



Our ref: DEV2025/1604

30 June 2025

NEXTDC Limited  
C/- Ethos Urban  
Att: Ms Meg Luton  
Level 4, 215 Adelaide Street  
BRISBANE CITY QLD 4000

Email: [mluton@ethosurban.com](mailto:mluton@ethosurban.com)

Dear Meg

**S89(1)(a) Approval of PDA Development Application**

**PDA Development Permit for Material Change of Use for Research and Technology Industry at 10 South Sea Islander Way, Maroochydore described as Lot 10 on SP305311**

On 30 June 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Tiana Hill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at [tiana.hill@edq.qld.gov.au](mailto:tiana.hill@edq.qld.gov.au), who will assist.

Yours sincerely

Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**



# PDA Decision Notice

| Site information                        |   |                  |
|---|---|------------------|
| Name of priority development area (PDA) | Maroochydore City Centre                |                  |
| Site address                            | 10 South Sea Islander Way, Maroochydore |                  |
| Lot on plan description                 | Lot number                              | Plan description |
|   | Lot 10                                  | SP305311         |

| PDA development application details |  |
|-------------------------------------|--|
| DEV reference number                | DEV2025/1604   |
| 'Properly made' date                | 10/04/2025   |
| Type of application                 | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Application to change PDA development approval</li> <li><input type="checkbox"/> Application to extend currency period</li> </ul> |
| Proposed development                | Material Change of Use for Research and Technology Industry  |

| PDA development approval details |   |
|----------------------------------|---|
| Decision of the MEDQ             | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Material Change of Use – Research and Technology Industry</li> </ul> |
| Decision date                    | 30 June 2025  |
| Currency period                  | 6 years from the date of the decision   |

| Assessment Team           |                               |
|---------------------------|-------------------------------|
| Assessment Manager (Lead) | Tiana Hill, Principal Planner |
| Manager                   | Leila Torrens, Manager        |
| Engineer                  | Matt Sturley, Engineer        |
| Delegate                  | Brandon Bouda, A/Director     |

## Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

| Approved plans and documents |  | Number                                   | Date       |
|------------------------------|--|--|------------|
| 1.                           | Site Plan  | DA01 Issue: A                            | 28/02/2025 |
| 2.                           | Lower Ground Plan  | DA06 Issue: B                            | 03/06/2025 |
| 3.                           | Ground Floor Plan  | DA07 Issue: A                            | 28/02/2025 |
| 4.                           | Level 01 Plan  | DA08 Issue: A                            | 28/02/2025 |
| 5.                           | Level 02 Plan  | DA09 Issue: A                            | 28/02/2025 |
| 6.                           | Level 03 Plan  | DA10 Issue: A                            | 28/02/2025 |
| 7.                           | Level 04 Plan  | DA11 Issue: A                            | 28/02/2025 |
| 8.                           | Roof Plan  | DA12 Issue: A                            | 28/02/2025 |
| 9.                           | Elevations – Sheet 01  | DA13 Issue: A                            | 28/02/2025 |
| 10.                          | Elevations – Sheet 02  | DA14 Issue: B                            | 03/06/2025 |
| 11.                          | Sections – Sheet 01  | DA15 Issue: A                            | 28/02/2025 |
| 12.                          | Sections – Sheet 02  | DA16 Issue: A                            | 28/02/2025 |
| 13.                          | Material Palette – Facade Types  | DA17 Issue: A                            | 28/02/2025 |
| 14.                          | Lighting Concept Report prepared by Electro light  | 3750<br>Revision 3                       | 07/03/2025 |
| 15.                          | Sunshine Coast 2 Stormwater Management Plan prepared by Arup                                     | 299953-SC2-AR-DA-REP-C-002<br>Revision 4 | 28/05/2025 |
| 16.                          | Geotechnical Investigation SC 1.5 Data Centre Expansion Stages 2 & 3 prepared by Butler Partners | SG24-1501A                               | 11/06/2024 |
| 17.                          | NextDC SC2 Data Centre Hazardous Goods Report  | SC2_HGR0003<br>Revision 3                | 2/12/2024  |
| 18.                          | NextDC SC2 Data Centre Standby Generator Air Emission Assessment prepared by ARUP                | 299953<br>Revision 1                     | 28/2/2025  |
| 19.                          | Waste Management Plan NextDC SC2 prepared by encycle   | 24-1628<br>Revision 2                    | 28/11/2024 |
| 20.                          | NextDC SC2 Noise and Vibration Impact Assessment prepared by ARUP                                | 299953 AC02<br>Revision 4                | 27/02/2025 |
| 21.                          | NextDC Sunshine Coast (SC2) Development Approval Landscape Concept Report prepared by Lat 27     | LS00474<br>Revision F                    | 04/03/2025 |

## Supporting documents

|     |   |  |            |
|-----|---|--|------------|
| 22. | Sunshine Coast 2 Civil Engineering Report prepared by Arup                      | 299953-SC2-AR-DA-REP-C-001<br>Revision 3 | 10/12/2024 |
| 23. | Traffic Engineering - Proposed Research and Technology Industry prepared by TTM | RP01F<br>Revision 6                      | 05/06/2025 |

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil

### ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

**AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.

**BASIC (SLOW) CHARGER** means an EVSE charging facility on a dedicated electrical circuit, capable of supplying up to 7kW of power. Basic charging is typically used for long-park situations such as dwellings and workplaces. Basic charging requires AC power (240 volts) and typically involves the installation of an Electric Vehicle Supply Equipment (EVSE) unit.

**BFP** means Building Format Plan.

**CERTIFICATION PROCEDURES MANUAL** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

**CONTRIBUTED ASSET** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

**COUNCIL** means the relevant local government for the land the subject of this approval.

**EDQ** means Economic Development Queensland.

**EDQ DA** means Economic Development Queensland's – Development Assessment team.

**EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.

**EVSE** means Electric Vehicle Supply Equipment - the charging unit affixed to the building or car park used to transfer electricity to the vehicle.

**EP Act** means the *Environmental Protection Act 1994*.

**IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

### Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    1. if satisfied, endorses the documentation; or
    2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    1. if satisfied, endorses the revised documentation; or

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

2. if not satisfied, notifies the applicant accordingly.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: [pdadevelopmentassessment@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

### PDA Development Conditions

| No.                            | Condition  | Timing  |
|--------------------------------|--|---|
| <b>General</b>                 |  |   |
| 1.                             | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.  | Prior to commencement of use                  |
| 2.                             | <b>Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with: <ul style="list-style-type: none"> <li>a) the approved plans and documents;</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions;</li> <li>c) Maroochydore City Centre Infrastructure Agreement 2017;</li> <li>d) Maroochydore City Centre Water Infrastructure Agreement 2017;</li> <li>e) any other executed Infrastructure Agreement; and</li> <li>f) any other approval or endorsement required by these conditions</li> </ul> | At all times following commencement of use    |
| <b>Construction Management</b> |  |   |
| 3.                             | <b>Hours of Work – Construction</b><br><br>Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.  | During construction unless otherwise endorsed |
| 4.                             | <b>Certification of Operational Work for Contributed Assets</b><br><br>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .   | At all times                                  |

## PDA Development Conditions

| No. | Condition   | Timing   |
|-----|---|--|
| 5.  | <p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ol style="list-style-type: none"> <li>noise and dust in accordance with the EP Act;</li> <li>stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>complaints procedures;</li> <li>site management: <ol style="list-style-type: none"> <li>for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>for safe and functional temporary vehicular access points and frequency of use;</li> <li>for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>for the location of materials, structures, plant and equipment;</li> <li>of waste generated by construction activities;</li> <li>detailing how materials are to be loaded/unloaded;</li> <li>of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>of employee and visitor parking areas;</li> <li>of anticipated staging and programming;</li> <li>for the provision of safe and functional emergency exit routes; and</li> <li>any out of hours work as endorsed via Compliance Assessment.</li> </ol> </li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p> |

| PDA Development Conditions |  |  |
|----------------------------|--|--|
| No.                        | Condition  | Timing   |
| 6.                         | <b>Erosion and Sediment Management</b> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>   | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
| 7.                         | <b>Traffic Management Plan</b> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
| 8.                         | <b>Construction Noise Management Plan</b> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> </ul>  | <p>a) Prior to commencing work</p>                               |



| PDA Development Conditions |  |   |
|----------------------------|--|---|
| No.                        | Condition  | Timing  |
|                            | <ul style="list-style-type: none"> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>                              | <p>b) During construction</p> <p>c) As requested by EDQ</p>                   |
| <b>9.</b>                  | <p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>  | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| <b>10.</b>                 | <p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) the approved plans</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to:</li> </ul> | <p>a) Prior to commencing earthworks</p>                                      |

| PDA Development Conditions |  |   |
|----------------------------|--|---|
| No.                        | Condition  | Timing  |
|                            | <ol style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> <li>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</li> </ol> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ol> | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>   |
| 11.                        | <p><b>Acid Sulfate Soils Management Plan</b></p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>  | <p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| 12.                        | <p><b>Retaining Walls</b></p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) located and designed generally in accordance with the approved plans.</li> </ol> <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p>   | <p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p>   |

| No. | Condition   | Timing  |
|-----|---|---|
|     | c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.  | c) Prior to commencement of use   |
| 13. | <p><b>Roadworks – Compliance Assessment</b></p> <p>a) Submit to EDQ IS, for Compliance Assessment, Roadworks Plans, certified by a RPEQ, for the proposed Red Bill Lane Modification works, including:</p> <ul style="list-style-type: none"> <li>i) intersection and laneway pavement widening and modifications;</li> <li>ii) laneway widening construction methodology in accordance with Council standards and good engineering practice including full width pavement replacement where needed;</li> <li>iii) pavement depth, cross sections, and signage and line-marking to suit the proposed laneway directional change per MUTCD requirements;</li> <li>iv) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> <li>v) identify clashes with existing infrastructure and submit agreement from the associated asset owner(s) to the associated relocation or upgrade work (e.g. streetlights, electrical pits and telecommunication pits);</li> <li>vi) Identify areas of new road reserve where laneway widening or relocated infrastructure is proposed to extent into private property.</li> </ul> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition and in accordance with the Construction Procedures Manual;</p> <p>c) Submit to EDQ IS the following:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Construction Procedures Manual;</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.</li> <li>iv) confirmation from the asset owner that all necessary Quality Assurance documentation has been provided to support the laneway directional change.</li> </ul> | <p>a) Prior to commencing roadworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |

| PDA Development Conditions |  |   |
|----------------------------|--|---|
| No.                        | Condition  | Timing  |
| 14.                        | <b>Street Lighting</b> <p>a) Design and install the modified <u>Rate 2</u> street lighting system, certified by a RPEQ, to Red Bill Lane. The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i) meet the relevant standards of Energex;</li> <li>ii) be endorsed by Energex as 'Rate 2 Public Lighting';</li> <li>iii) be endorsed by Council as the Energex 'billable customer';</li> <li>iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>.</li> </ul> <p>b) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>   | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| 15.                        | <b>Car Parking</b> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>  | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| 16.                        | <b>Electric vehicle readiness</b> <p>a) Include electric vehicle readiness in the development as follows:</p> <ul style="list-style-type: none"> <li>i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 2 parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces.</li> </ul> <p>b) Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> <li>i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and</li> <li>ii) designed with regard to fire retardance and ventilation</li> </ul> <p>c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p> | <p>For all parts of this condition, prior to commencement of the use</p>      |
| 17.                        | <b>Bicycle Parking</b> <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>  | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |

| PDA Development Conditions |   |  |
|----------------------------|---|--|
| No.                        | Condition   | Timing   |
| 18.                        | <b>Water Connection</b><br><br>Connect the approved development to the existing water reticulation network generally in accordance with UnityWater's current adopted standards.   | Prior to commencement of use   |
| 19.                        | <b>Sewer Connection</b><br><br>Connect the approved development to the existing sewer reticulation network generally in accordance with UnityWater's current adopted standards.   | Prior to commencement of use   |
| 20.                        | <b>Stormwater Connection</b><br><br>Connect the approved development to a lawful point of discharge: <ul style="list-style-type: none"> <li>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and</li> <li>b) generally in accordance with Council's current adopted standards.</li> </ul>  | Prior to commencement of use   |
| 21.                        | <b>Stormwater Management (Quality)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:               <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following approved document:</li> <li>ii) Sunshine Coast 2 Stormwater Management Plan prepared by Arup Reference: 299953-SC2-AR-DA-REP-C-002 Issue 4 28<sup>th</sup> May 2025.</li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ul> |
| 22.                        | <b>Stormwater Management (Quantity)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:               <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and:</li> <li>ii) New private stormwater infrastructure must be contained within the development site's private property boundary. Private stormwater infrastructure within road reserve (including Red Bill Lane) is not supported except where directly connecting to public drainage infrastructure.</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> </ul>   |

| PDA Development Conditions |   |  |
|----------------------------|---|--|
| No.                        | Condition   | Timing   |
|                            | b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.<br><br>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.   | b) Prior to commencement of use<br><br>c) Prior to commencement of use |
| <b>23.</b>                 | <b>Electricity</b><br><br>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.<br><br>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.  | a) Prior to commencement of use<br><br>b) Prior to commencement of use |
| <b>24.</b>                 | <b>Telecommunications</b><br><br>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.<br><br>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.   | a) Prior to commencement of use<br><br>b) Prior to commencement of use |
| <b>25.</b>                 | <b>Broadband</b><br><br>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .<br><br>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition. | a) Prior to commencement of use<br><br>b) Prior to commencement of use |
| <b>26.</b>                 | <b>Landscape Works</b><br><br>a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:<br>i) NextDC Sunshine Coast (SC2) Development Approval Landscape Concept Report prepared by Lat 27 Revision F dated 4 <sup>th</sup> March 2025.   | a) Prior to commencement of ground level building work                 |

| No.        | Condition   | Timing  |
|------------|---|---|
|            | b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.  | b) Prior to commencement of use   |
| <b>27.</b> | <b>Ground Level Final Design – Compliance Assessment</b><br><br>a) Submit to EDQ DA for compliance assessment plans of the ground floor level demonstrating that: <ul style="list-style-type: none"> <li>i) A minimum of 95% of all glazing ensures visual permeability into and out of the building is maintained to the frontage of South Sea Islander Way and Sunshine Coast Parade;</li> <li>ii) The wall of the ramp that is visible from Sunshine Coast Parade and South Sea Islander Way has been treated to reduce visual impact.</li> </ul><br>b) Construct works generally in accordance with the approved plans under part a) of this condition. | a) Prior to commencement of use<br><br><br><br><br><br><br><br><br><br>b) Prior to commencement of use    |
| <b>28.</b> | <b>Waste Collection System</b><br><br>a) Submit to EDQ DA, a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system.<br><br>b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent.<br><br>c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.  | a) Prior to commencement of building works.<br><br>b) Prior to commencement of use<br><br>c) At all times |
| <b>29.</b> | <b>Acoustic Treatments</b><br><br>a) Construct the approved development to include the acoustic treatments specified in the following approved document: <ul style="list-style-type: none"> <li>i. NextDC SC 2 Noise and Vibration Impact Assessment Reference: 299953 AC02 Revision 4, dated 7<sup>th</sup> February 2025, prepared by Arup.</li> </ul><br>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.  | a) Prior to commencement of use<br><br><br><br><br><br><br>b) Prior to commencement of use                |
| <b>30.</b> | <b>Hazardous Goods Management</b><br><br>a) Construct the approved development to include the hazardous goods management requirements as specified in the following approved document: <ul style="list-style-type: none"> <li>i. NextDC SC2 Data Centre Hazardous Goods Report Reference: SC2_HGR0003 Revision 3, dated 2 December 2024, prepared by Arup.</li> </ul>   | a) Prior to commencement of use   |

| PDA Development Conditions |  |                                 |
|----------------------------|--|---------------------------------|
| No.                        | Condition  | Timing                          |
|                            | b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.   | b) Prior to commencement of use |
| 31.                        | <b>Management of Air Emissions</b><br><br>Undertake and maintain the approved development in accordance with the requirements and mitigation measures identified in the following approved document: <ul style="list-style-type: none"> <li>i. NextDC SC2 Data Centre Standby Generator Air Emission Assessment Reference: 299953 Revision 1, 28 February 2025, prepared by Arup.</li> </ul> | At all times                    |
| 32.                        | <b>Outdoor Lighting</b><br><br>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .  | Prior to commencement of use    |
| 33.                        | <b>Easements over Infrastructure</b><br><br>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.<br><br>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.   | Prior to commencement of use    |
| 34.                        | <b>Road Dedication</b><br><br>Dedicate as new road reserve all areas identified in the plans approved under Condition 13 - Roadworks as new road reserve.  | Prior to commencement of use    |
| 35.                        | <b>Redundant Driveway</b><br><br>Carry out all necessary works to remove the redundant driveway crossover on South Sea Islander Way and carry out works to re-instate the South Sea Islander Way kerb, landscaping and footpath to replicate existing conditions   | Prior to commencement of use    |
| 36.                        | <b>Infrastructure Contributions</b><br><br>Unless an Infrastructure Agreement (IA) states otherwise, pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment .<br><br>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to MEDQ prior to commencement of use for calculation of final charges.  | In accordance with the IFF      |



**STANDARD ADVICE**

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**\*\* End of Package \*\***