

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Queensland
Government

NEXTDC SUNSHINE COAST (SC2)

CONCEPT DESIGN

DEVELOPMENT APPROVAL LANDSCAPE CONCEPT REPORT

DOCUMENT REGISTER

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ACKNOWLEDGEMENT OF COUNTRY

LatStudios commit to supporting the health and wellbeing of Country, by respecting, valuing and being guided by First Nations people.

Engaging and Respectful Consultation

LatStudios are currently engaged on several projects working with different traditional custodians, working in line with the protocols established by the Australian Institute of Landscape Architects’ Reconciliation Action Plan. We work with experienced engagement consultants to facilitate a respectful dialogue with a focus on listening and being open to guidance.

AILA Reconciliation Action Plan summary:

- Acknowledge and respect traditional owners across Australia as the traditional custodians of Country.
- To honour Elders past, present and emerging and ensure the continuation of culture and traditional practices
- A ‘Connection to Country’ approach to landscape planning, design and management
- A collaborative journey to better understand and engage with Country in a respectful and consultative way and to build ongoing relationships with traditional owners
- Four (4) key areas for development - each area has a number of actions and deliverables which aim to:
 - actively monitor progress of actions
 - build internal and external relationships
 - participate in and celebrate NAIDOC Week
 - raise RAP awareness
 - increase employment and supplier diversity
 - increase educational opportunities

Link to AILA’s RAP:
<https://www.aila.org.au/documents/AILA%20Reflect%20RAP%202018-19%20-%20RA%20endorsed.pdf>

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01

CONTEXT

INTRODUCTION

The proposal is for the development of the proposed data centre facility expansion at Lot 10 South Sea Islander Way, Maroochydore - between Future Way to the north and Sunshine Coast Parade to the south. The scope of this project is a new data centre, with landscaping at the external surrounds to the building, including buffer planting to adjacent sites, streetscape interfaces, building arrival experience and integrated landscape.

Traditional Place Name/ Owners	Kabi Kabi Country
Address	Lot 10 South Sea Islander Way, Maroochydore QLD

- Key
- 1 Maroochydore Beach
 - 2 Cotton Tree Rugby Park
 - 3 Sunshine Plaza
 - 4 Maroochydore Plaza
 - 5 Dalton Drive Park
 - 6 Alex Forest Conservation Area

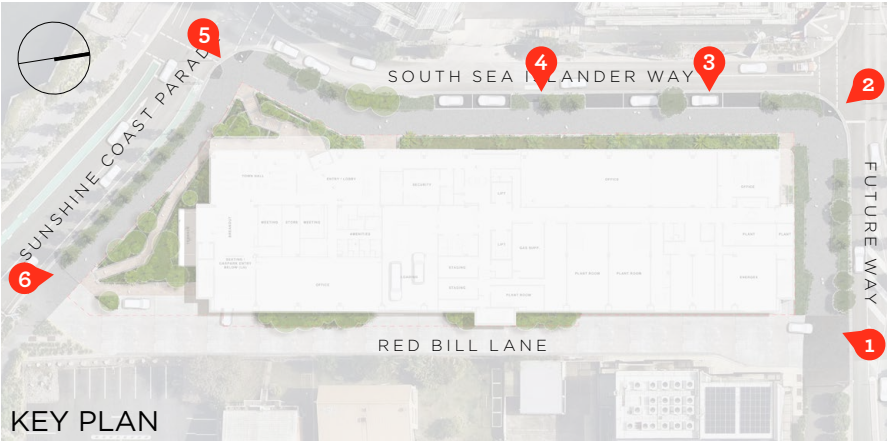


02

EXISTING CONDITIONS

PHOTO SURVEY

The project site sits within a recently established precinct with newly implemented streetscapes. This project will interface with the established streetscapes including the rear one-way lane which will require design consideration from a CPTED perspective and with respect to interfacing with the NEXTDC SC1 Data Centre and neighbouring lots.



01 Facing south to proposed site from Future Way



02 Facing south to proposed site from Future Way



03 Facing east to proposed site from South Sea Islander Way



04 Facing east to proposed site from South Sea Islander Way



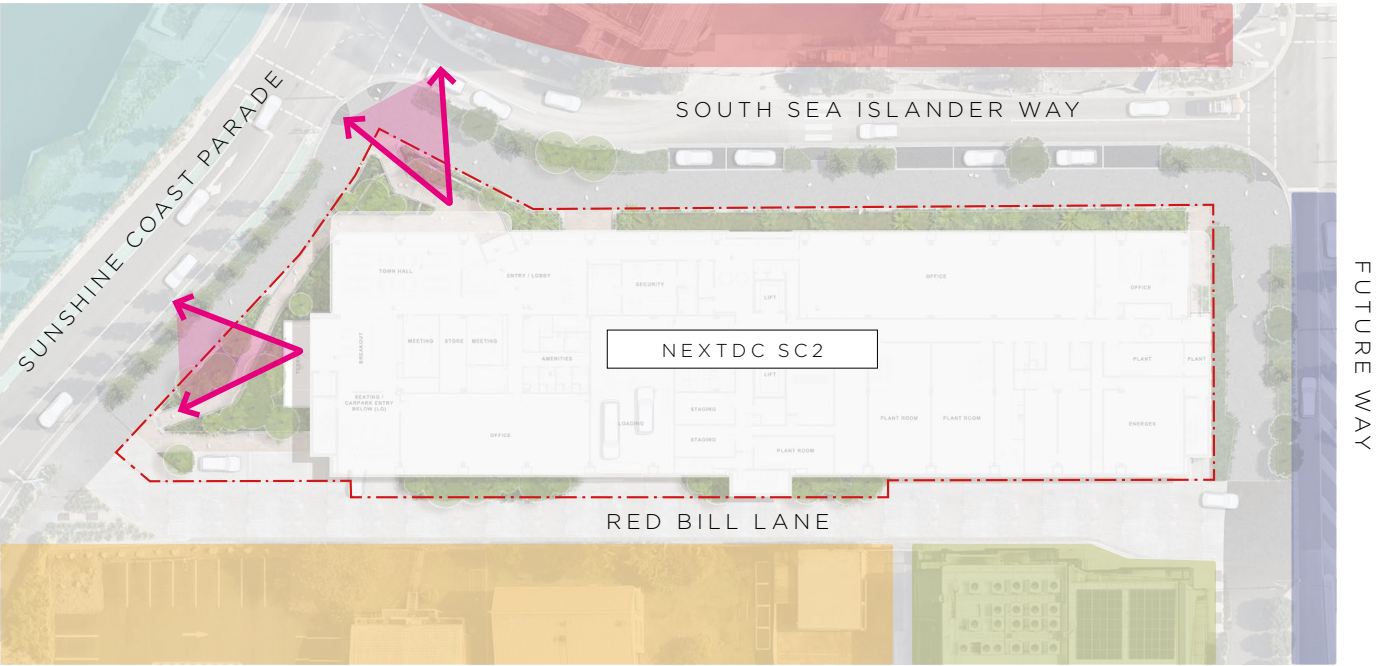
05 Facing north east to proposed site from Sunshine Coast Parade



06 Facing north to proposed site from Sunshine Coast Parade

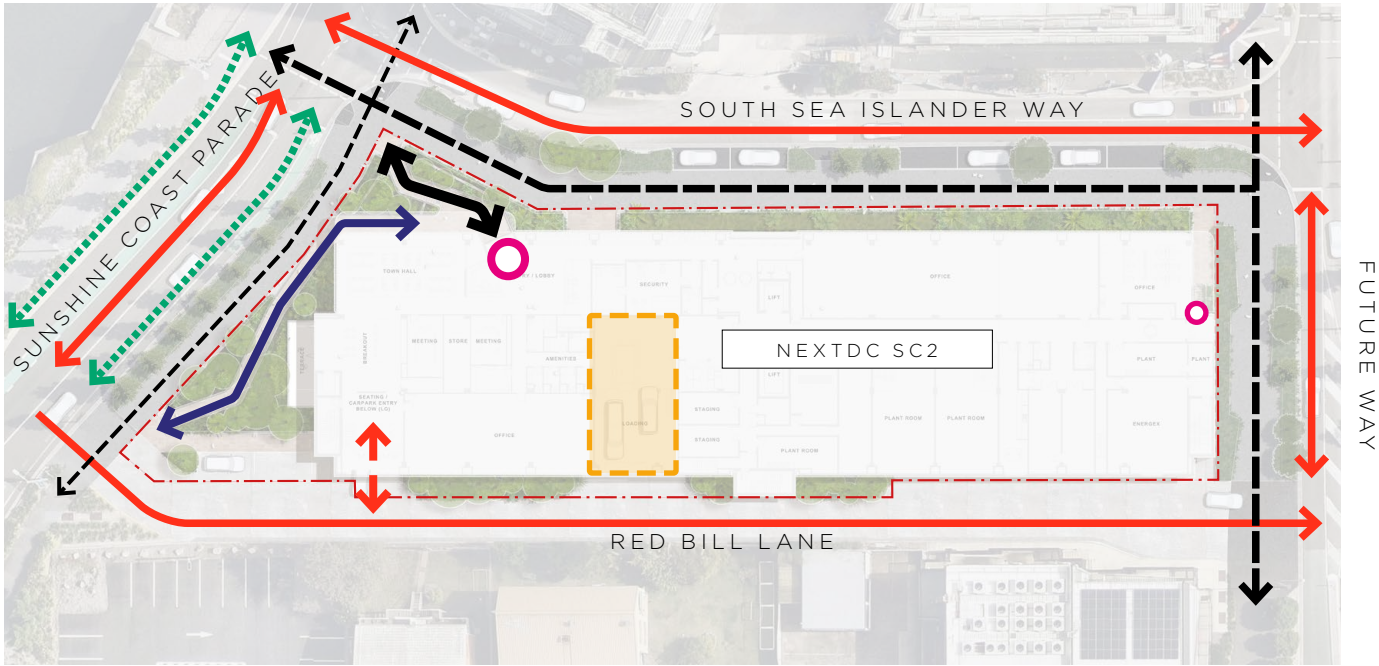
Image courtesy of Google Maps

SITE ANALYSIS



site interfaces

- Views onto Maroochy River and horizon
- Maroochy River interface
- Future high density residential interface
- Parking and low-rise commercial interface
- NEXTDC SC1 SC1 works interface
- Existing residential interface
- Site boundary



site circulation

- Proposed main entry staircase
- Proposed 1:14 entrance ramp
- Existing 4.75m wide footpath
- Existing 3.5m wide footpath
- Existing vehicle circulation
- Proposed NEXTDC SC2 vehicle access
- Existing on-road bike lane
- Main entrance
- Minor entrance
- Proposed loading bay
- Site boundary

03



KEY

- | | | | | | | | |
|---|--|---|--|----|--|----|--|
| 1 | Articulated entrance ramp allows for larger deep planting garden beds to either side | 4 | Terraced garden beds to main building entrance | 8 | Feature stone paving to match or tie into architect's finishes | 12 | Bioretention rain garden planting area separated from the rest of the garden bed |
| 2 | Existing street trees and verge planting to be protected and retained | 5 | New street trees and planting to replace existing cross over | 9 | Existing concrete footpath to be protected and retained | 13 | Visitor bicycle hoop |
| 3 | Deep planting area with feature trees and understorey vegetation | 6 | Main building entrance | 10 | Lower ground level car park vehicle access | | |
| | | 7 | Articulated entrance staircase flanked by terraced garden beds | 11 | Loading bay vehicle access | | |

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NEXTDC SUNSHINE COAST (SC2)

04

LANDSCAPE CHARACTER

‘soft, green edges with textural layers of vegetation’



layers of texture to create a sense of depth



spilling plants to soften facade and walls



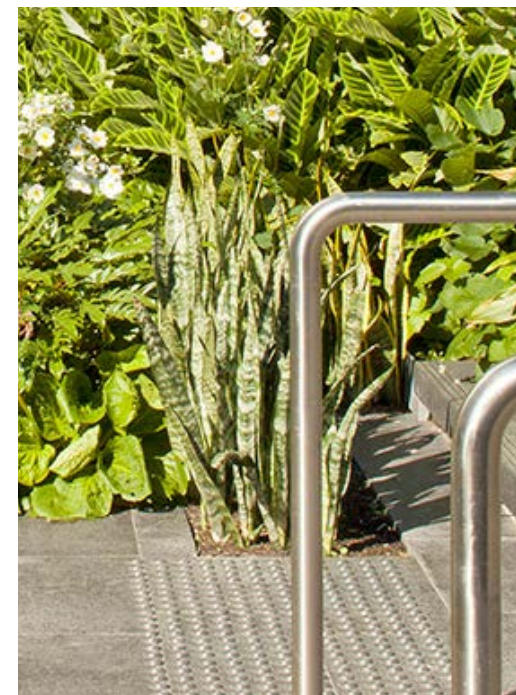
complimentary textures and tones



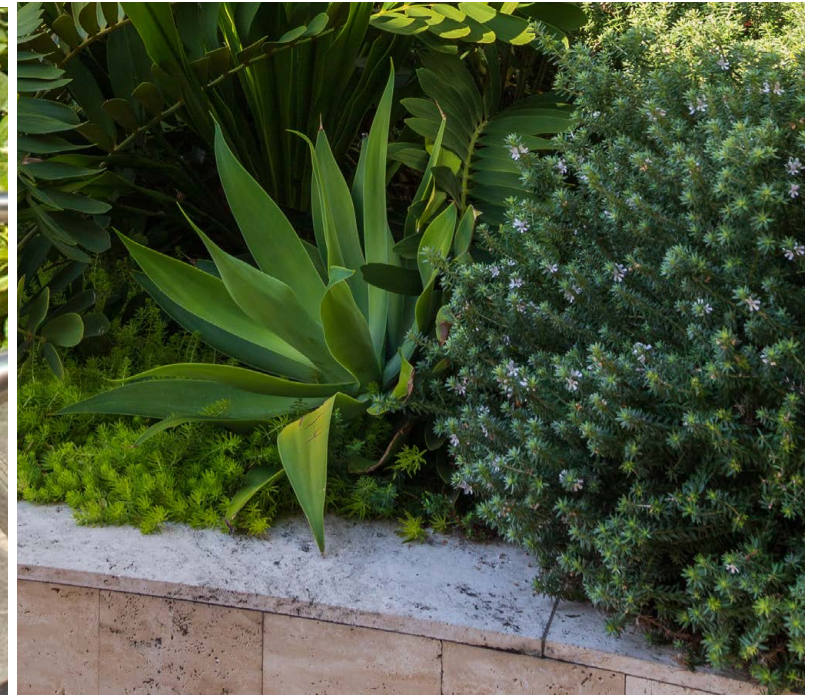
staircase with hob edge and terraced planting



variation in foliage and flower form and colour



dense planting forms boundary lines to guide movement

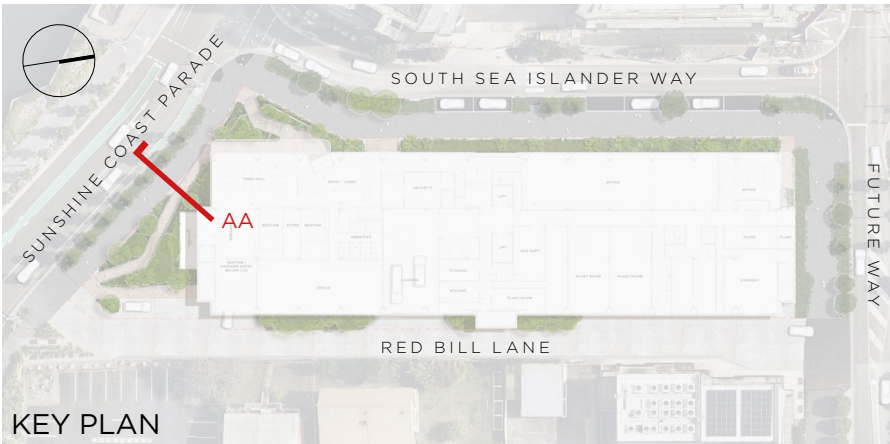


05

LANDSCAPE SECTIONS

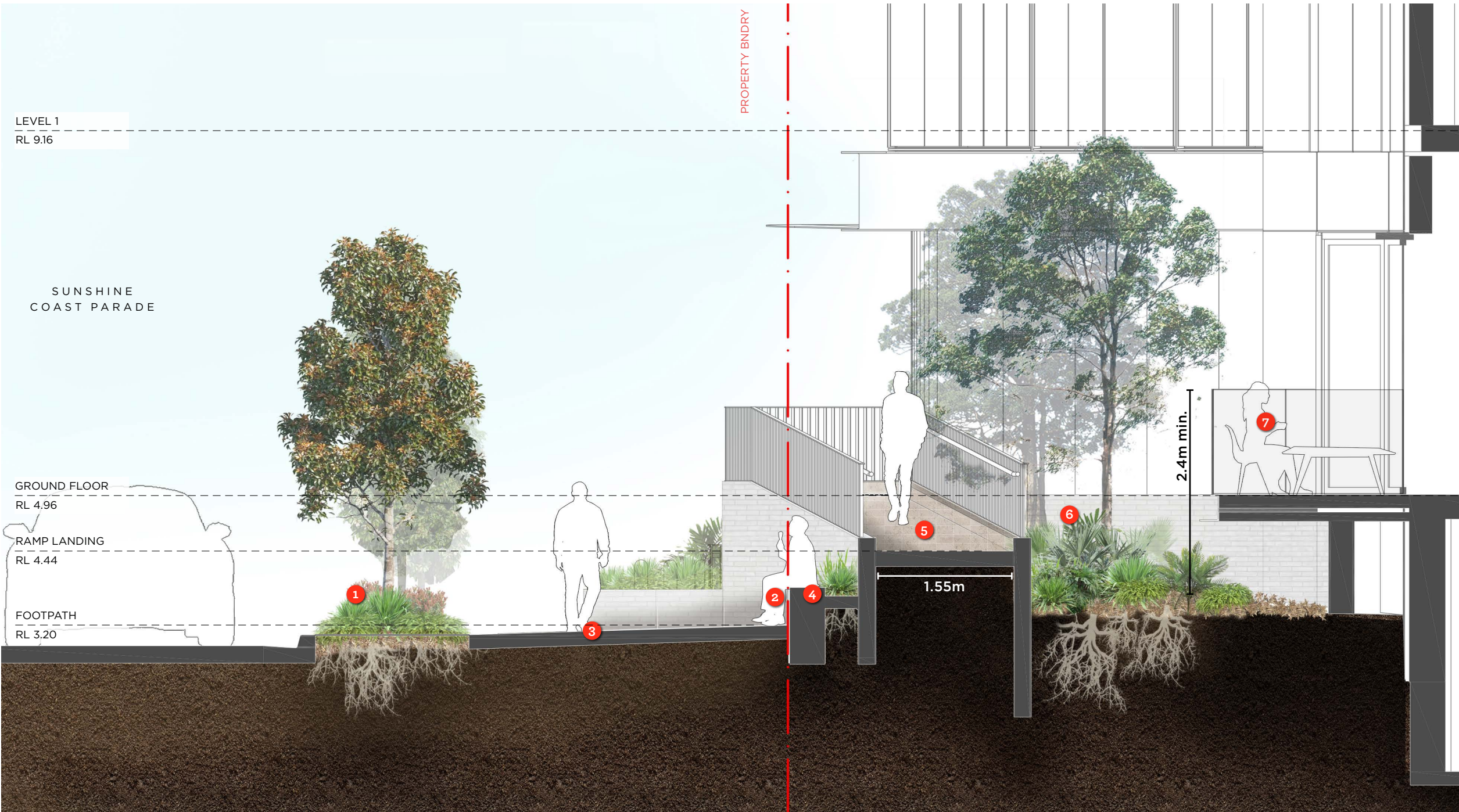
SECTION AA | ACCESS RAMP ENTRANCE

SUNSHINE COAST PARADE INTERFACE



KEY

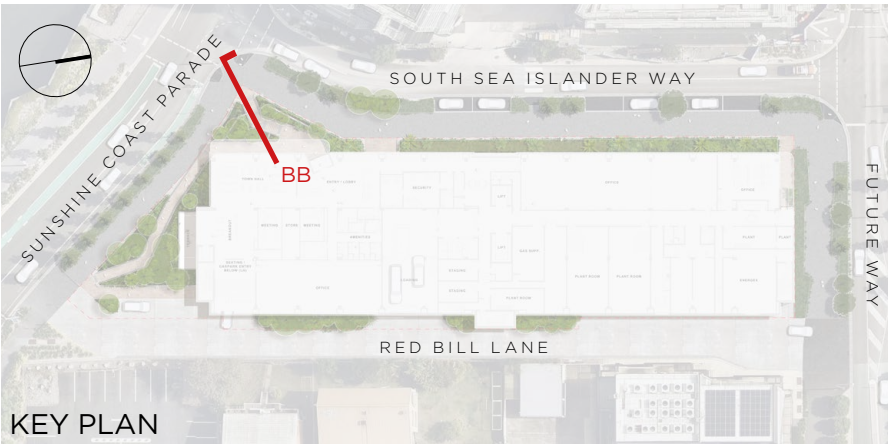
- 1 Existing street trees and verge planting to be protected and retained
- 2 Streetscape planter wall at height of 430mm and depth of 400mm to allow for streetscape seating
- 3 Existing footpath to be protected and retained
- 4 Terraced landscape softens built form to Sunshine Coast Parade streetscape
- 5 Articulated entrance ramp allows for larger deep planting garden beds to either side
- 6 Deep planting area with feature trees and understorey vegetation surrounds terrace
- 7 Outdoor terrace and breakout space



LANDSCAPE SECTIONS

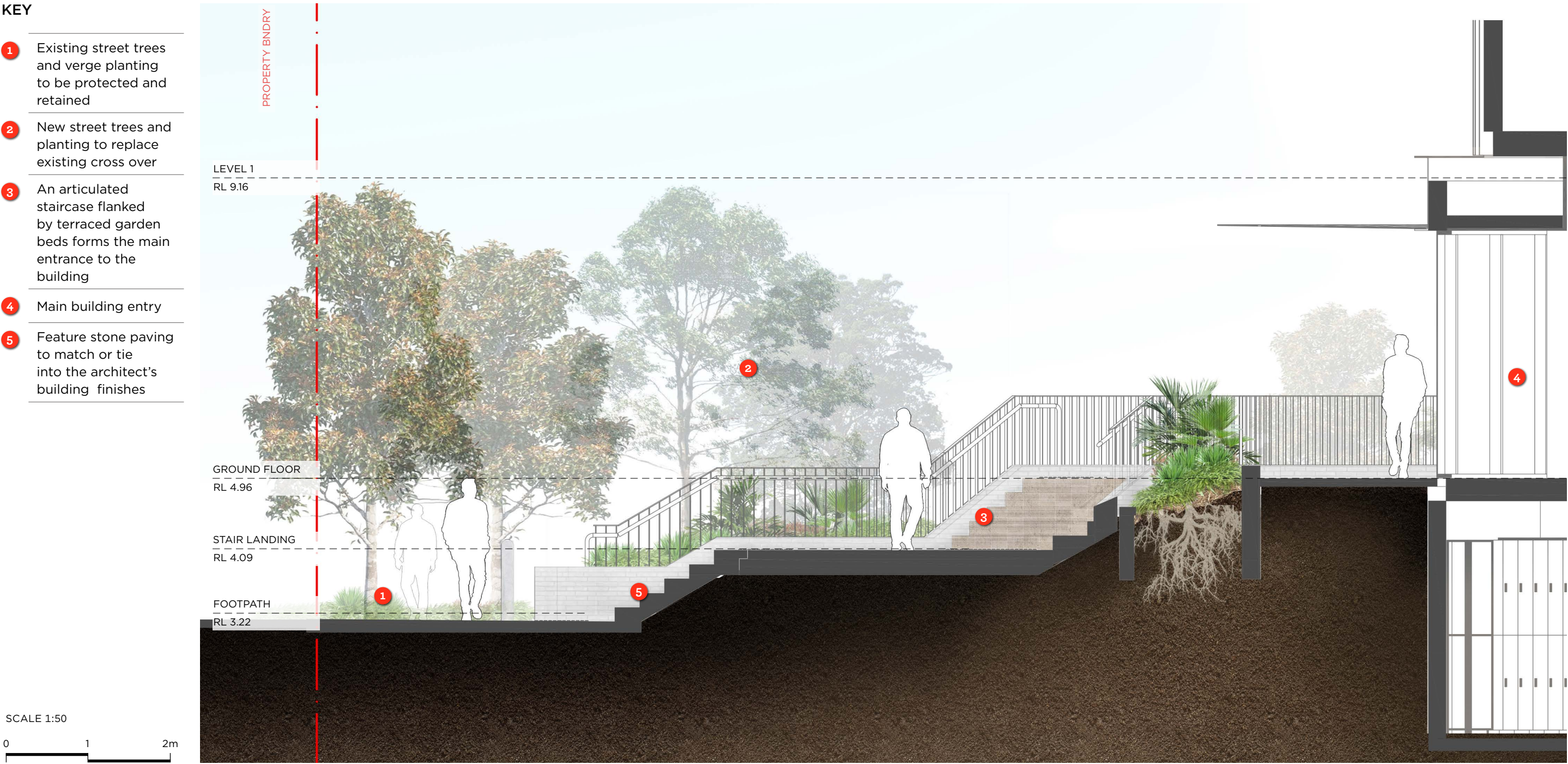
SECTION BB | MAIN ENTRANCE STAIRCASE

SOUTH SEA ISLANDER WAY - SUNSHINE COAST PARADE INTERSECTION



KEY

- 1 Existing street trees and verge planting to be protected and retained
- 2 New street trees and planting to replace existing cross over
- 3 An articulated staircase flanked by terraced garden beds forms the main entrance to the building
- 4 Main building entry
- 5 Feature stone paving to match or tie into the architect's building finishes



06

PLANTING STRATEGY

A planting strategy has been developed for the NEXTDC Sunshine Coast SC2 that divides the landscape into sections based on aspect and natural light. Plant mixes are developed for areas that receive full sun, partial sun, and full shade. Trees, climbers, and trailing plants have their own designated mixes to be planted across the site.

A bioretention rain garden along the building’s western interface with South Sea Islander Way incorporates a specialised planting mix to accommodate the distinct function of this part of the landscape.



- KEY
- Full sun planting

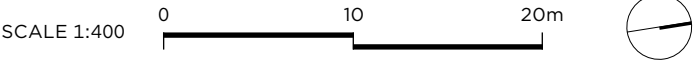
Partial sun planting

Full shade planting

Bioretention rain garden

New streetscape planting

Existing streetscape planting



07 PLANTING PALETTE

TREES AND PALMS



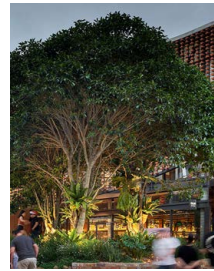
Eucalyptus microcorys



Waterhousea floribunda



Flindersia schottiana



Ficus obliqua



Licuala ramsayi



Archontophoenix cunninghamiana

SPILLING MIX



Casuarina 'Cousin It'



Dichondra 'Silver Falls'



Epipremnum aureum

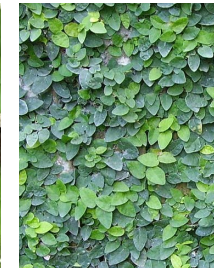
CLIMBING MIX



Chonemorpha fragrans



Hoya australis



Ficus pumila

BIORETENTION RAIN GARDEN



Banksia robur



Myoporum parviflorum



Ficinia nodosa



Carex appressa



Lomandra hystrix



Imperata cylindrica



Casuarina glauca

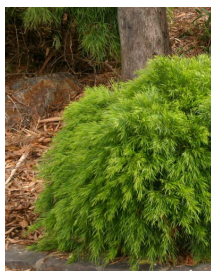


Melaleuca quinquenervia

NB: Bioretention Plant list has been based of recommended plants from 'Water by Design' website, some plants are 'Core Species' which are species which have characteristics to maximise pollutant removal.

<https://waterbydesign.com.au/wsud-plant-database/bioretention-plants>

FULL SUN - SHRUBS AND GROUNDCOVERS



Acacia 'Mini cog'



Acmena smithii



Aechmea 'Blue Tango'



Alcantarea extensa



Alocasia brisbanensis



Callistemon 'White Anzac'



*Dianella caerulea**



*Doryanthes excelsa**



*Liriope 'Evergreen Giant'**



Philodendron 'Xanadu'



Viola hederacea



Westringia fruticosa

PLANTING PALETTE

PARTIAL SUN - SHRUBS AND GROUNDCOVERS



Acacia cognata *Acacia fimbriata* *Acmena smithii* *Aechmea 'Blue Tango'* *Alcantarea extensa* *Alocasia brisbanensis* *Blechnum Gibbum 'Silver Lady'* *Callistemon 'White Anzac'* *Dianella caerulea** *Doryanthes excelsa** *Liriope 'Evergreen Giant'** *Monstera deliciosa*



Doryanthes palmeri *Lomandra hystrix* *Peperomia obtusifolia* *Philodendron 'Lynette'* *Philodendron 'Xanadu'* *Thaumatococcus danianum* *Viola hederacea* *Westringia fruticosa* *Grevillea Honey Gem* *Zamia furfuracea*

FULL SHADE - SHRUBS AND GROUNDCOVERS



*Alcantarea extensa** *Alocasia brisbanensis* *Blechnum Gibbum 'Silver Lady'* *Liriope 'Evergreen Giant'** *Monstera deliciosa* *Peperomia obtusifolia* *Philodendron 'Lynette'* *Philodendron 'Xanadu'* *Asplenium nidus* *Blechnum nudum* *Epipremnum pinnatum* *Rhapis excelsa*

PLANTING SPECIES NOTE:

- Species shown are a collection of the typical plants to be found in the palette for the area listed.
- Additional plants will feature in the final detailed planting design

08

TECHNICAL NOTES

SPECIFICATION NOTES

All plants shall be true to scheduled nomenclature, well formed, and hardened off nursery stock. Form and habit shall be normal for the plant as scheduled.

STANDARDS

Conform to the following referenced documents:

- AS 4419-2003 Soils for landscaping and garden use
- AS 3743-2003 Potting Mixes
- AS 4454-2003 Composts, soil conditioners and mulches
- NATSPEC Guide: Specifying Trees - a guide to assessment of tree quality (Clark, R. 2003)
- AS 4373-2007 Pruning of amenity trees

IRRIGATION SUMMARY

All planting areas except for the bioretention rain garden and garden beds abutting roads will be irrigated with a drip irrigation system. The drip irrigation will be fed by the building's rainwater tank.

Total new planting into natural ground: 478.5m²

Proposed irrigated planting area: 404.6m²

Weekly Application Rate: 25mm/m²

Weekly Usage: 0.91KL

MAINTENANCE REGIME

Within the boundaries of the private property the contractor will maintain the landscape, upon receipt of 'On Maintenance', for a period of typically three months. The maintenance responsibilities will then be handed over to the body corporate caretaker.

Summary of Work includes but is not limited to:

- + Watering and fertilising of garden beds and trees
- + Weeding of garden beds, trees and pavements
- + Supply and installation of mulch to maintain minimum depths as specified
- + Topsoil and mulch levels to be monitored and replenished to remain in accordance with the typical construction details
- + Tree & palm staking and guying monitored and adjusted accordingly to ensure plant stock establishes appropriately
- + Pruning, trimming and tree surgery
- + Pest and disease control of garden beds, planting and trees
- + Replacement of dead, failed or significantly diseased (50% of foliage) plants and trees
- + Removal of rubbish and debris from garden areas
- + Spilling plants length to be maintained to suit specific locations and safety requirements
- + Climbing plants are to be maintained regularly to ensure dense leaf foliage is maintained from the lower portions of the plant to the top
- + Keeping of log book

Watering: Coordinate the water supply and confirm the watering regime against State and Local Government legislation and restrictions at time of maintenance period. Program of watering shall ensure health and vigour of all vegetation is maintained. Without restrictions the contractor shall provide a minimum water application of 30mm per week to each area of vegetation.

Weeding: Spray or hand removal of all broad leaf plants and grasses considered invasive to the locality. Spray treatment is by non-residual Glyphosate.

Fertilising: Application of the approved slow release fertilisers shall be strictly in accordance to manufacturer's specifications and rates, to ensure health and vigor of all vegetation is maintained.

Maintenance access: Maintenance access to all planters is to meet the appropriate standards and fall protection requirements and is to be designed and certified as part of future phases of work in consultation with the contractor, certifier and maintenance access specialist. All notes for maintenance access in this document are indicative and require further review and resolution prior to certification and construction.

Beyond the time frame of a standard maintenance period (typically 12 months) the landscape works will require replenishment of planting to maintain its high levels of health and appearance.

An aerial photograph of a coastal town. A river flows through the center, with a large sandy beach and ocean on the right. The town is densely packed with residential houses and some commercial buildings. There are green spaces and a few larger industrial or warehouse-like structures. The overall scene is a mix of urban development and natural coastal features.

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