

28 August 2026

Assessment Manager
Development Assessment
Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Via email: Developmentservices@edq.qld.gov.au

Dear Sir/Madam

Application to Change PDA Development Approval - NEXTDC Sunshine Coast (SC2), 10 South Sea Islander Way, Maroochydore (EDQ Ref: DEV2025/1604)

We write on behalf of NEXTDC Ltd seeking an amendment to the existing PDA Development Approval under Section 99 of the *Economic Development Act 2012* at 10 South Sea Islander Way, Maroochydore, legally described as Lot 10 on SP305311 ("the site"). The relevant PDA Development Approval (EDQ Ref: DEV2025/1604) was granted by the Minister of Economic Development Queensland (MEDQ) on 30 June 2025 for the following:

- PDA Development Permit for Material Change of Use for Research and Technology Industry.

The proposed amendment comprises minor modifications to the approved design in response to construction and detailed design requirements. The modifications include adjustments to the configuration of the ramp and stair entry, external terrace, screening and façade details.

As outlined in this letter, it is considered that the proposed amendment falls within the definition of a 'Minor Change' and does not result in substantially different development.

This amendment application is supported by the following:

Attachment A: EDQ Development Application Form, Title Search and Owners Consent

Attachment B: Current Development Approval (Decision Notice and Conditions)

Attachment C: Updated Architectural drawings prepared by Architectus

Attachment D: Updated Traffic Impact Assessment prepared by Colliers

Attachment E: Updated Civil Engineering Report prepared by Arup

Attachment F: Updated Stormwater Management Plan prepared by Arup

Attachment G: Updated Lighting Concept Report prepared by Electrolight

Attachment H: Updated Landscape Concept Design prepared by Lat Studios

Please note that the updated plans and technical reports are limited to those that are identified as approved documents in the PDA development approval and contain or reference plans that are proposed to be revised through this change application. The reports are amended only insofar as the proposal plans referenced in the documents are updated. No additional assessment has been undertaken, having regard to the very minor nature of the modifications, which do not give rise to any new impacts or issues that warrant further assessment.

Site Location

The site is located at 10 South Sea Islander Way, Maroochydore more properly described as Lot 10 on SP305311 (refer to **Figure 1**). The site is located within the Maroochydore City Centre PDA.

Figure 1: Site Aerial (Source: Nearmap, 2026)



Existing PDA Development Approval

The existing approval over the site is for a four-storey data centre (Research and technology industry use), set above a lower ground level car park and plant area. The development comprises of data halls and ancillary NEXTDC offices, breakout, front of house facilities and generators.

The project will provide critical infrastructure for Maroochydore City Centre and the wider region in the form of a new data centre, which supports the economy and the continued demand for data storage and online operations.

Construction is currently underway, as illustrated in **Figure 1**.

Proposed Amendment

To summarise, the proposed changes involve minor modifications to the design in response to further design development. These modifications are outlined in more detail below.

1. Revised ramp and stair to the entry

Following further design investigations, it is proposed to reconfigure the DDA ramping that was introduced into the design on the Sunshine Coast Parade frontage. Instead of running the ramp across the full length of the frontage (which wasn't seen as the optimum outcome at the time), a solution has been developed to contain the ramp within South Sea Islander Way frontage, adjacent to the main entrance, coupled with an adjustment to the stairs. This has the added benefit of providing an additional 49 sq m of landscaped area. Please see plans and images below in **Table 1**, extracted from the plans to illustrate and compare the proposed modifications.

2. Reduced External Terrace

As show in **Table 2** below, the external terrace to the southern façade is proposed to be marginally reduced in size from 28.7m² to 17m².

3. Minor modification to one of the facade panel colours

As shown in the image in **Table 3** below, the facade panel colours are proposed to be adjusted slightly to show more depth and variation.

4. Minor modifications to screening element along South Sea Islander Way

As shown in the comparison images in **Table 3** below, it is proposed to adjust the design of the vertical screening element along the ground floor of the South Sea Islander Way frontage.

Table 1: Comparison of approved ramp and stair design and proposed design

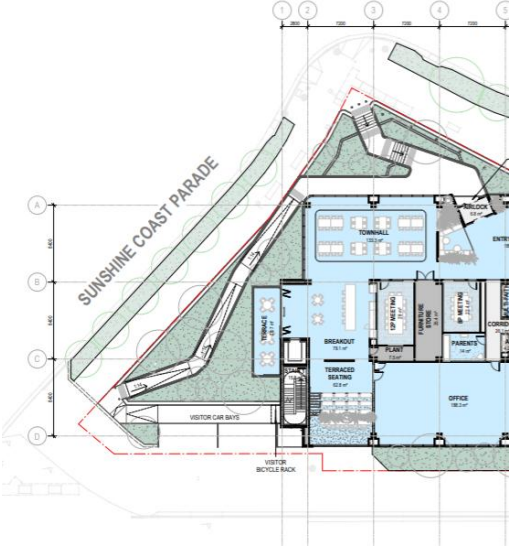
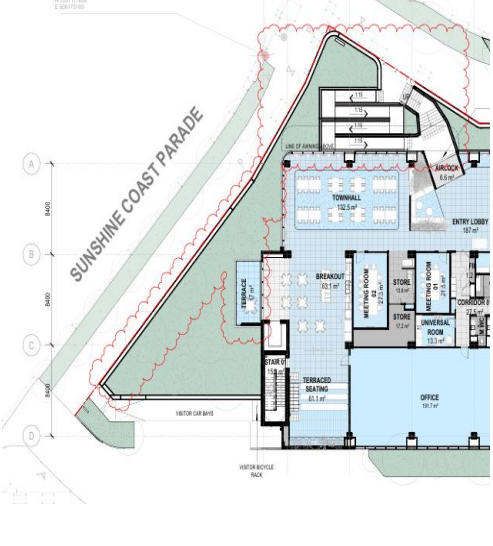
Approved Design	Revised Design
 Ramp along Sunshine Coast Parade Frontage	 Ramp reduced to South Sea Islander Way frontage.
 View of Sunshine Coast Parade frontage with ramp	 View of Sunshine Coast Parade frontage without ramp

Table 2: Comparison of approved and proposed external terrace

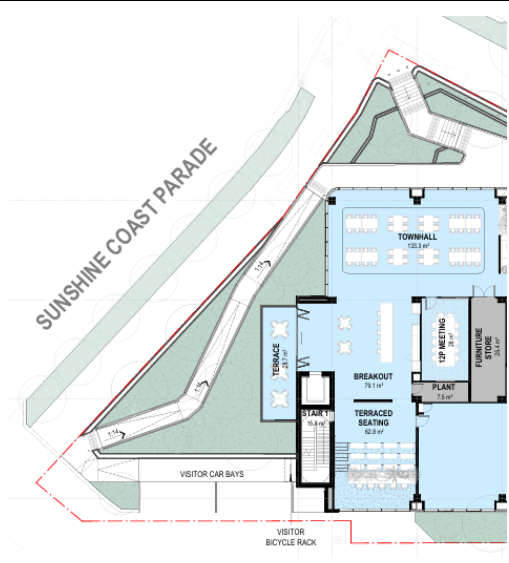
Approved Design	Revised Design
 Approved external terrace	 Proposed external terrace

Table 3: Comparison of approved and proposed façade panel design and screening element

Approved Design	Revised Design
 Approved façade and screening element	 Proposed façade and screening element

Condition Amendment(s)

A copy of the existing approval, including conditions, is provided under **Attachment B**. The aspects of the relevant conditions that are proposed to be amended are identified in ~~striketrough~~ text while the additions are identified in **bold** text and underlined. Please note that the requested amendments seek only to update the references made to technical reports – no changes are proposed to the assessments or findings – and the removal of the additional detail for the previously approved ramp.

21) Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and the following approved document: ii) Sunshine Coast 2 Stormwater Management Plan prepared by Arup Reference: 299953-SC2-AR-DA-REP-C-002 Issue 4.5 28th May 2025 <u>27 August 2026</u>. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. 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.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
27) Ground Level Final Design – Compliance Assessment a) Submit to EDQ DA for compliance assessment plans of the ground floor level demonstrating that: 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; 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.	d) Prior to commencement of use e) Prior to commencement of use

b) Construct works generally in accordance with the approved plans under part a) of this condition.	
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Approved Drawings and Documents

The approved drawings and documents conditioned as part of the existing PDA development approval are specified in **Table 4** below, extracted from the Decision Notice Document. As a result of this change application, the table of approved documents will be required to be updated to reflect the amended plans and documents. Plans proposed to be removed have been identified in ~~strike through~~ text while new plans are identified in **bold** text and underlined.

Table 4: Approved Plans and Documents

	Title	Plan 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 <u>DA07 Issue: FC-2</u>	28/02/2025 <u>09/07/2026</u>
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 <u>DA13 Issue: FC-2</u>	28/02/2025 <u>09/07/2026</u>

	Title	Plan Number	Date
10.	Elevations – Sheet 02	DA14 Issue: B <u>DA14 Issue: FC-2</u>	28/02/2025 <u>09/07/2026</u>
11.	Sections – Sheet 01	DA15 Issue: A	28/02/2025
12.	Sections – Sheet 02	DA16 Issue: A	28/02/2025
13.	Material Palette – Façade Types	DA17 Issue: A	28/02/2025
14.	Lighting Concept Report prepared by Electro Light	3750 Revision 3	07/03/2025 <u>06/08/2026</u>
15.	Sunshine Coast 2 Stormwater Management Plan prepared by Arup	299953-SC2-AR-DA-REP-C-002 Revision 4 <u>5</u>	28/05/2025 <u>27/08/2026</u>
16.	Geotechnical Investigations 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 Revision 3	2/12/2024
18.	NextDC SC2 Data Centre Standby Generator Air Emission Assessment prepared by ARUP	299953 Revision 1	28/2/2025
19.	Waste Management Plan NextDC SC2 prepared by encycle	24-1628 Revision 2	28/11/2024
20.	NextDC SC2 Noise and Vibration Impact Assessment prepared by ARUP	299953 AC02 Revision 4	27/02/2025

	Title	Plan Number	Date
21.	NextDC Sunshine Coast (SC2) Development Approval Landscape Concept Report prepared by Lat 27	LS00474 Revision F G	04/03/2025 <u>23/07/2026</u>
22.	Sunshine Coast 2 Civil Engineering Report prepared by Arup	299953-SC2-AR-DA-REP-C-001 Revision 3 4	10/12/2024 <u>27/08/2026</u>
23.	Traffic Engineering – Proposed Research and Technology Industry prepared by TTM Colliers	RP01F Revision 6 <u>RP01G Revision 7</u>	05/06/2025 <u>27/08/2026</u>

Minor Change Assessment

Section 99 of the Act states as follows:

- 1) A person may apply (the amendment application) to MEDQ to change a PDA development approval.
- 2) However, the application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.

Guidance is provided in Schedule 1 of the Development Assessment Rules on what is considered to be ‘substantially different development’. The proposed change is assessed against the substantially different development tests in **Table 5** below.

Table 5: Assessment against Development Assessment Rules 2017 (Schedule 1)

Criteria	Complies	Response
A change may be considered to result in a substantially different development if the proposed change:		
(a) Involves a new use	✓	The proposed changes do not involve a new use.
(b) Results in the application applying to a new parcel of land	✓	The proposed changes does not apply to a new parcel of land



Criteria		Complies	Response
(c)	Dramatically changes the built form in terms of scale, bulk and appearance	✓	The proposed modifications to the design do not change the built form in terms of scale and bulk, with only modest adjustment to the façade in terms of appearance
(d)	Changes the ability of the proposal to operate as intended	✓	The proposed development will continue to operate as intended. The ramp and stairs will continue to provide DDA access, albeit in a modified form.
(e)	Removes a component that is integral to the operation of the development	✓	The proposed changes do not remove any integral components of the development
(f)	Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	✓	The proposed changes do not impact on the flow of traffic or the transport network
(g)	Introduces new impacts or increases the severity of known impacts	✓	The proposed changes do not introduce new impacts or increase the severity of known impacts
(h)	Removes an incentive or offset component that would have balanced a negative impact of the development	✓	There are no incentives or offsets associated with the development
(i)	Impacts on infrastructure provision	✓	The proposed changes do not impact the infrastructure requirements of the development. No additional GFA is proposed.

As identified in the above table, the proposed development satisfies the criteria for a minor change, including the guidelines for *substantially different development*.

Conclusion

This report has assessed the changes proposed to the approved development for a Research and technology industry (data centre). It has demonstrated that the proposal can be assessed as a minor change and satisfied the relevant assessment criteria for substantially different development.

This application seeks a minor change to the approval to implement small changes to the design in response to further design development, and overall, does not alter the functionality or bulk and scale of the approved development.

It is requested that MEDQ approves the Amendment Application and issues an amended PDAD development approval, with the drawings and documents updated as per the recommendations in this report, within the appropriate timeframes.

If you have any questions or require clarification of any of the items outlined above, please do not hesitate to contact me on 0403 792 096.

Yours sincerely



Ben Weaver

Director

Enc. Attachments A-H