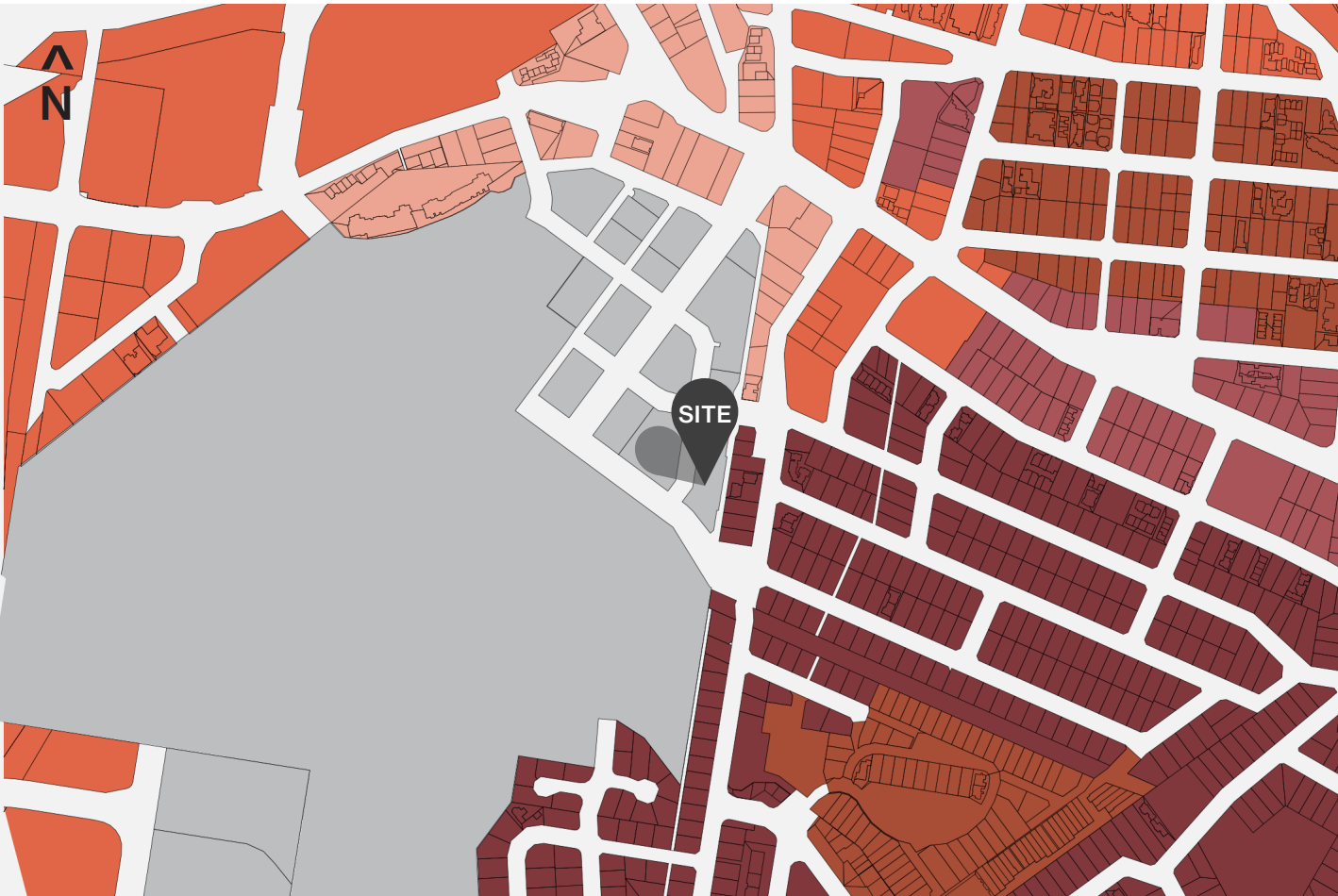
LEGEND:

- | | |
|----------------|--|
| Mixed Use East | Passenger Rail and Multi-Modal Transit Interchange |
| Mixed Use West | Mass Transit |
| Core Business | Lakes & Waterways |
| Dalton Drive | Parklands |
| PDA Boundary | |

Planning

Building Heights

EXISTING | Height of Buildings and Structures

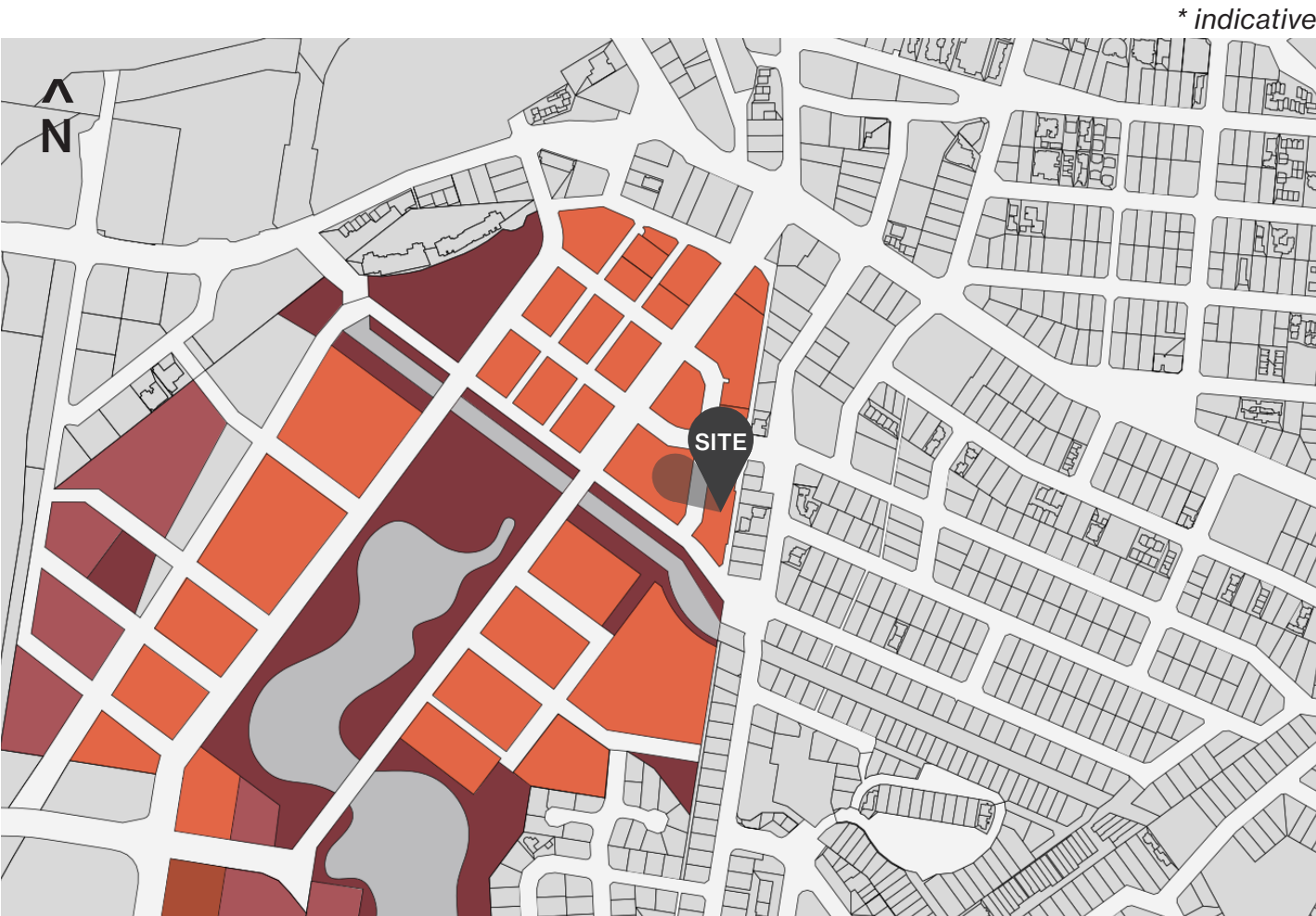


Reference: 'Sunshine Coast Planning Scheme, Maroochydore/Kuluin Local Plan Area' 2014, Sunshine Coast Council

LEGEND:

- Maximum 8.5 metres
- Maximum 12 metres
- Maximum 18 metres
- Maximum 25 metres
- Maximum 40 metres
- PDA Scope

MCC PDA | Building Heights Map

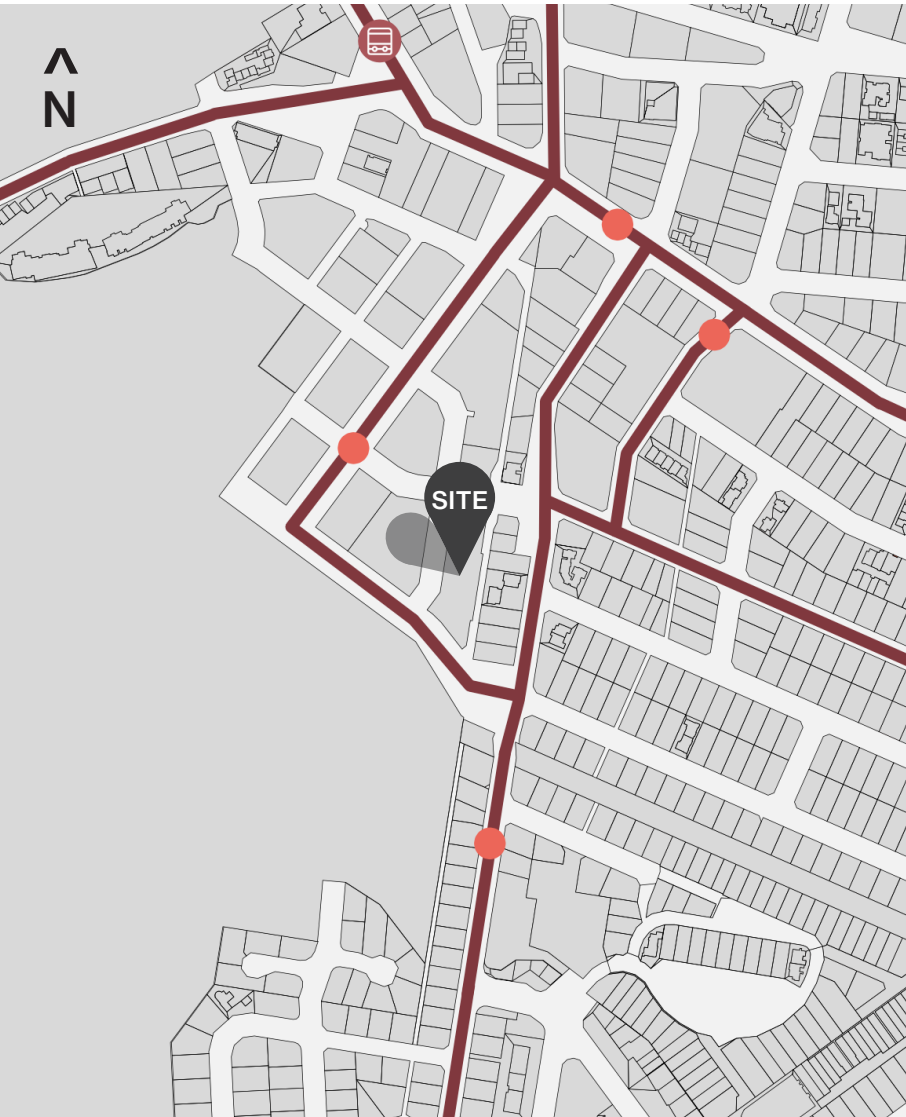


Reference: 'Maroochydore City Centre Priority Development Area Development Scheme' 2024, Sunshine Coast Council.

LEGEND:

- Maximum 8.5 metres
- Maximum 25 metres
- Maximum 33 metres
- Maximum 60 metres
- Out of PDA Scope
- Lakes and Waterways

EXISTING | Public

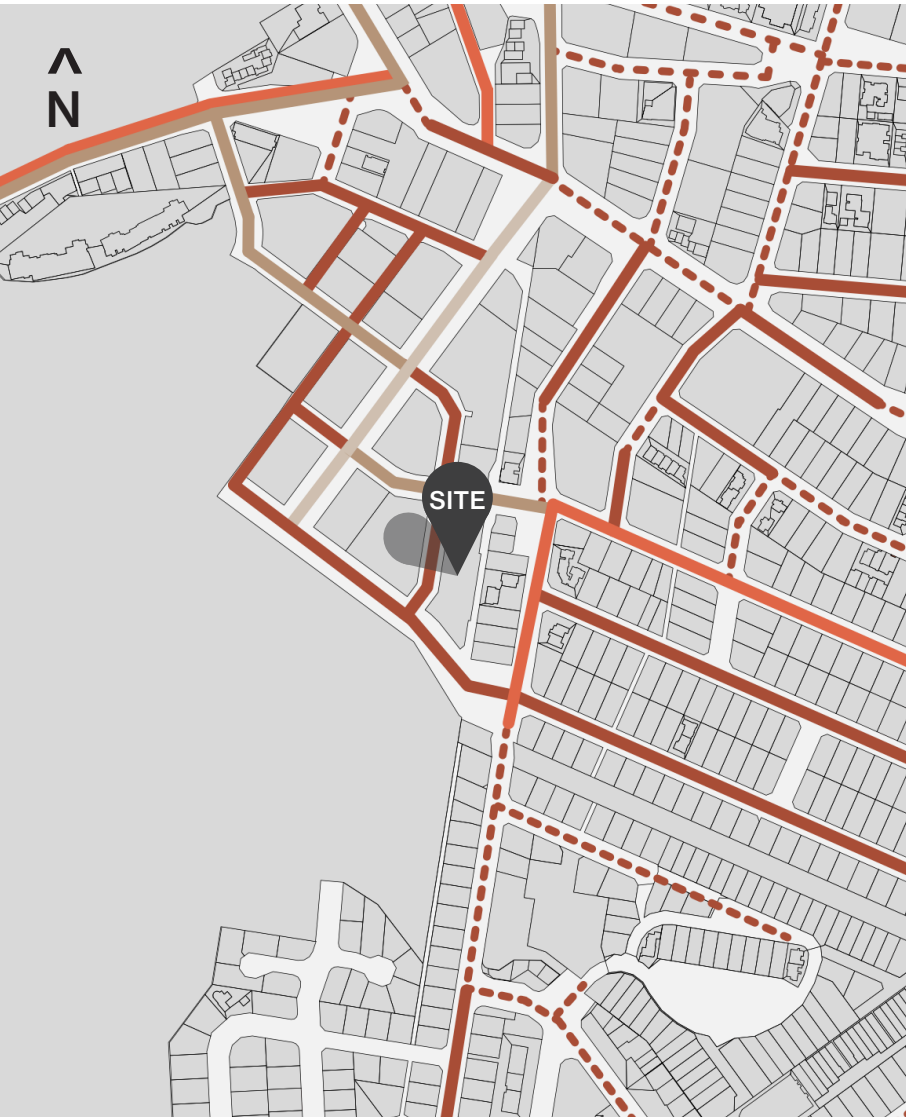


Reference: 'Sunshine Coast Active Travel Map: Mudjimba to Maroochydore,' 2024, Sunshine Coast Council.

LEGEND:

- Bus Route
- Maroochydore Bus Station
- Bus Stops

EXISTING | Active - Bicycle

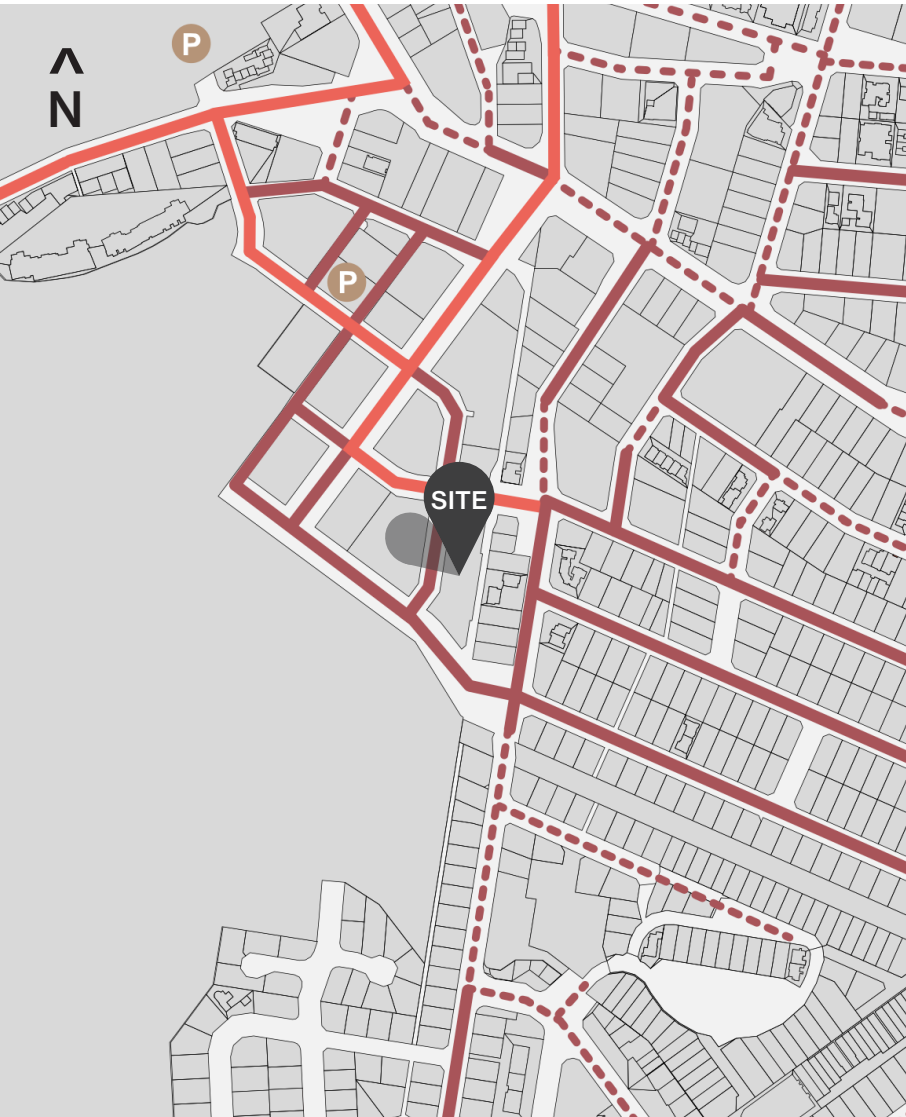


Reference: 'Sunshine Coast Active Travel Map: Mudjimba to Maroochydore,' 2024, Sunshine Coast Council.

LEGEND:

- Shared Pathway > 1.5m
- Shared Pathway < 1.5m
- Off-Road Cycle Only
- Off-Road Shared Pathway
- On-Road Cycling Lane

EXISTING | Active - Pedestrian



Reference: 'Sunshine Coast Active Travel Map: Mudjimba to Maroochydore,' 2024, Sunshine Coast Council.

LEGEND:

- Shared Pathway > 1.5m
- Shared Pathway < 1.5m
- Off-Road Shared Pathway
- Carpark

Planning

Transport | MCC PDA

MCC PDA | Public



Reference: 'Maroochydore City Centre Priority Development Area Development Scheme' 2024, Sunshine Coast Council.

LEGEND:

- Preferred Bus Stop
- Existing Bus Stop
- Proposed Bus Route
- Passenger Rail and Multi-Modal Transport Interchange
- Public Transport Facility

MCC PDA | Active - Bicycle

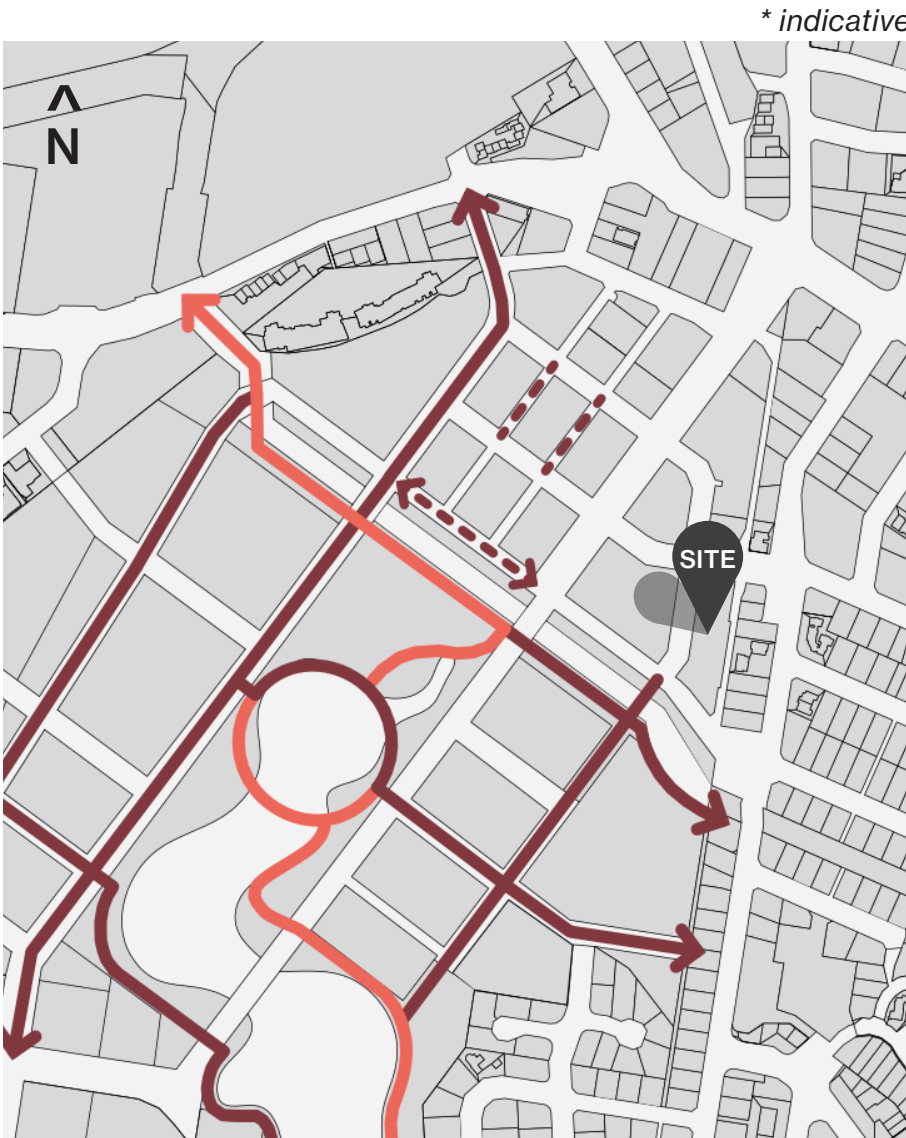


Reference: 'Maroochydore City Centre Priority Development Area Development Scheme' 2024, Sunshine Coast Council.

LEGEND:

- Off-Road Shared Path
- On-Road Shared Zone
- Off-Road Cycling Path
- On-Road Cycling Lane

MCC PDA | Active - Pedestrian



Reference: 'Maroochydore City Centre Priority Development Area Development Scheme' 2024, Sunshine Coast Council.

LEGEND:

- Off-Road Shared Path
- On-Road Shared Zone
- Off-Road Pedestrian Path

VISION & CONCEPT

Vision & Concept

Sunshine Coast Design Book

Design Principles

The Sunshine Coast Design book has been prepared by the Sunshine Coast Council to promote good design for the region. It introduces ten main principles for designers, which seek to express the values of the Sunshine Coast without driving a certain architectural style.

These principles provide a strong base point from which the current proposal can be generated, to ensure it sits appropriately within its context.

01	WORK WITH THE LOCAL CLIMATE
02	CREATE PLACES THAT RESPECT AND INCORPORATE LANDSCAPE
03	BRING OUR CULTURES, ARTS AND HERITAGE TO LIFE
04	CAPTURE AND FRAME VIEWS AND CREATE VISTAS
05	STRENGTHEN AND EXTEND A NETWORK OF GREEN CORRIDORS
06	BE INSPIRED BY THE NATURAL AND BUILT ENVIRONMENT
07	CREATE SHADY STREETS THAT PUT PEOPLE FIRST
08	CREATE WELCOMING PLACES THAT CAN BE ENJOYED BY EVERYONE
09	DESIGN PLACES TO BE RESILIENT AND READY FOR CHANGE
10	CREATE AND ADD VALUE



Reference: 'Sunshine Coast Design Book,' 2024, Sunshine Coast Council.

Vision & Concept

Sunshine Coast Design Principles

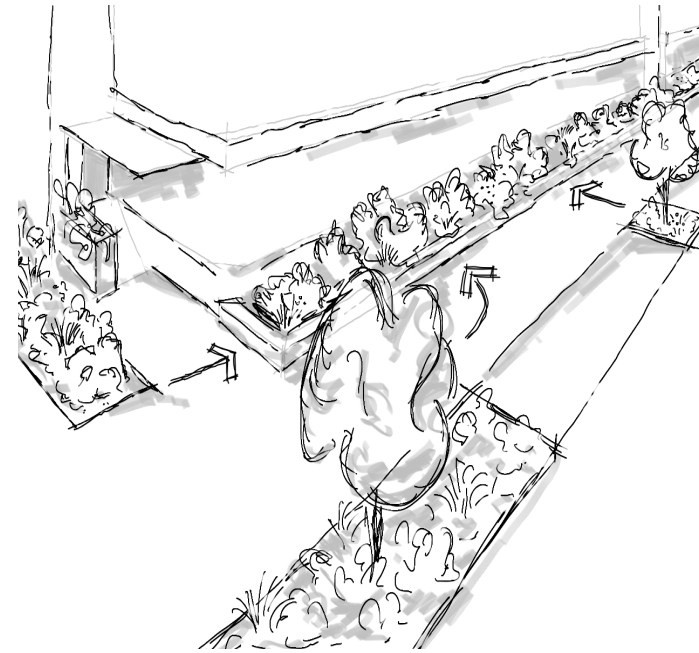


01 Work with local climate

Sunshine Coast's sub-tropical climate provides opportunities for openness and permeability to the outdoors. It enables comfort and minimises the need for artificial cooling, heating and lighting.

Locating the front of house, with extensive glazing, on the southern end of the building creates a link between the indoors and outdoors.

The breakout area and associated outdoor terrace have a visual connection with the Maroochy River Inlet and parklands landscape.

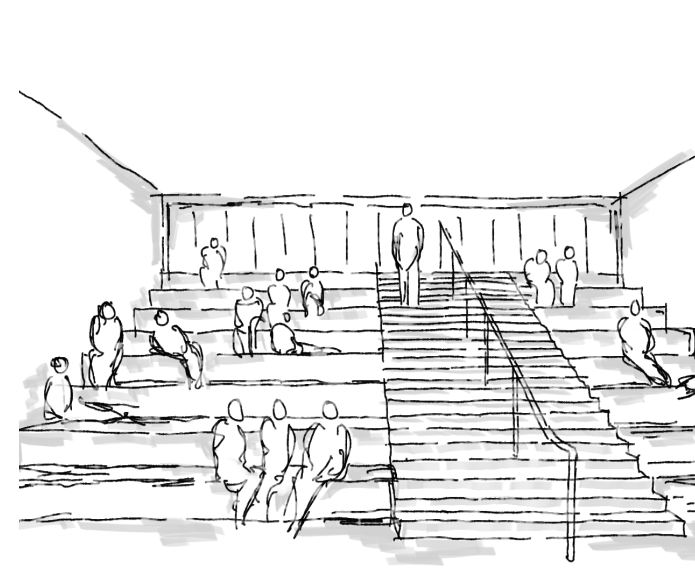


02 Create respectful places that incorporate landscape

The Sunshine Coast is embedded within the natural landscape, showing off the landscape and protecting its environment and its biodiversity.

Landscaping within the site has leveraged existing planting along South Sea Islander Way and Sunshine Coast Parade, by matching its character to enhance the natural environment.

The amount of cut and fill has been minimised by using the existing topography of the site to create a Lower Ground level with parking and plant rooms.

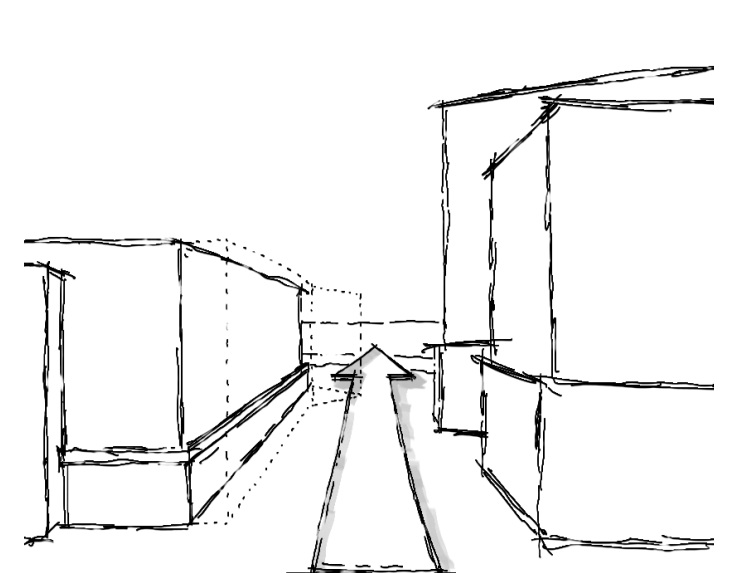


03 Bring cultures, arts, heritage to life

The Sunshine Coast promotes cultural expression, creating a strong sense of belonging and identity to place. The design should allow for opportunities to understand, share and celebrate the cultures of the region.

The development will reinforce the reputation of the Sunshine Coast as an emerging hub for the tech industry and as a place for innovation.

The town hall space offers an opportunity for connections between those within the tech industry, fostering a culture of collaboration.



04 Capture and frame views, create vistas

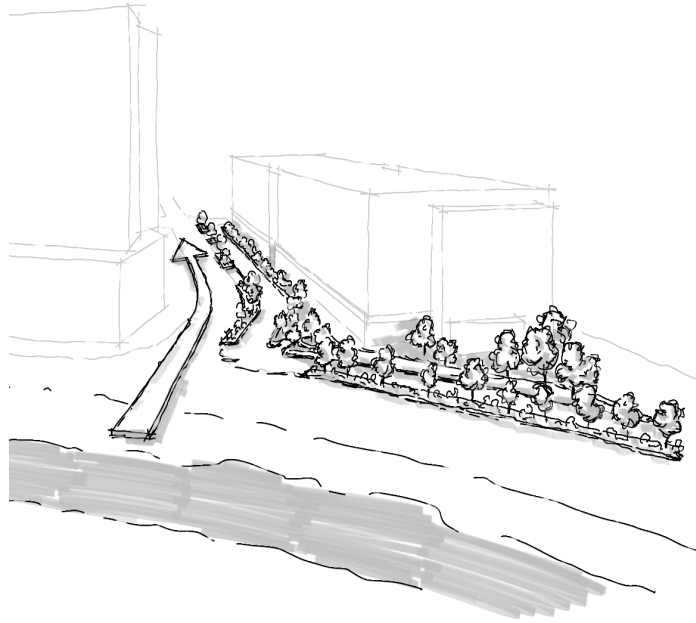
Good design on the Sunshine Coast captures and embeds views and vistas within the built environment.

The building is set back from South Sea Islander Way to maintain a vista down to the Maroochy River Inlet.

The outdoor terrace captures views out to the parklands across the inlet.

Vision & Concept

Sunshine Coast Design Principles

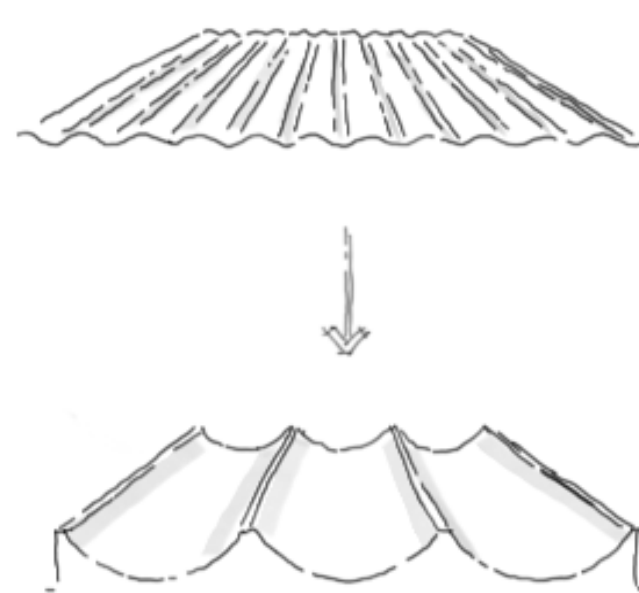


05 Strengthen & extend a network of great corridors

Good Sunshine Coast design protects, improves and uses the environmental and green corridors.

Extensive landscaping, including a bioretention basin, is located within the building setback along South Sea Islander Way.

This extends the green corridor from the Maroochy River Inlet and parklands to the north up the street.

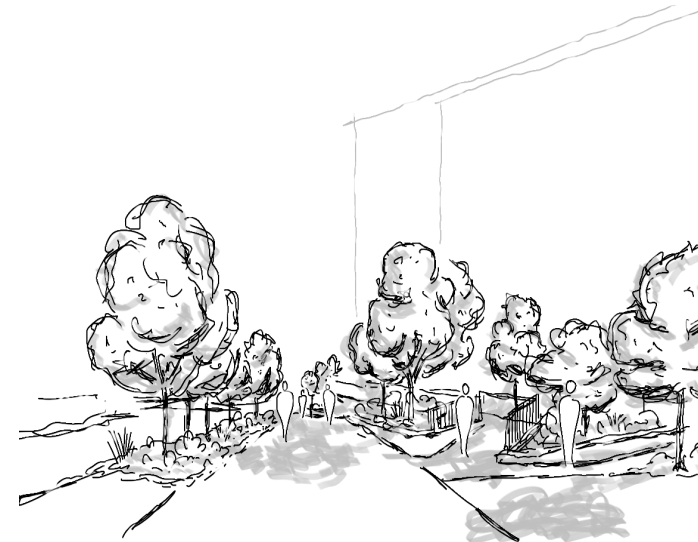


06 Be inspired by the natural & built environment

Good design on the Sunshine Coast is inspired by the elements of built form that have served us in the past to create a strong sense of local identity.

The material palette of neighbouring developments is reflected in the building facades.

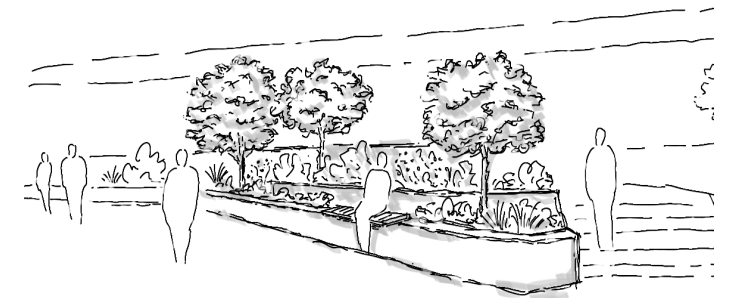
Profiled aluminium panels on the upper levels take inspiration from the corrugated metal cladding common throughout the built environment of the Sunshine Coast.



07 Create shady streets, putting people first

Good Sunshine Coast design creates a built environment that is walkable and comfortable for pedestrians and cyclists.

Deep planting zones on the southern end of the site provide large areas of shade to the footpath along Sunshine Coast Parade, which will be a key thoroughfare in the future.



08 Create welcoming places, enjoyed by everyone

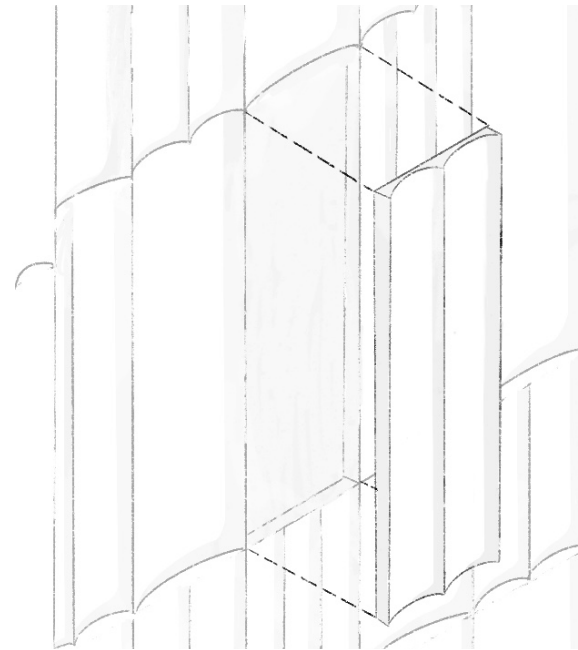
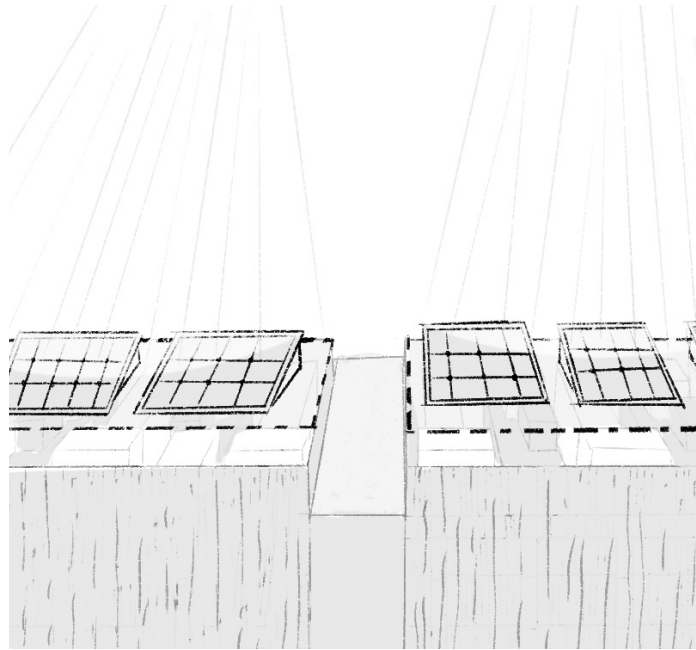
Good design on the Sunshine Coast creates welcoming places that are accessible to all, delivering public and private places that contribute to an active street life and community enjoyment.

The landscape design features bench seats along the footpaths to provide shaded rest stops for pedestrians.

A breakout terrace along Sunshine Coast Parade contributes to the activation of the street.

Vision & Concept

Sunshine Coast Design Principles



09 Design resilient places, ready for change

Good design on the Sunshine Coast anticipates the challenges and opportunities of population growth.

The building features an allowance for the future installation of photovoltaic panels, as well as sustainable materials.

Technical spaces of the building have been designed with flexibility in mind, to accommodate potential future changes in technologies.

10 Create and add value

Good design on the Sunshine Coast goes above and beyond minimum requirements, creating economic advantage and development.

The building has been designed for maximum efficiency, to create a high-performance building with low maintenance requirements.

It will create value by contributing to the Sunshine Coast Council's development of a smart city, enabling it to embed innovation into business as usual.

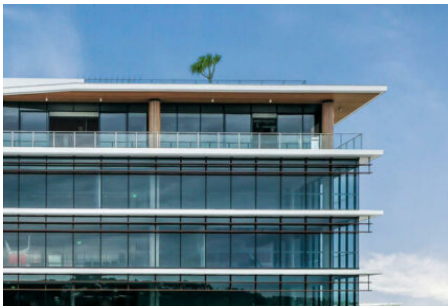
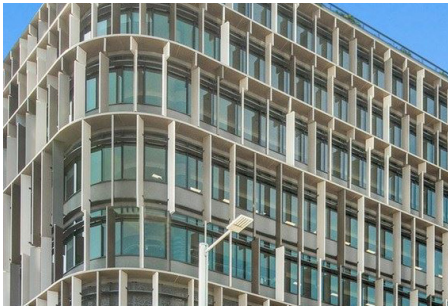
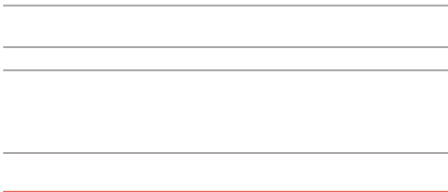
Vision & Concept

Sunshine Coast Materiality

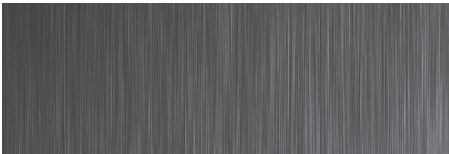
Surrounding Context

Expanding upon Principle 06 and taking inspiration from the built environment, the proposal will feature key elements common to the surrounding context.

Horizontal Banding



Dark Glazing Systems



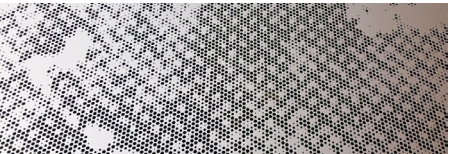
Light Tone Brickwork



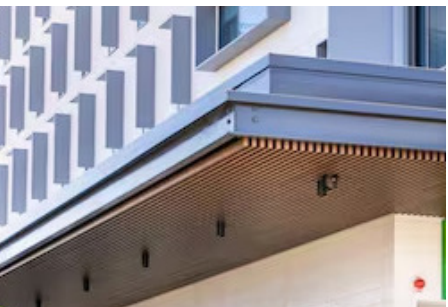
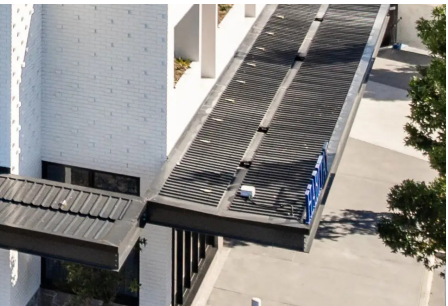
Concrete



Perforated Metal Screens



C-Channel Fascia



Vision & Concept

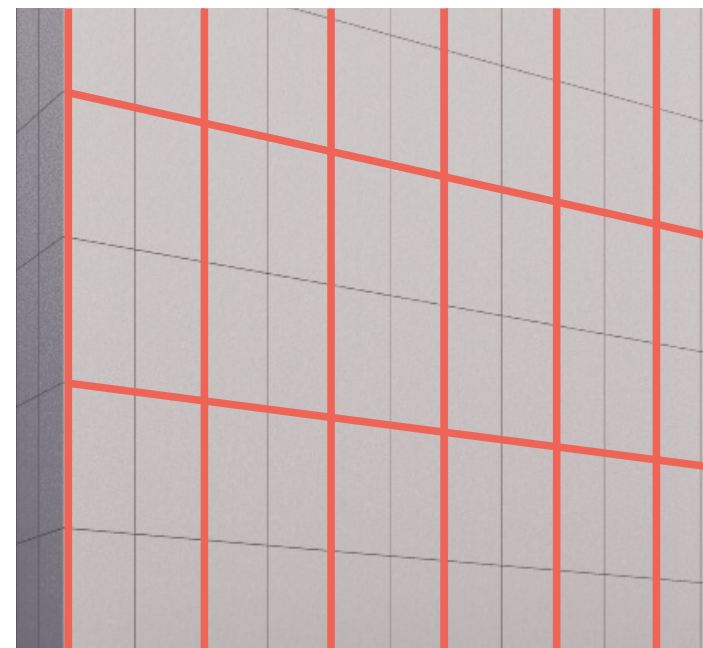
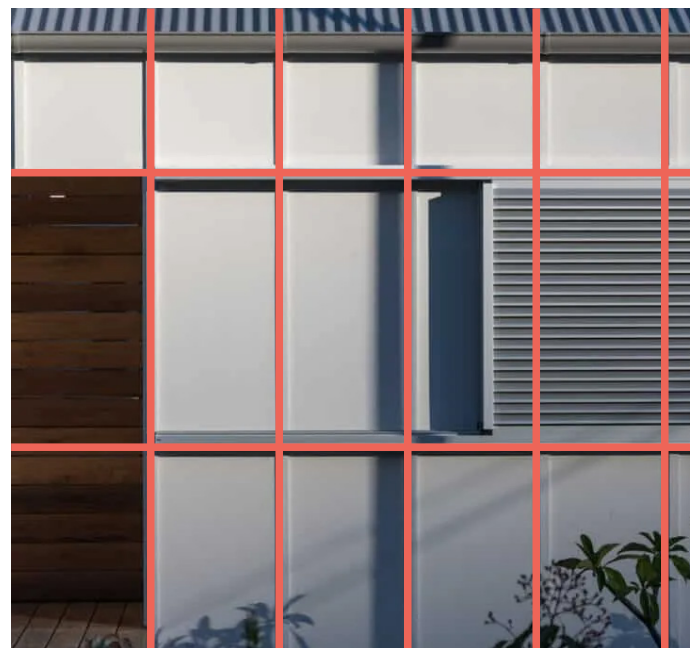
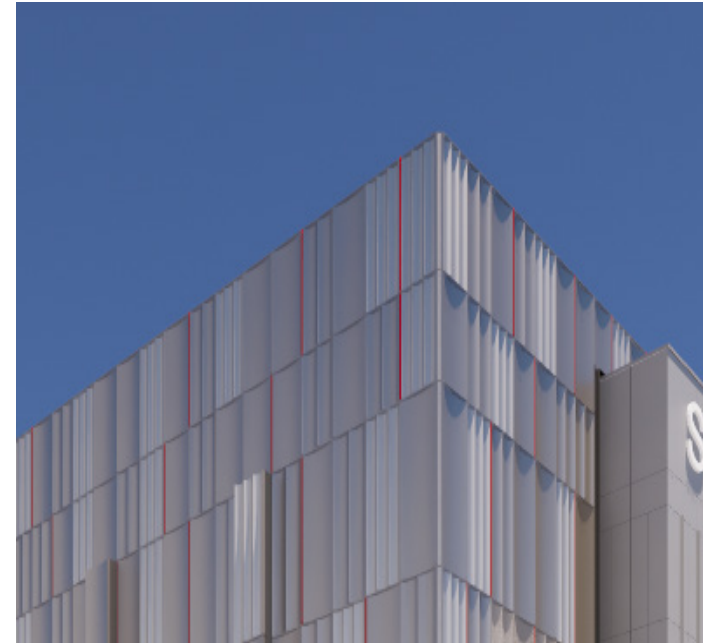
Sunshine Coast Materiality

Contemporary Alternatives

Profiled aluminium facade panels take inspiration from the corrugated metal facades common throughout the Sunshine Coast.

A variation in panel types is combined with horizontal banding of different heights to provide articulation to data hall facades.

The format of cladding to the core circulation elements of the building reflect the regularity and rhythm of traditional fibre cement cladding in the region.



Vision & Concept

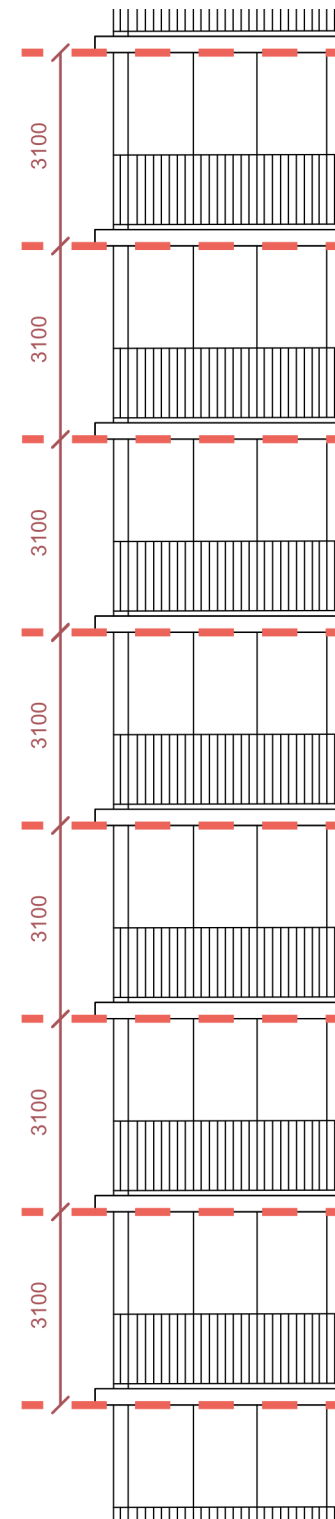
Sunshine Coast Materiality

Horizontal Banding

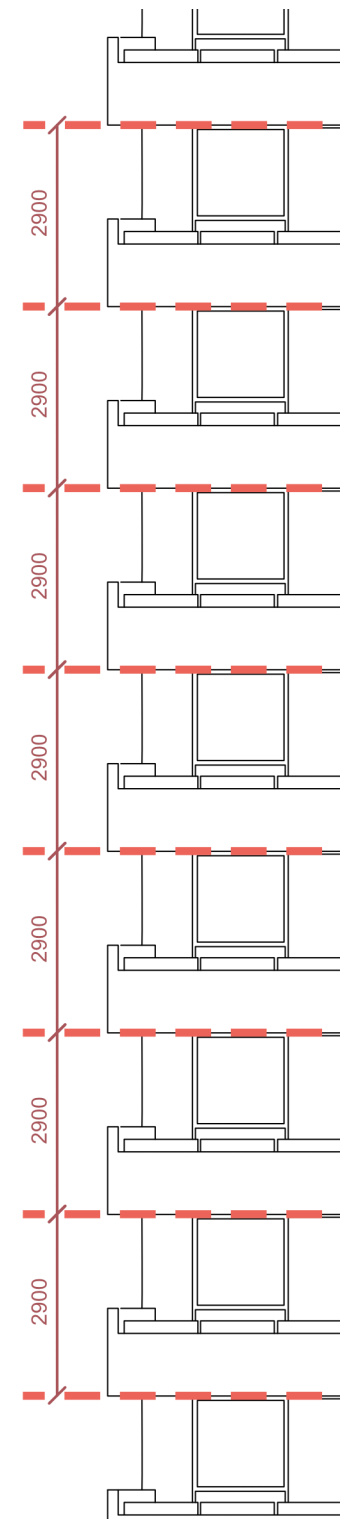
The upper level facades feature horizontal bands of varying heights to provide articulation and reflect the design language of surrounding Sunshine Coast buildings.

SOL by Walker to the north and the Corso Residences to the east include consistent banding of 3.1m and 2.9m respectively. The heights of the horizontal bands vary around 3m to reflect this residential scale.

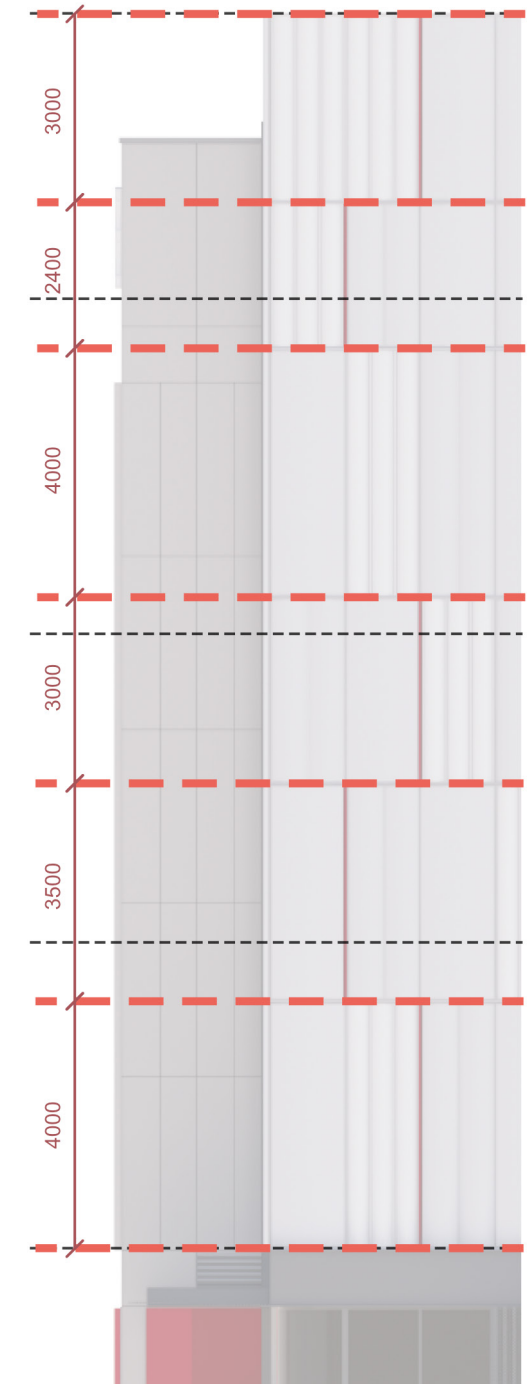
SOL by Walker



The Corso Residences



NEXTDC SC2



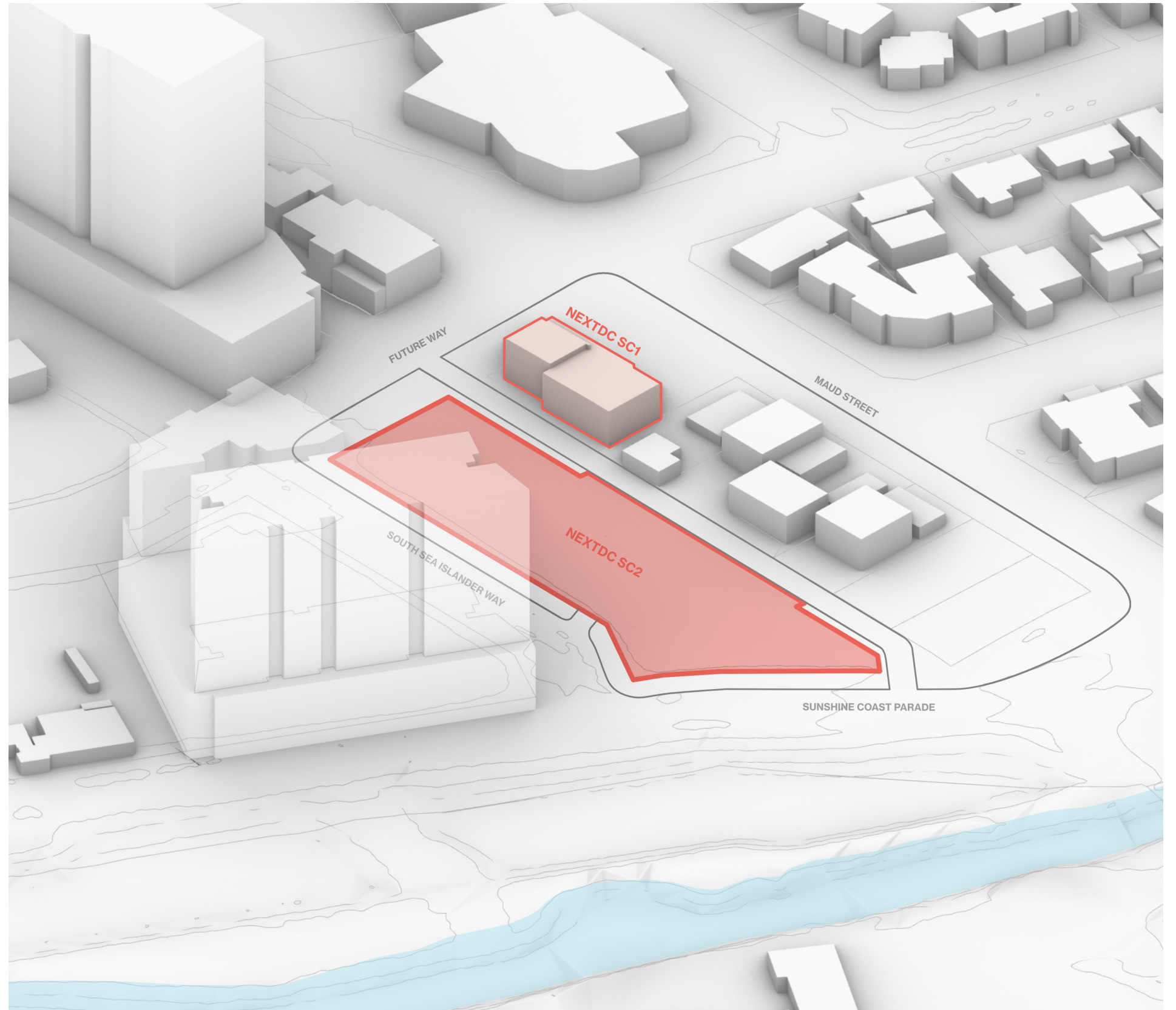
CITYSCAPE & BUILT FORM

Cityscape & Built Form

Massing

Site Context

NEXTDC SC2 is located adjacent to the existing SC1 facility, to the west of Red Bill Lane, on the border of the MCC PDA.

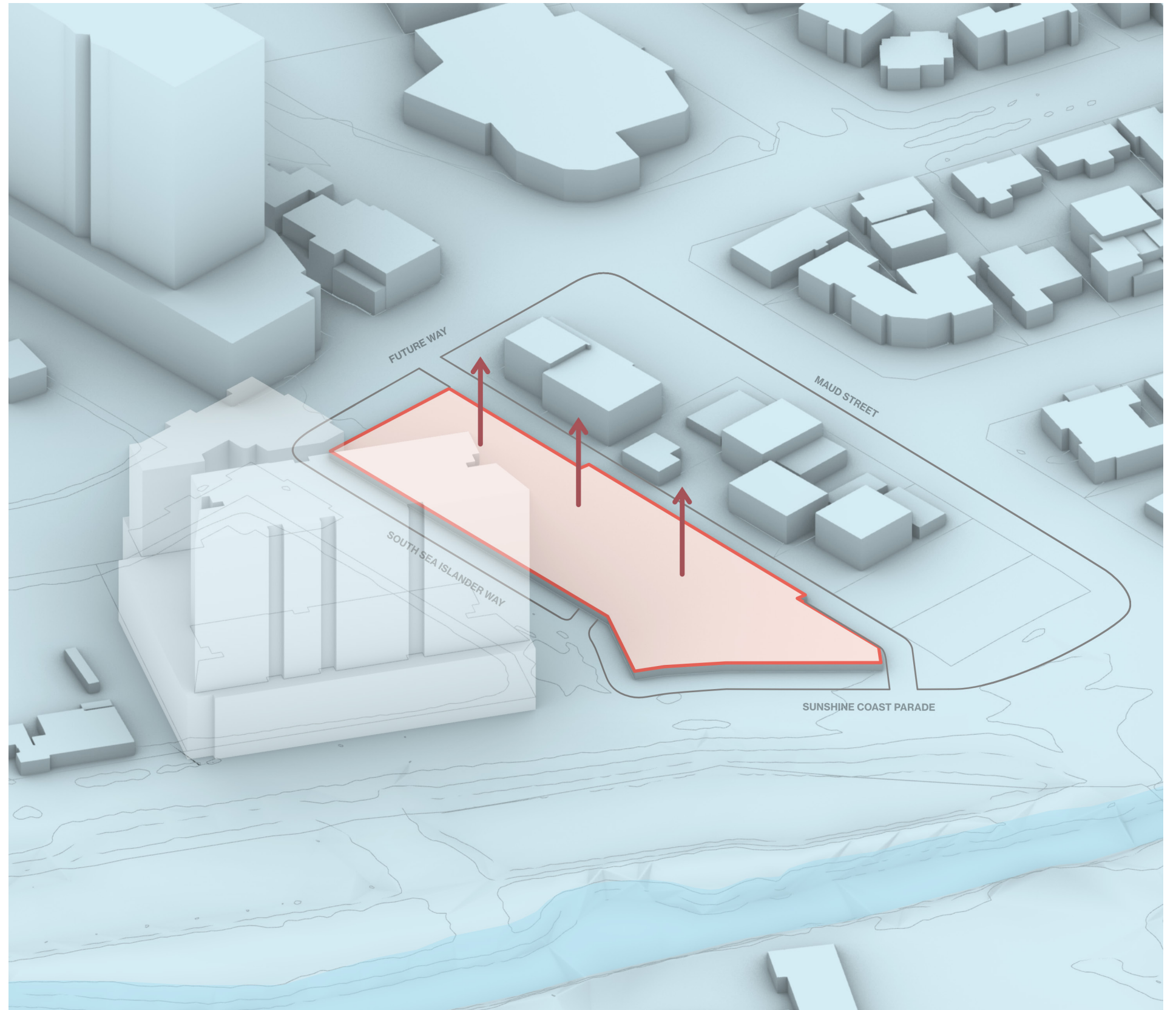


Cityscape & Built Form

Massing

PMF Extrusion

The ground plane is raised to the Probable Maximum Flood (PMF) level to ensure the building is resilient to flooding risks.



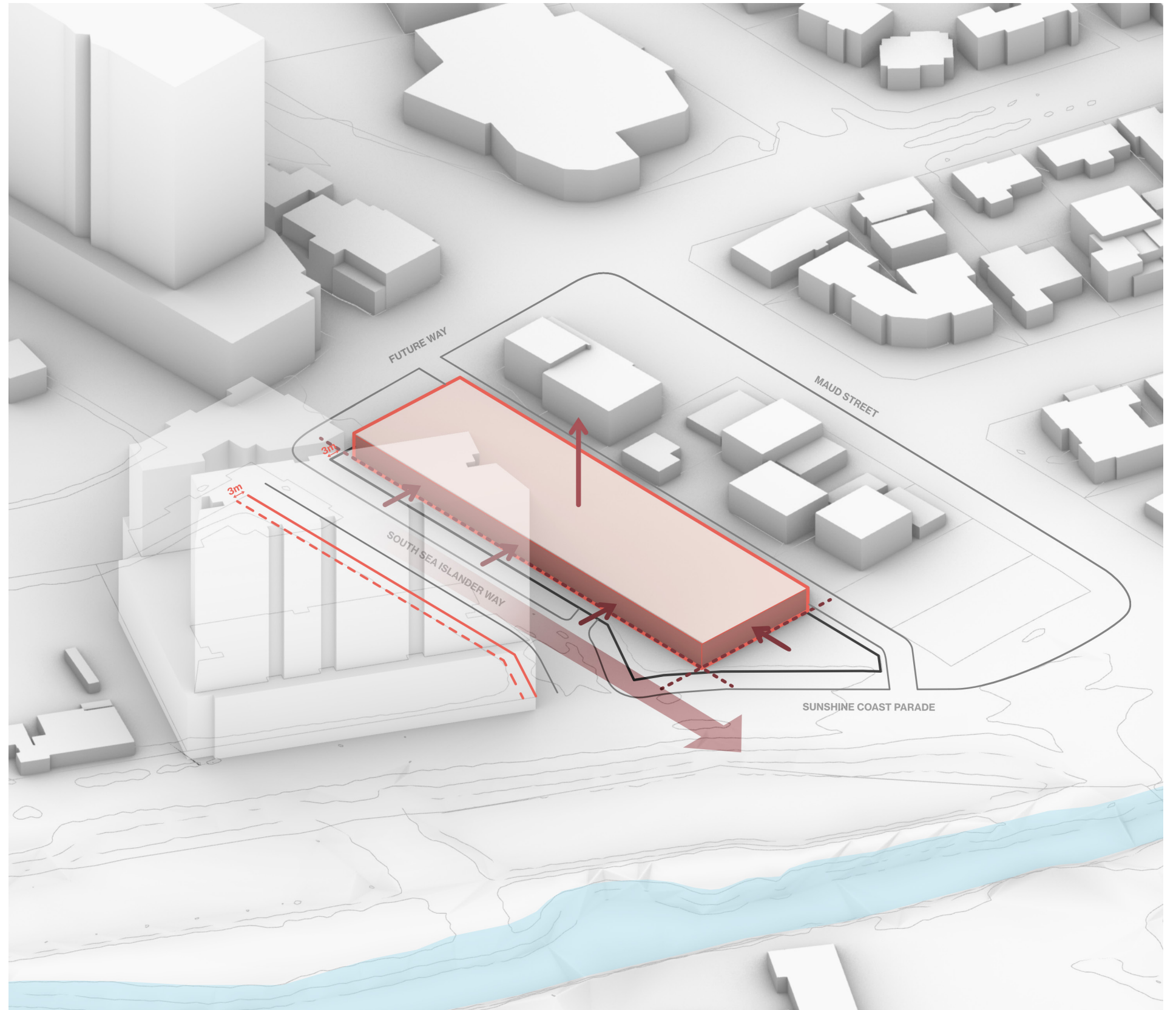
Cityscape & Built Form

Massing

Setbacks

The building is set back 3m along South Sea Islander Way, matching The Corso Residences to the west, to create a vista down to the Maroochy River Inlet.

A significant setback to Sunshine Coast Parade enables introduction of a landscaping buffer to the main frontages of the building.



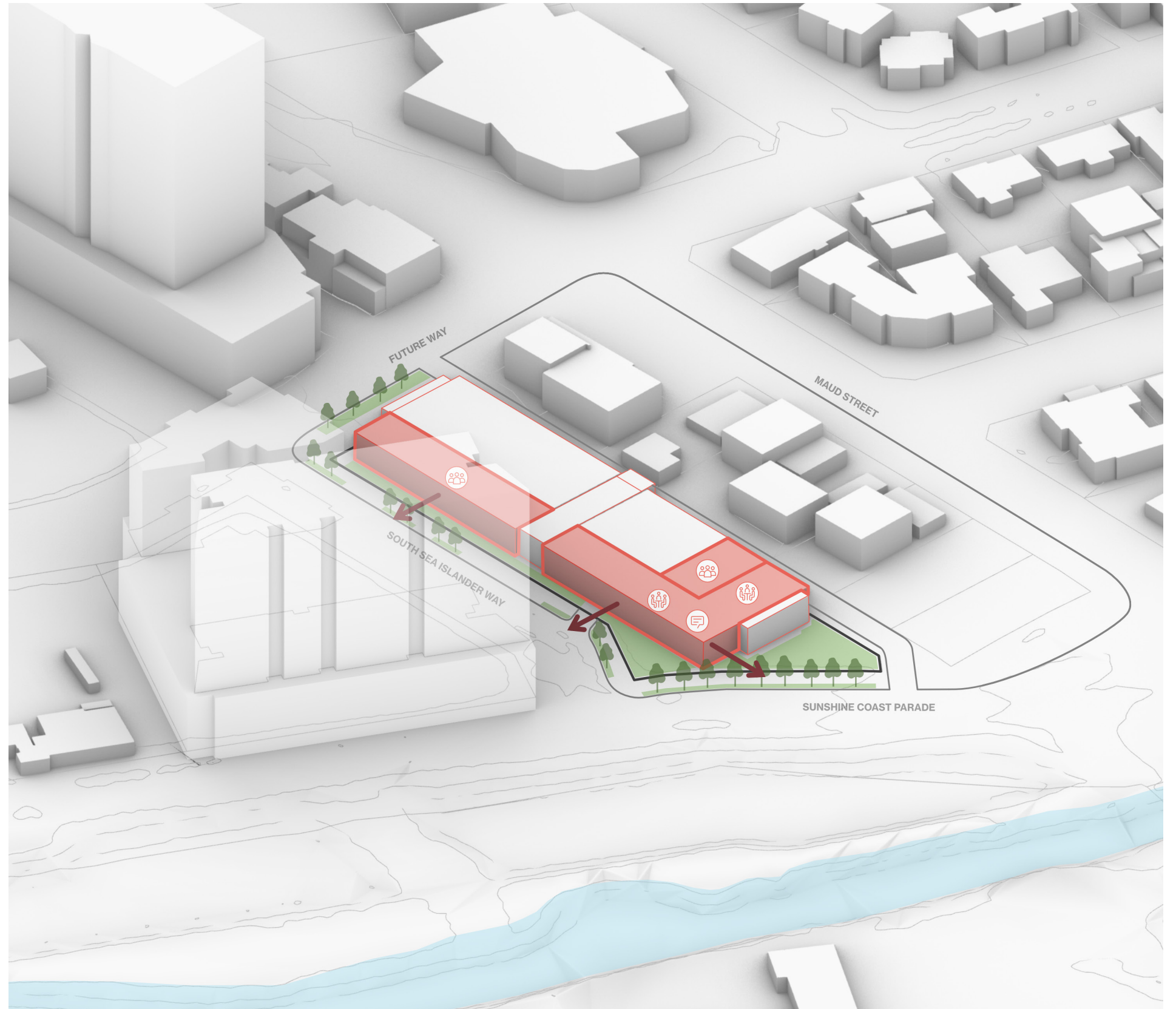
Cityscape & Built Form

Massing

Ground Floor Planning

Office, breakout and front of house components have been located along South Sea Islander Way and Sunshine Coast Parade to maximise the amount of glazing along these frontages.

This also maximises views out from these areas to the landscaping buffer, and provides passive surveillance to the streets.

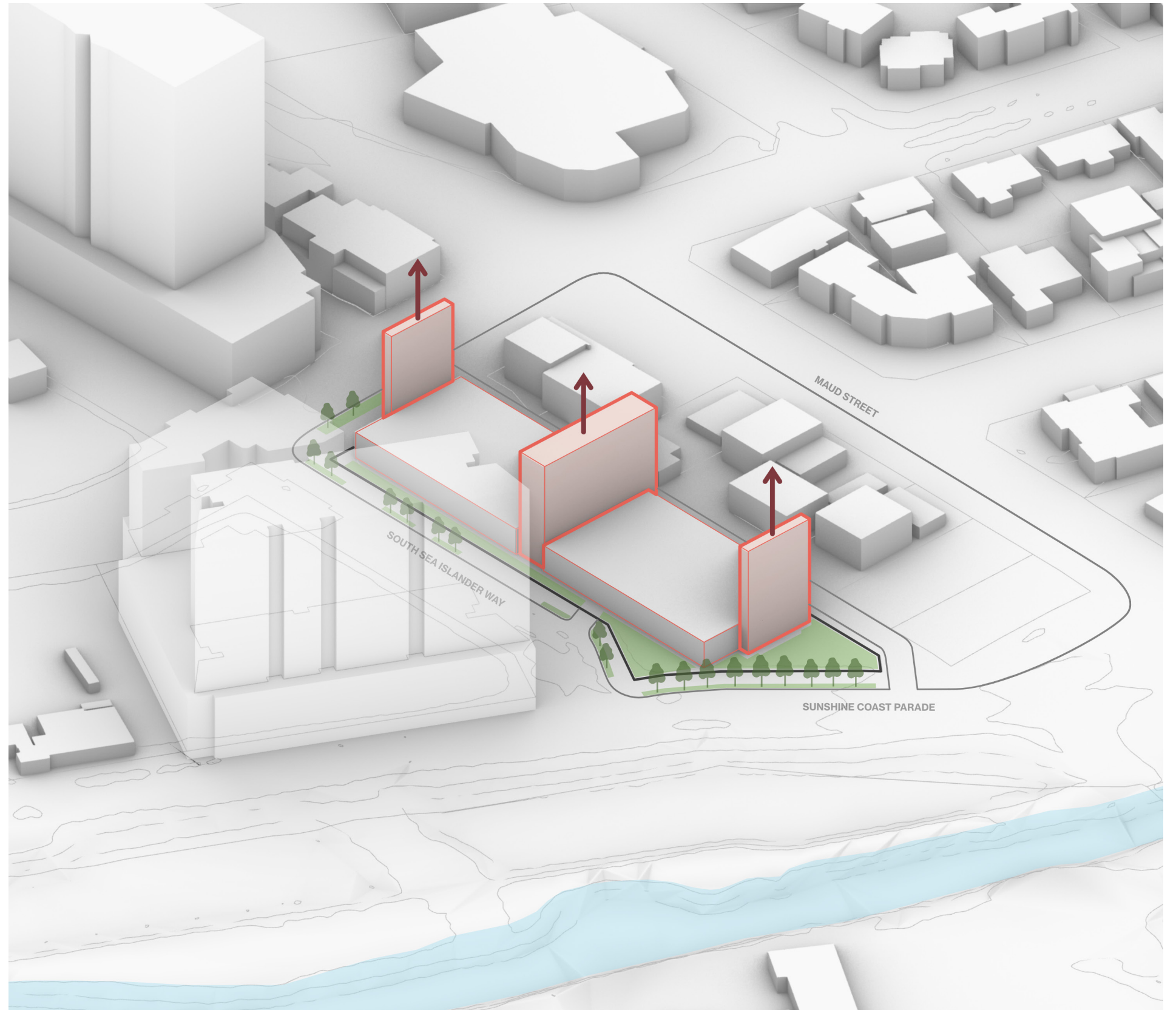


Cityscape & Built Form

Massing

Vertical Circulation

Vertical circulation elements are set back from the main building frontages, and provide articulation to large facades.

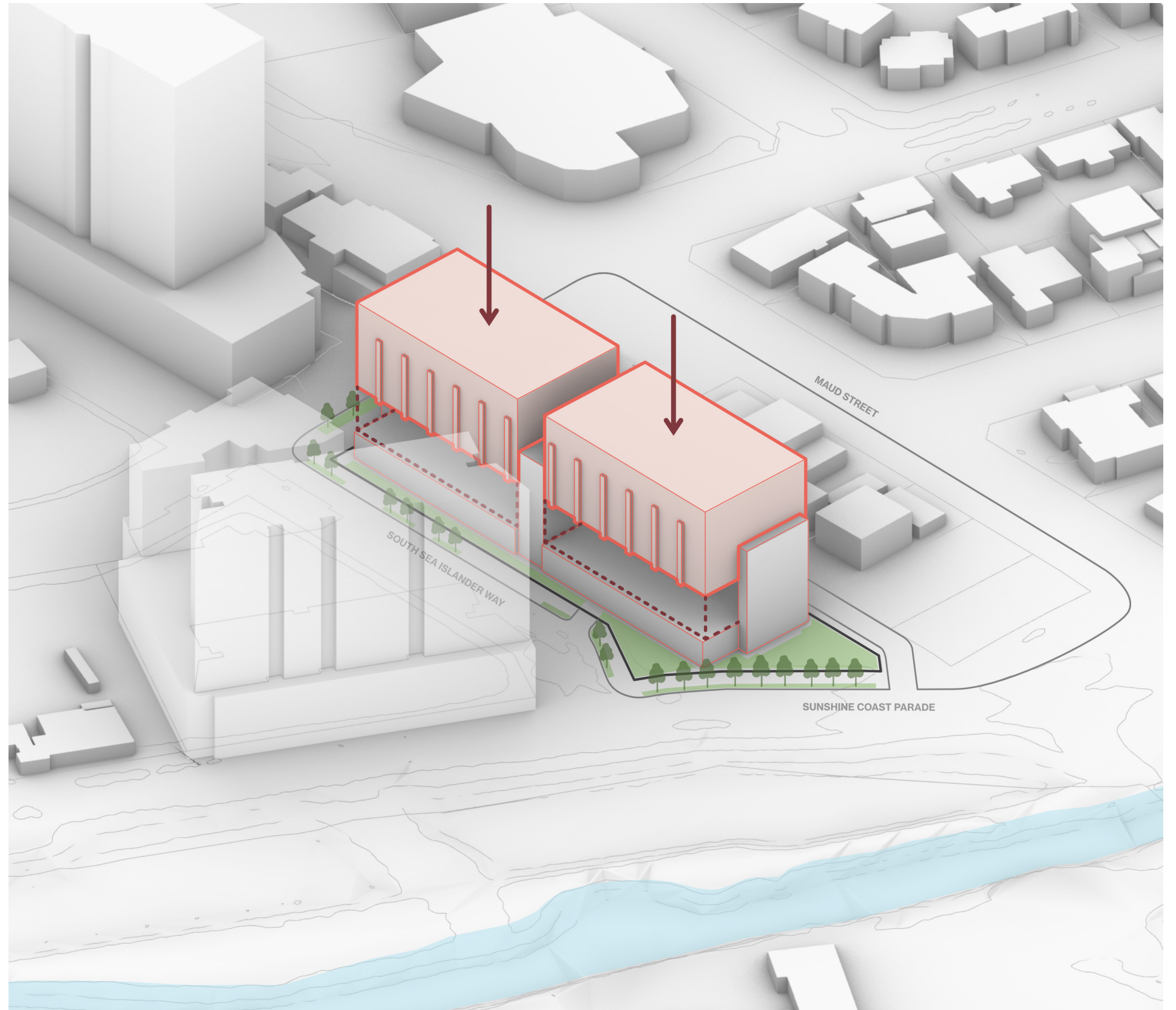


Cityscape & Built Form

Massing

Data Halls

The main components of the building, the data halls, are inserted in between cores, stacking efficiently across the upper levels.

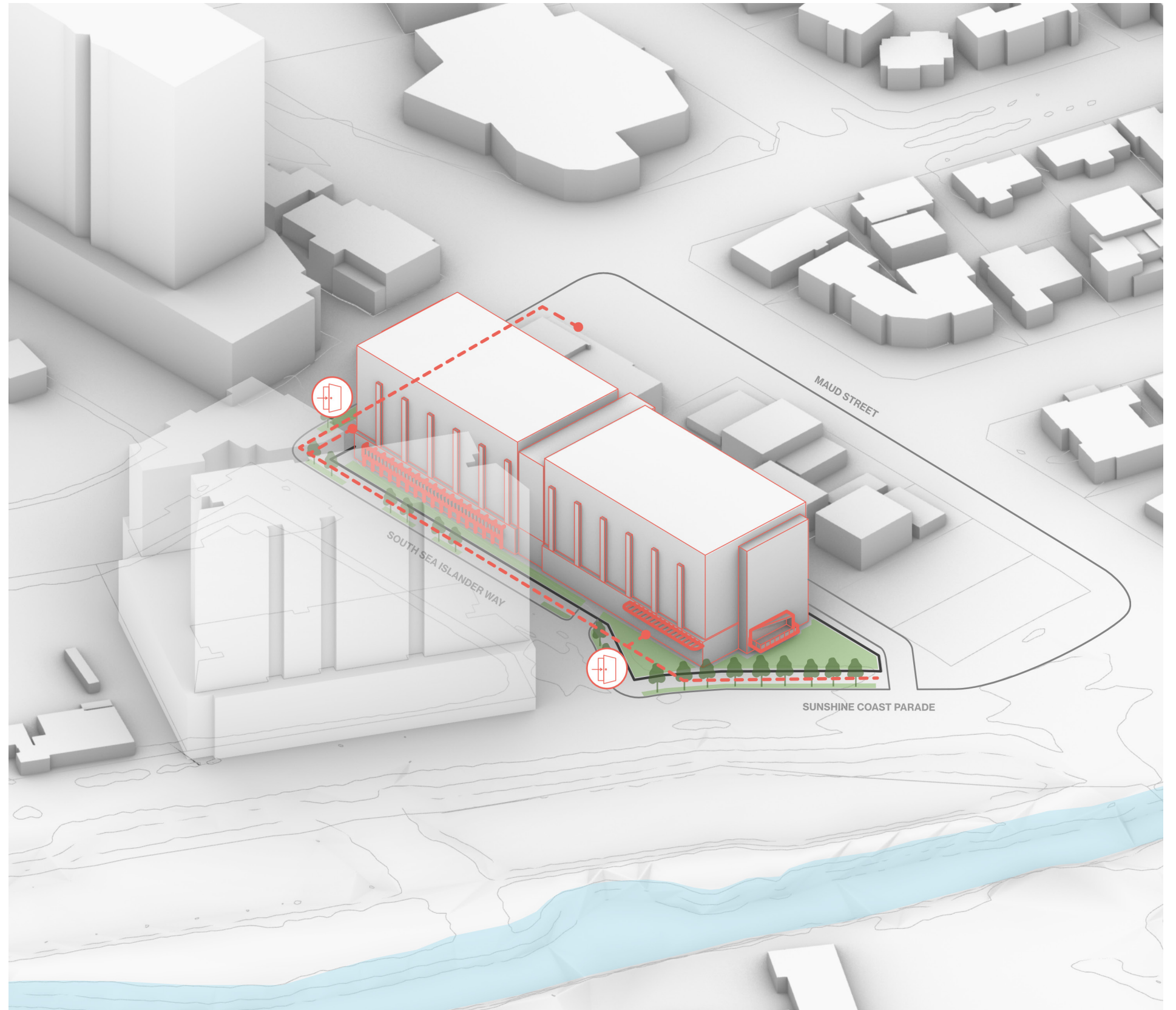


Cityscape & Built Form

Massing

Awning & Screens

Awnings provide shade and weather protection along entrances on South Sea Islander Way and Future Way, guiding pedestrians into the building. Additional screens in front of the office spaces provides added privacy and shading.



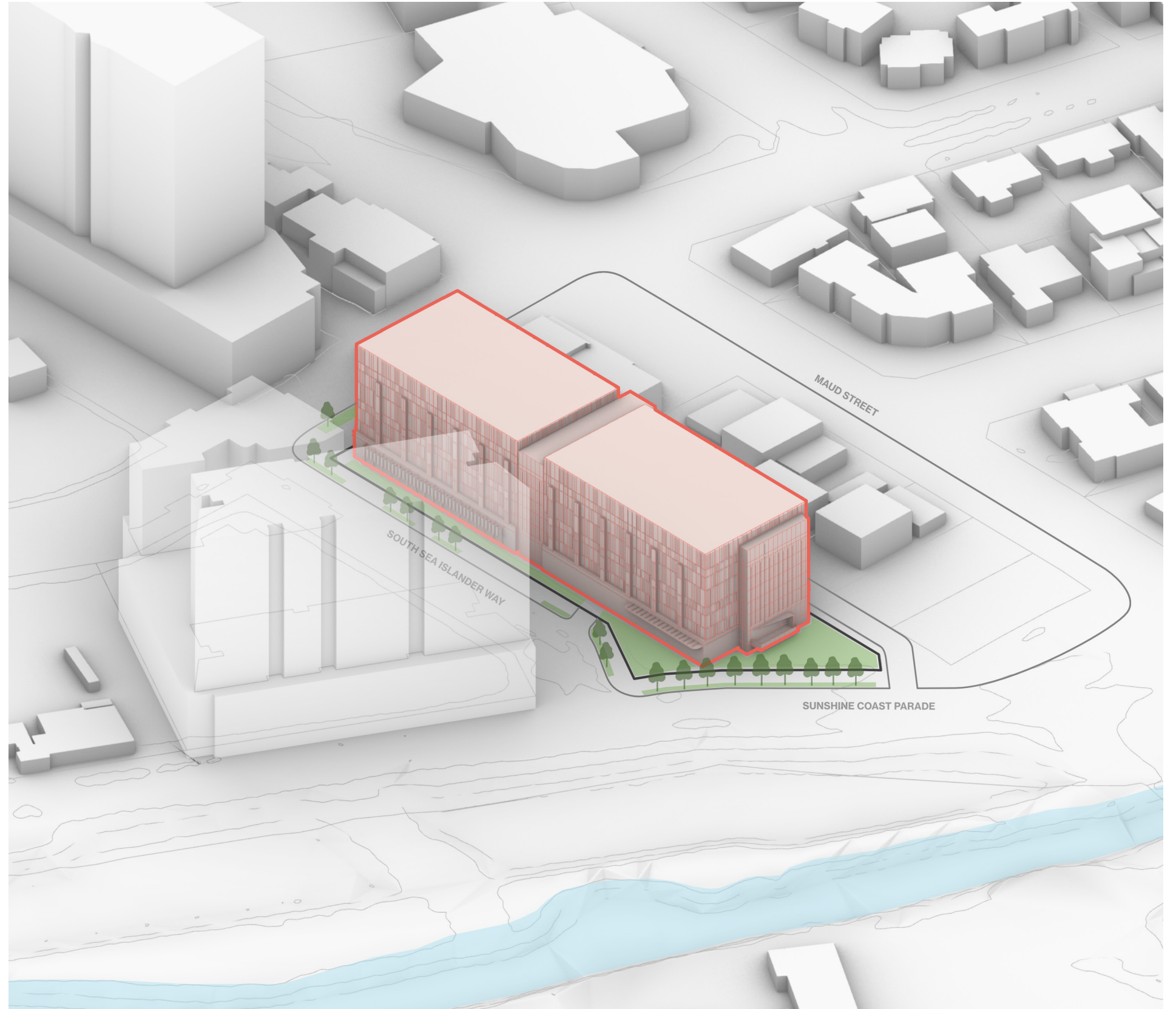
Cityscape & Built Form

Massing

Facade Articulation

Profiled aluminium facade panels of varying format, a contemporary alternative to corrugated cladding, provides articulation to large data hall facades.

Horizontal banding across the data hall facades references the design language of the surrounding context. The height of the bands, between 3-4m, reflects a more residential scale to align with neighbouring developments to the north and west.



Cityscape & Built Form

Building Heights



View looking N toward main entry from Maroochy River Inlet.

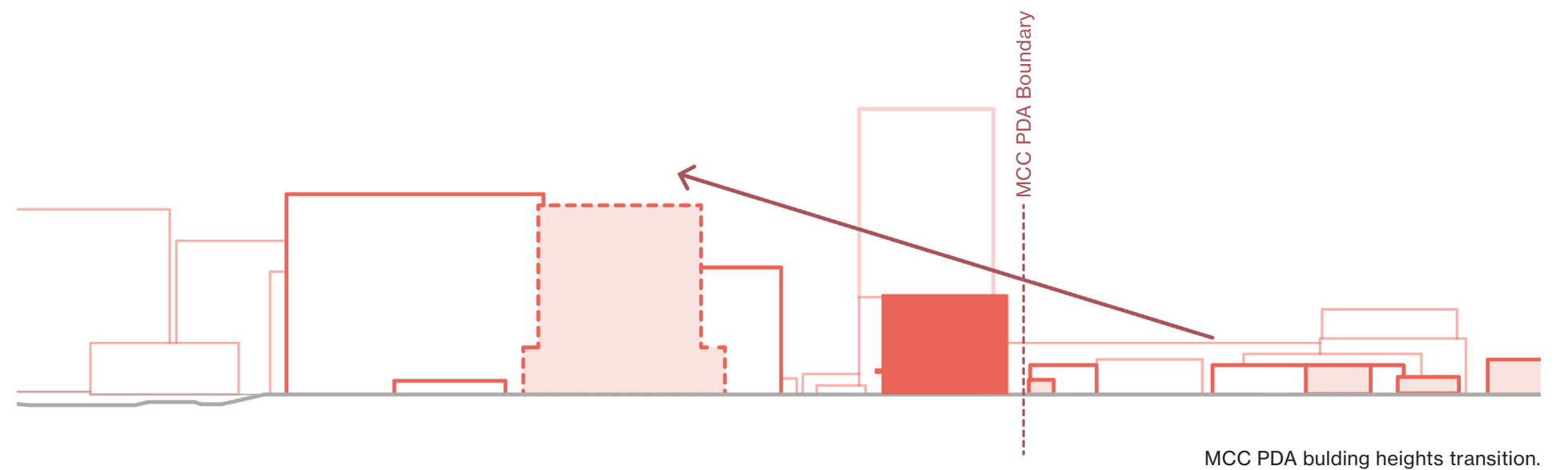
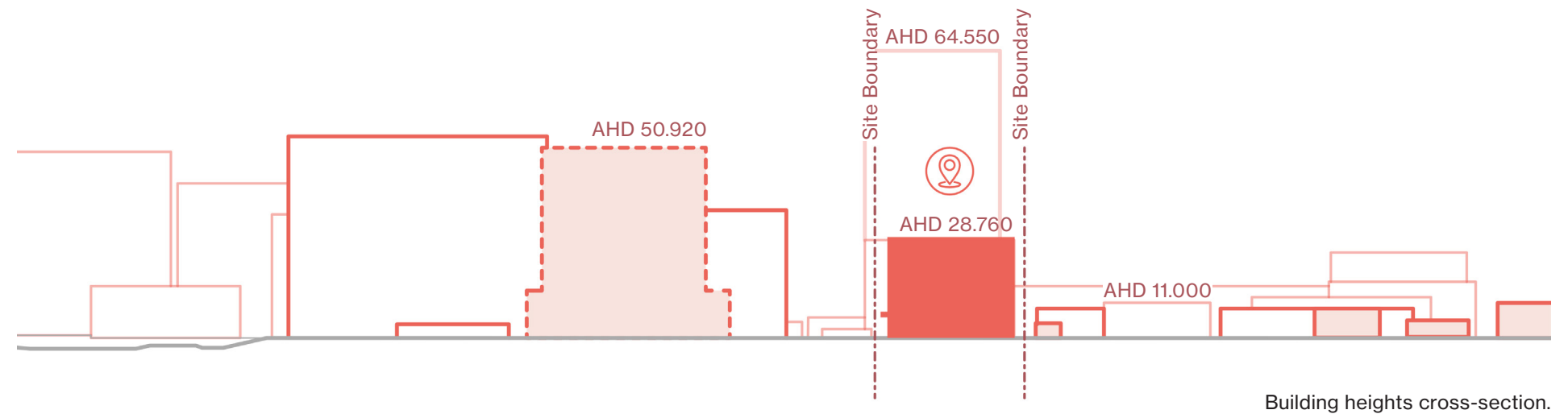
Cityscape & Built Form

Building Heights

Smooth Transition

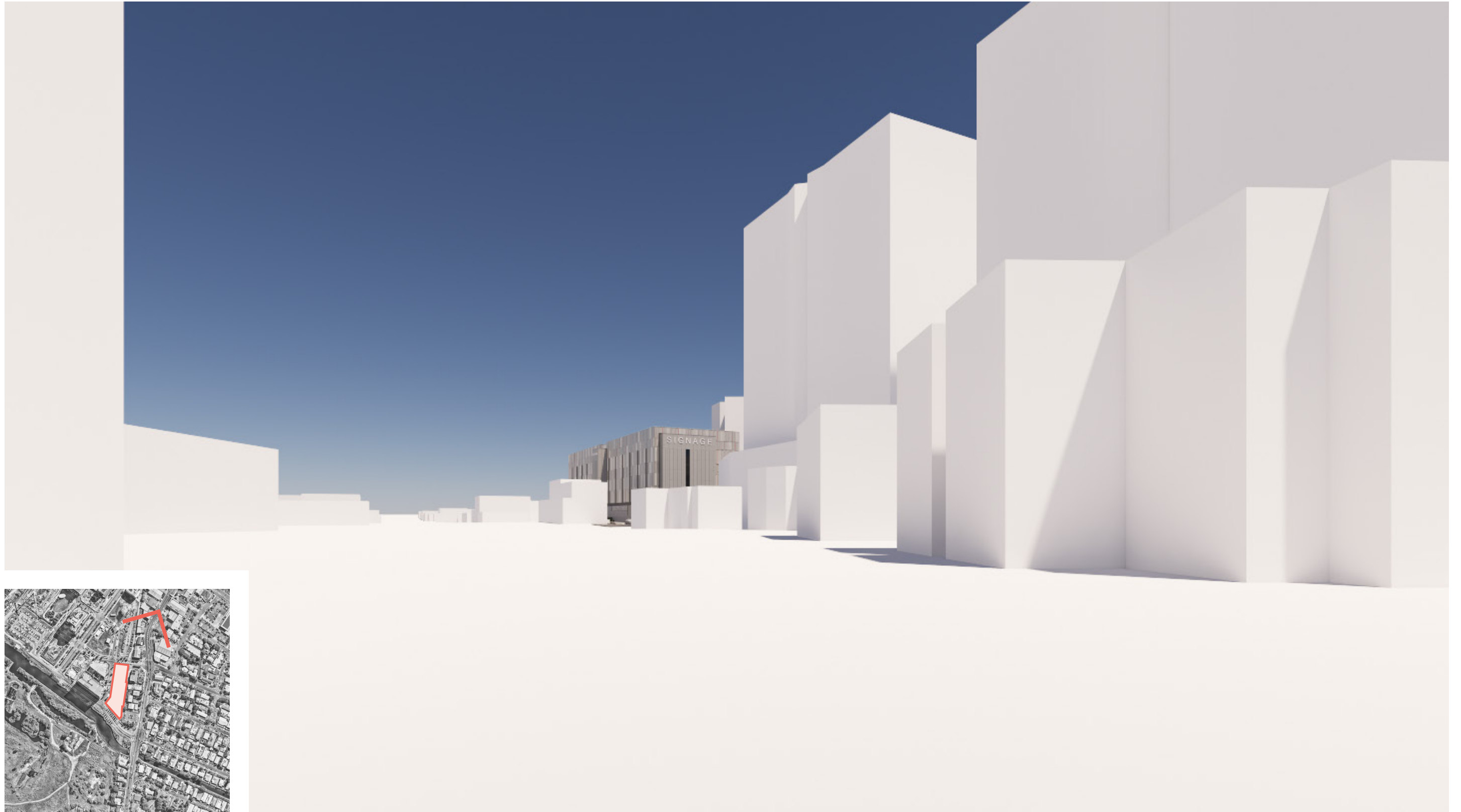
The proposal is located on the perimeter of the MCC PDA. It acts as a landmark entry and gateway to the core business precinct, while remaining sensitive to the surrounding low-rise residential buildings to the East.

The building's height provides a smooth transition from the lots along Maud St to the East, which feature an 11m height restriction, to the Corso Residences to the West and the rest of the MCC PDA.



Cityscape & Built Form

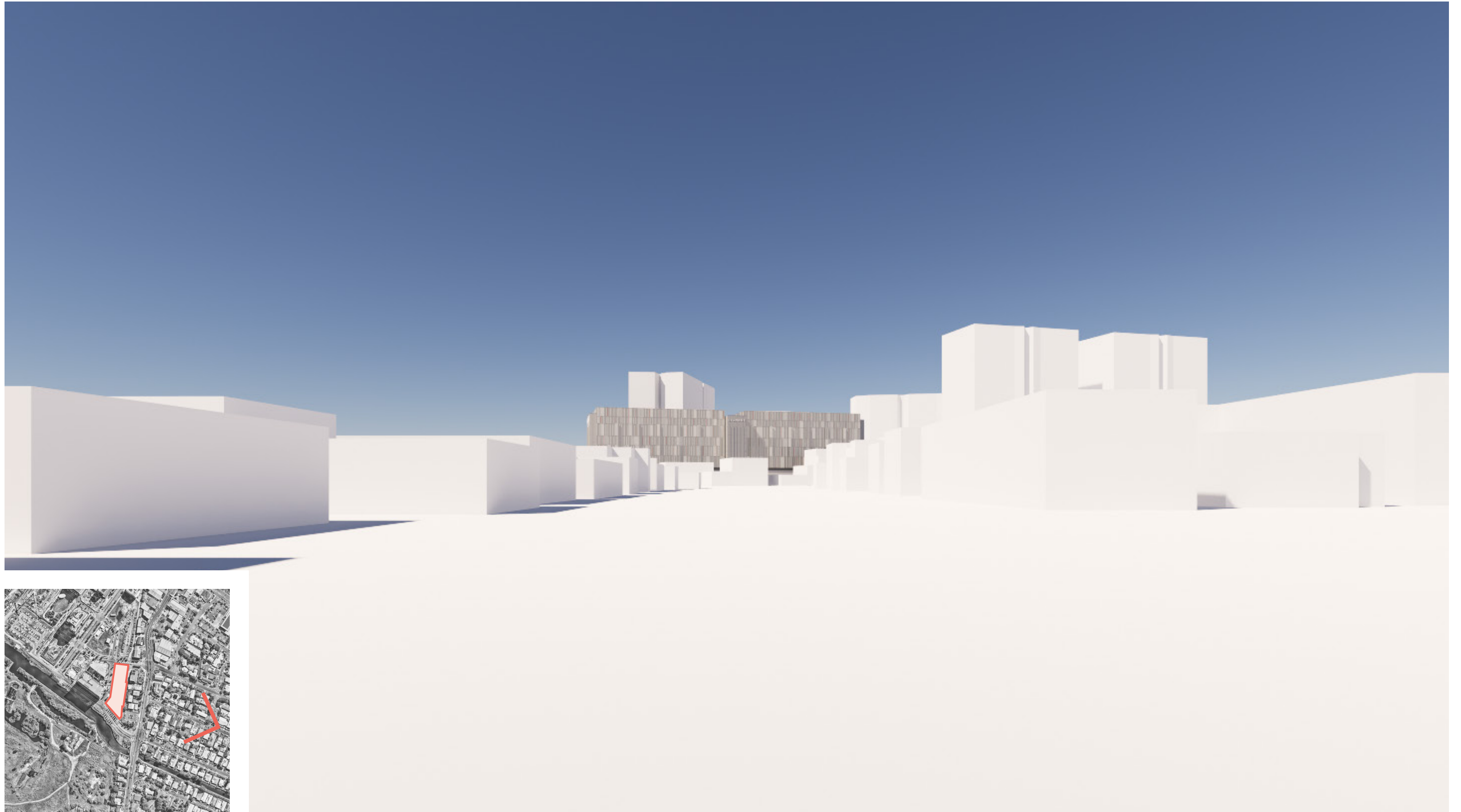
Key Viewpoints



View looking S from Maud St approach.

Cityscape & Built Form

Key Viewpoints



View looking W from Allambie St.

Cityscape & Built Form

Key Viewpoints



View looking NW from Maud St approach.

Cityscape & Built Form

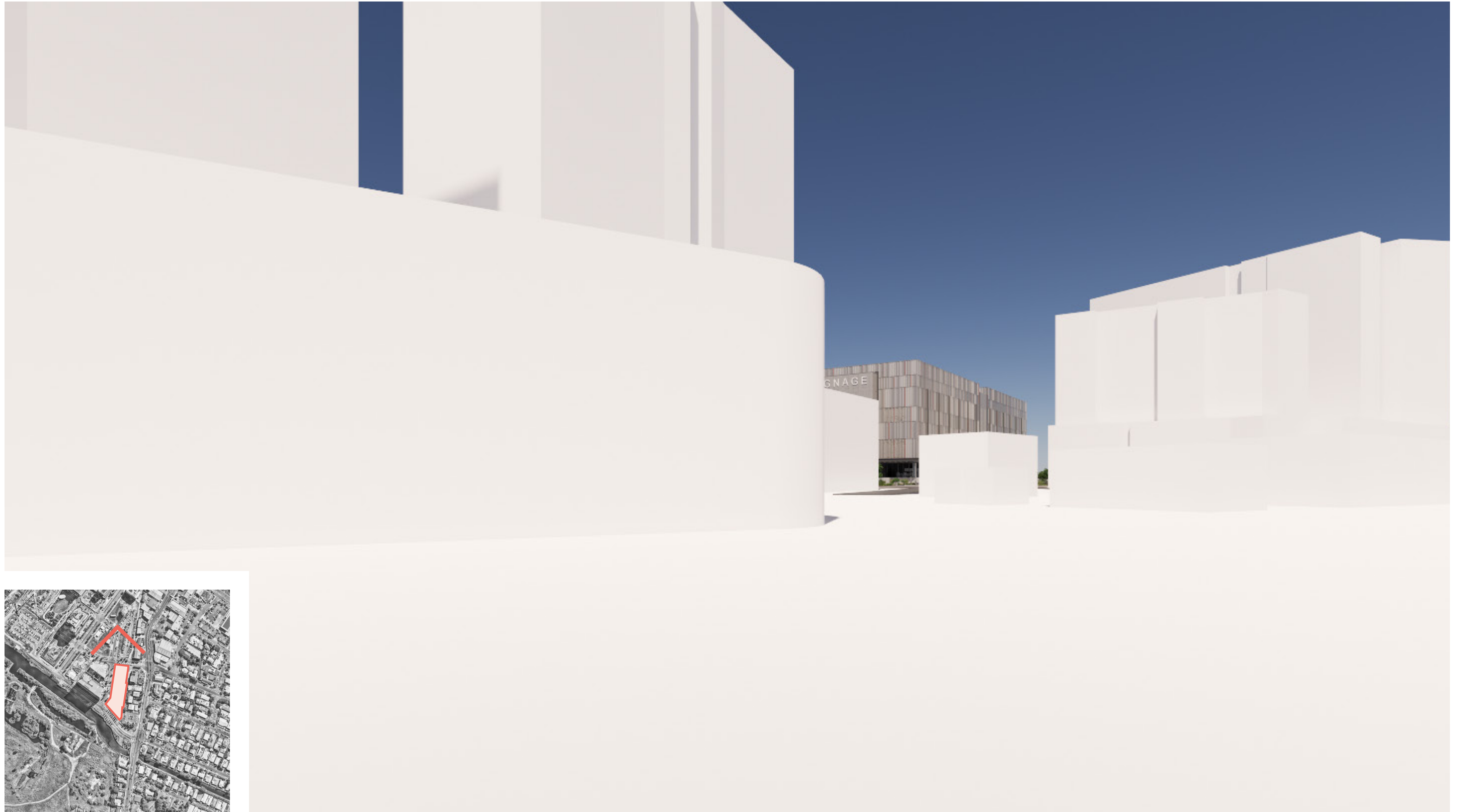
Key Viewpoints



View looking NE toward main entry from parklands across the Maroochy river inlet.

Cityscape & Built Form

Key Viewpoints



View looking S from South Sea Islander Way.

STREETSCAPE

Streetscape

Incorporate Landscape



View looking NE toward main entry from Sunshine Coast Parade.

Streetscape

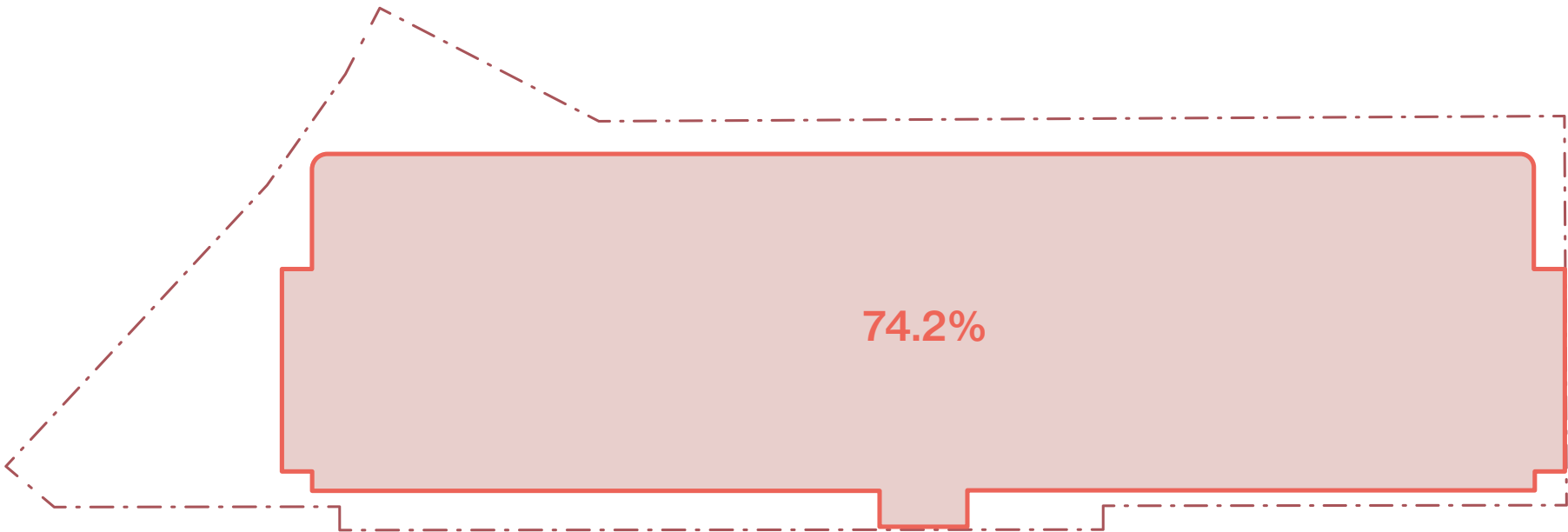
Incorporate Landscape

Site Coverage

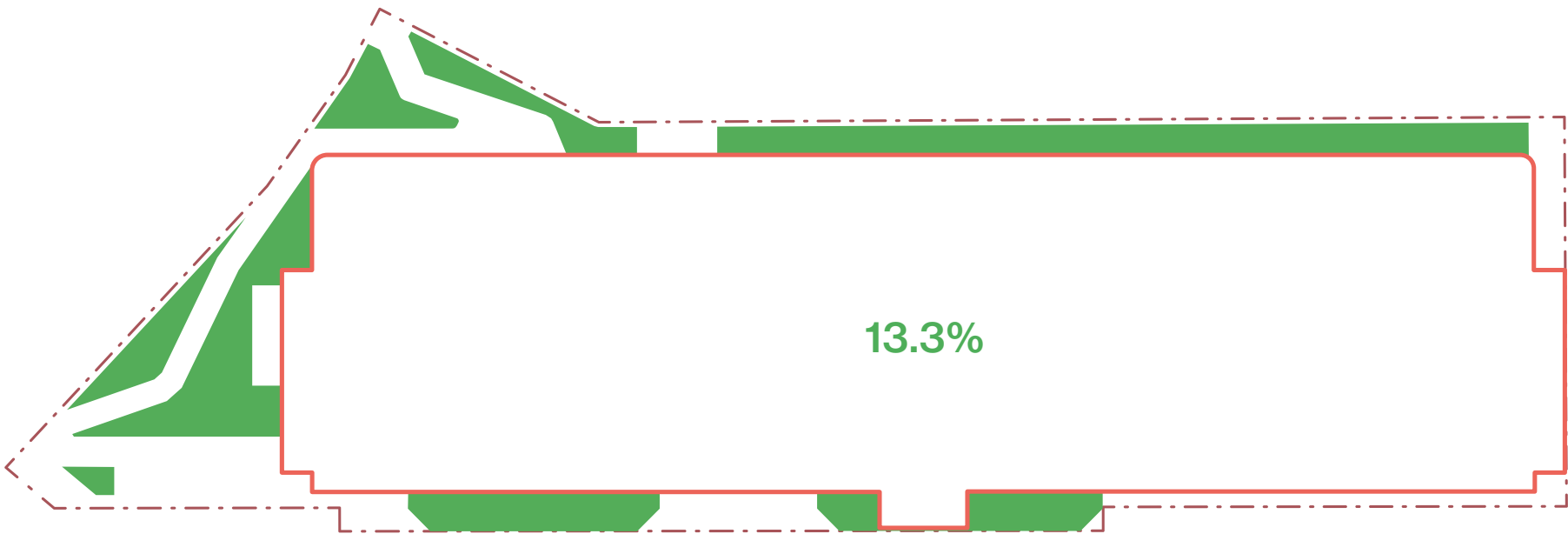
The proposal occupies 74.2% of the site area, leaving 25.8% open space. This is achieved by the setback along South Sea Islander Way, and by providing significant landscaping to Sunshine Coast Parade.

Landscaping areas along Sunshine Coast Parade allow for deep planting zones for trees, to complement the existing landscaping along the footpath and provide additional canopy coverage adjacent the outdoor terrace.




The space created by the setback to South Sea Islander Way is utilised by a bioretention raingarden, which collects stormwater from the roof. This space, along with similar areas along Red Bill Lane, increase the pervious surface area of the site to 13.3%.



Site area coverage diagram.



Pervious surface area diagram.

-  Site Coverage Area
-  Pervious Surface Area
-  Site Boundary

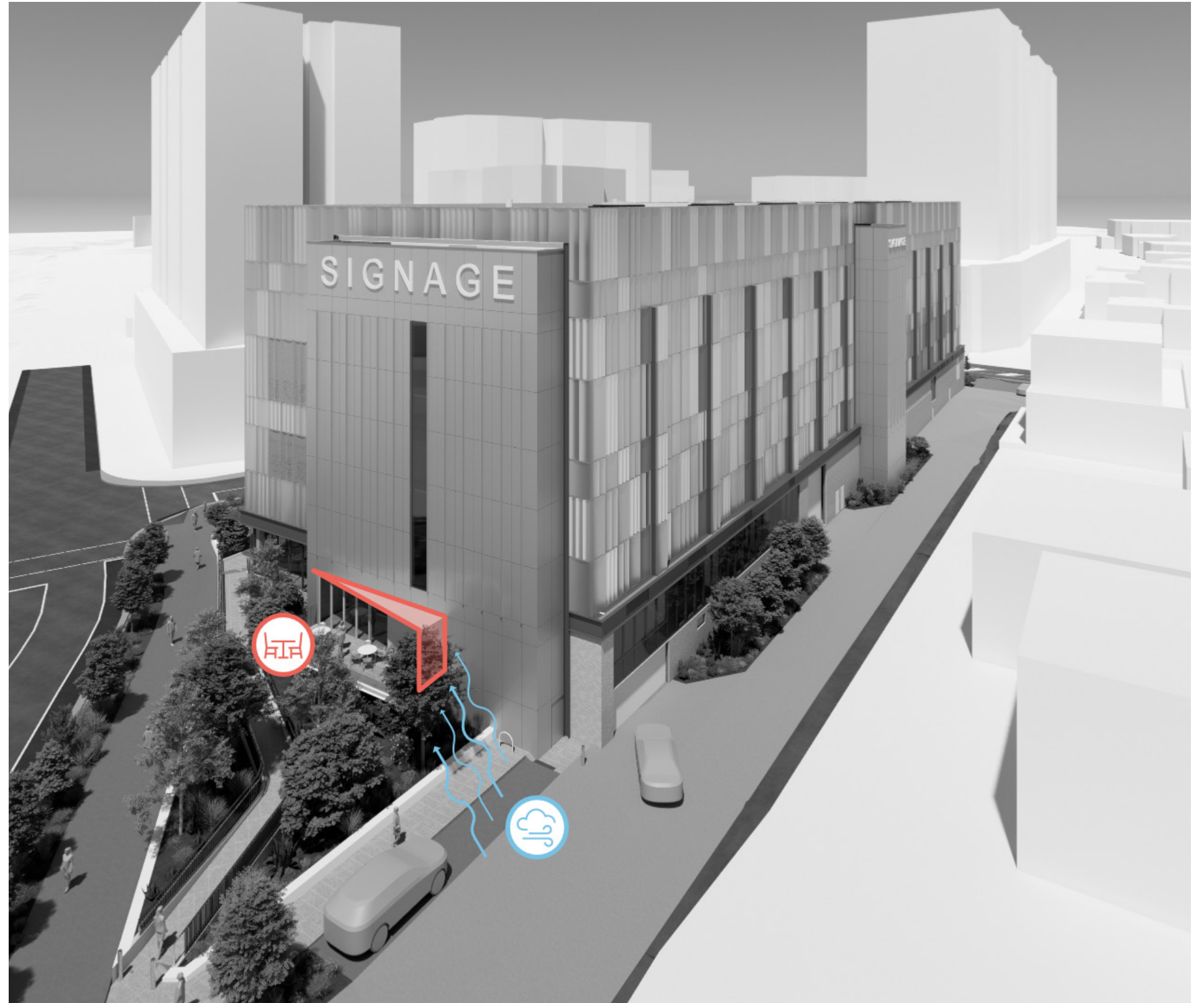
Streetscape

Designing to Climate

Prevailing Winds

An outdoor terrace, capturing views out to the parklands across the Maroochy river inlet, is located adjacent the breakout space.

A signature NEXTDC red awning and blade wall protrude out of the core element to mitigate the impact of prevailing south-easterly winds on the outdoor terrace.



View looking NW toward outdoor terrace from SE. Terrace wall and awning mitigating prevailing south-easterly wind.

Streetscape

Designing to Climate

Solar Shading

Awnings provide shade and weather protection along entrances on South Sea Islander Way and Future Way. Screens in front of the office spaces act as a solar shading device during the months with lower sun angles.



View looking NE toward main entry from Sunshine Coast Parade. Awning providing solar shading.

Streetscape

Sunshine Coast Parade



View looking NE toward main entry from Sunshine Coast Parade.

Streetscape

Main Entry



View looking toward main entry from street level.

Streetscape

Future Way



View looking SE toward secondary entry from Future Way at street level.

Streetscape

Red Bill Lane (South)



View looking NW toward outdoor terrace from SE.

Streetscape

Roof Overlooking



View looking E from Corso Residences.

Streetscape

Facade Articulation



View looking E from the podium plaza at the Corso Residences.

CONSULTATION

Consultation

SunCentral Comments

SunCentral Comments	Response
Facade articulation - Enhance the facade along the long frontages as a means of mitigating the bulk of the proposed building, and consider opportunities to provide visual and material articulation to improve design outcomes.	Planning of central core elements updated. Long frontages presented as two distinct volumes with central core grounding, and height of lift overrun reduced. Language of horizontal banding strengthened by inclusion of mullions at panel joins.
Materiality - Consider alternative material selections that are in keeping with other contemporary Sunshine Coast buildings of this scale and prominence.	The proposal takes inspiration from the built environment, featuring key elements common to the surrounding context. Materiality on the ground plane references other contemporary Sunshine Coast buildings.
Roof overlook - Improve the roofscape to mitigate visual impact on nearby residences and offices, including those from the neighbouring Corso Residences and the recently approved SOL by Walker	The layout and finishes of roof plant has been refined with consideration of visual impact on neighbouring developments.
Design principles - Provide an explanation of how the proposed design addresses each of the Sunshine Coast Design Principles.	Responses have been provided in the Vision section of this report explaining how the proposed design addresses each of the ten Sunshine Coast Design Principles.
South Sea Islander Way - Investigate the activation of this frontage and the associated pedestrian route with, for example, direct access to end-of-trip facilities, mid-building entries, and relocating the path under the awning to provide enhance screening and landscaping options	Direct access to end-of-trip was investigated but proven not to be feasible. This was primarily due to level changes from South Sea Islander Way to the Lower Ground level and the resultant length of ramp required. The landscaping along the building edge provides a more inviting condition for pedestrians, and serves as a bioretention garden for stormwater.
Sunshine Coast Parade - Co-locate the access stairs and ramp to the corner with South Sea Islander Way for improved accessibility and activation.	<p>Due to the level changes from South Sea Islander Way to the Ground Floor level, which is set at the site Probable Maximum Flood (PMF) level, the length of ramp required is too long to co-locate both the stair and ramp.</p> <p>An Access & DDA consultant has confirmed the ramp location is appropriate and equitable, particularly given the majority of visitors will arrive at the visitor drop-off bays in Red Bill Lane before proceeding up the ramp to the main entrance.</p>
Future Way - Investigate opportunities for activation along this frontage, including relocation of the Energex plant room to a more central point along the Red Bill Lane frontage which would create opportunities for active uses, such as the Town Hall facility.	<p>The Energex room is in the optimal location given existing cabling infrastructure. Relocating the Town Hall facility to the north of the building behind the security point at the central core will not comply with NEXTDC security requirements.</p> <p>The Town Hall has been located on the south at the main entrance to maximise views over the Maroochy River Inlet, which enhances the indoor/outdoor connection.</p>

Consultation

EDQ Comments

EDQ Comments	Response
<i>Strengthen horizontal articulation with varied depth of planes.</i>	Number of horizontal bands has increased and height of bands is varied to strengthen articulation and reflect a more residential scale.
<i>Create more varied cladding articulation with depth.</i>	Cladding articulation has been enhanced with the inclusion of horizontal elements at panel joins, which provide additional depth and shadows.
<i>Utilise same elevation treatment on both long elevations.</i>	Data hall facades feature the same treatment and level of finish on both South Sea Islander Way and Red Bill Lane.
<i>Perforated metal screening to plant level set in from edges.</i>	Roof level planning cannot accommodate walls being set back from edges. Parapets required to be solid for acoustic screening.
<i>Glaze all three fire stairs with fire walls behind (for more transparency).</i>	Vertical strips of glazing to smoke lobbies added to north and south fire stairs for improved transparency.
<i>Add steel pergola along South Sea Islander Way frontage with vines on stretched wires (pergola could extend heigher than level 1 slab).</i>	Vertical shading screens provided along South Sea Islander Way to offices on the north side of the central core, offset from the glazing and building line. Refer to Landscape Report for further information on types of planting to this area.
<i>Add same pergola to available length along Red Bill Lane.</i>	
<i>Glaze to near height of central recess.</i>	Planning of central core elements updated. Perforated metal shading added to central breakout glazing for solar protection from western sun.
<i>Extend vertical planting up part height of selected walls to height of level 2.</i>	Extensive landscaping provided to natural street level to strengthen green corridor along South Sea Islander Way and enhance street amenity.
<i>Use subtle colour toning to reinforce horizontality.</i>	Horizontality reinforced through use of mullions and shading. NEXTDC branding elements subtly incorporated.

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