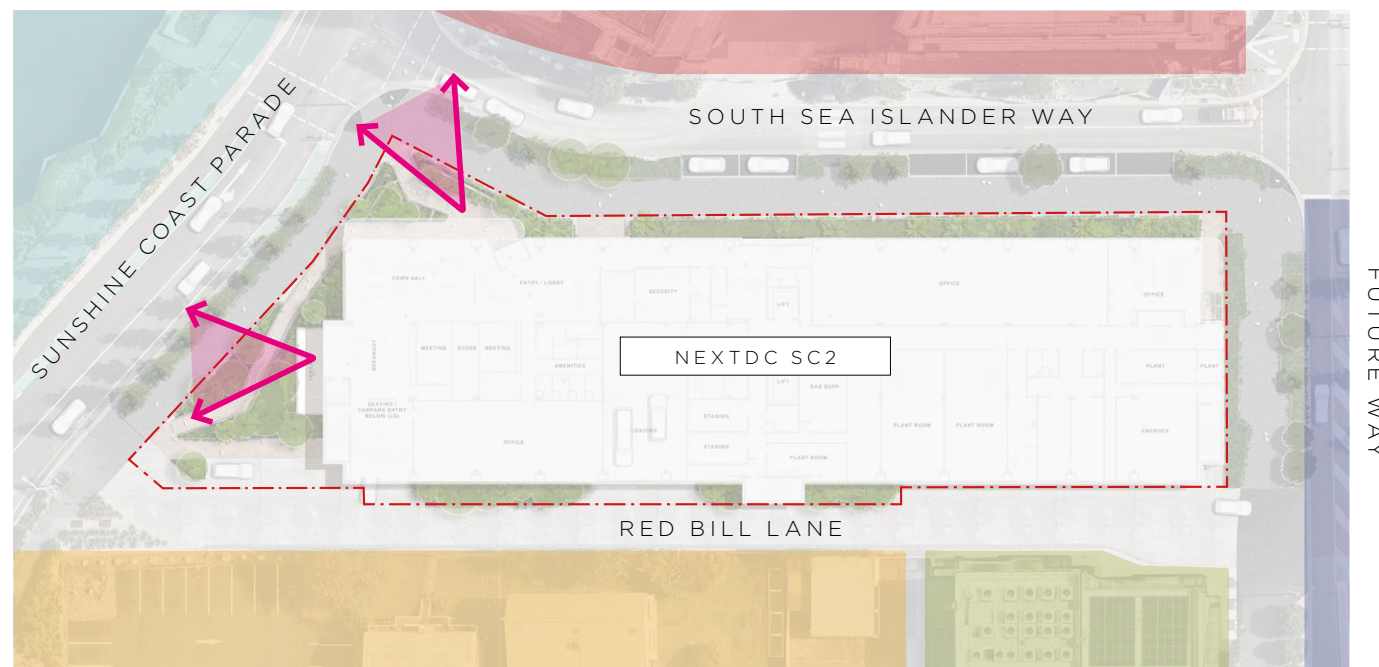


NEXTDC SUNSHINE COAST (SC2) CONCEPT DESIGN

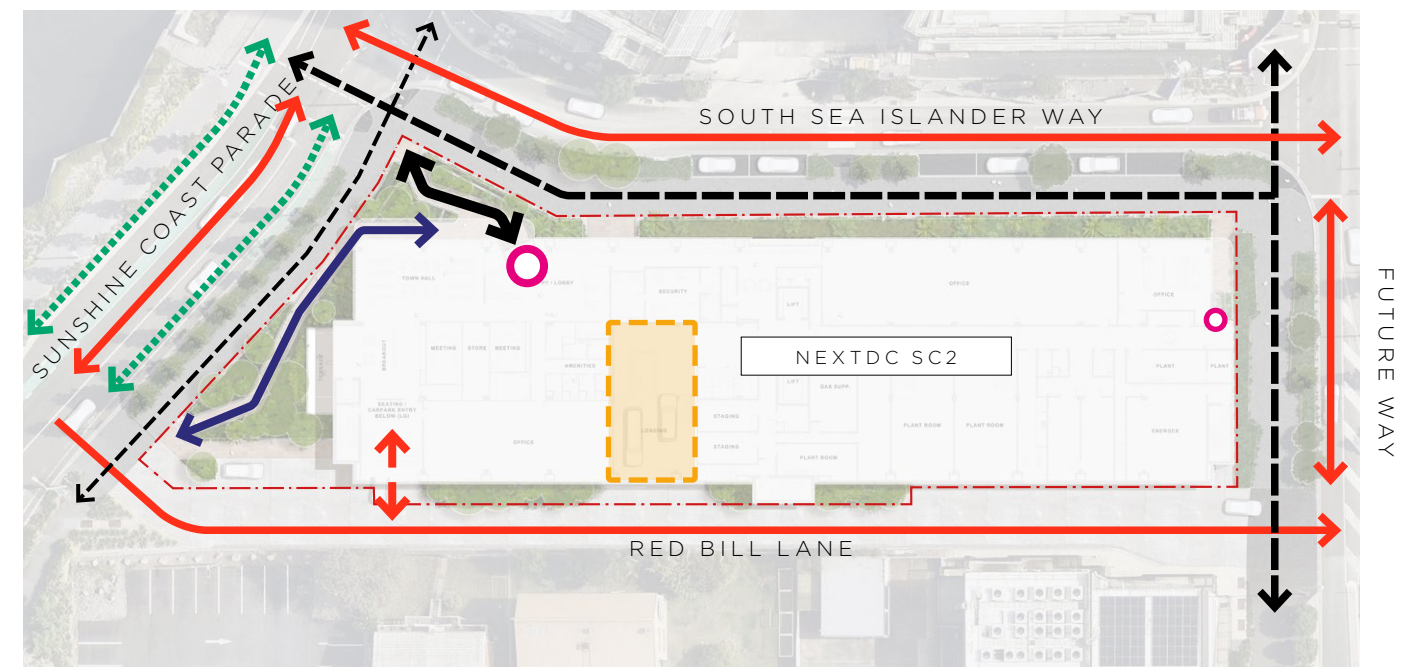
DEVELOPMENT APPROVAL 'GENERALLY IN ACCORDANCE' LANDSCAPE CONCEPT

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



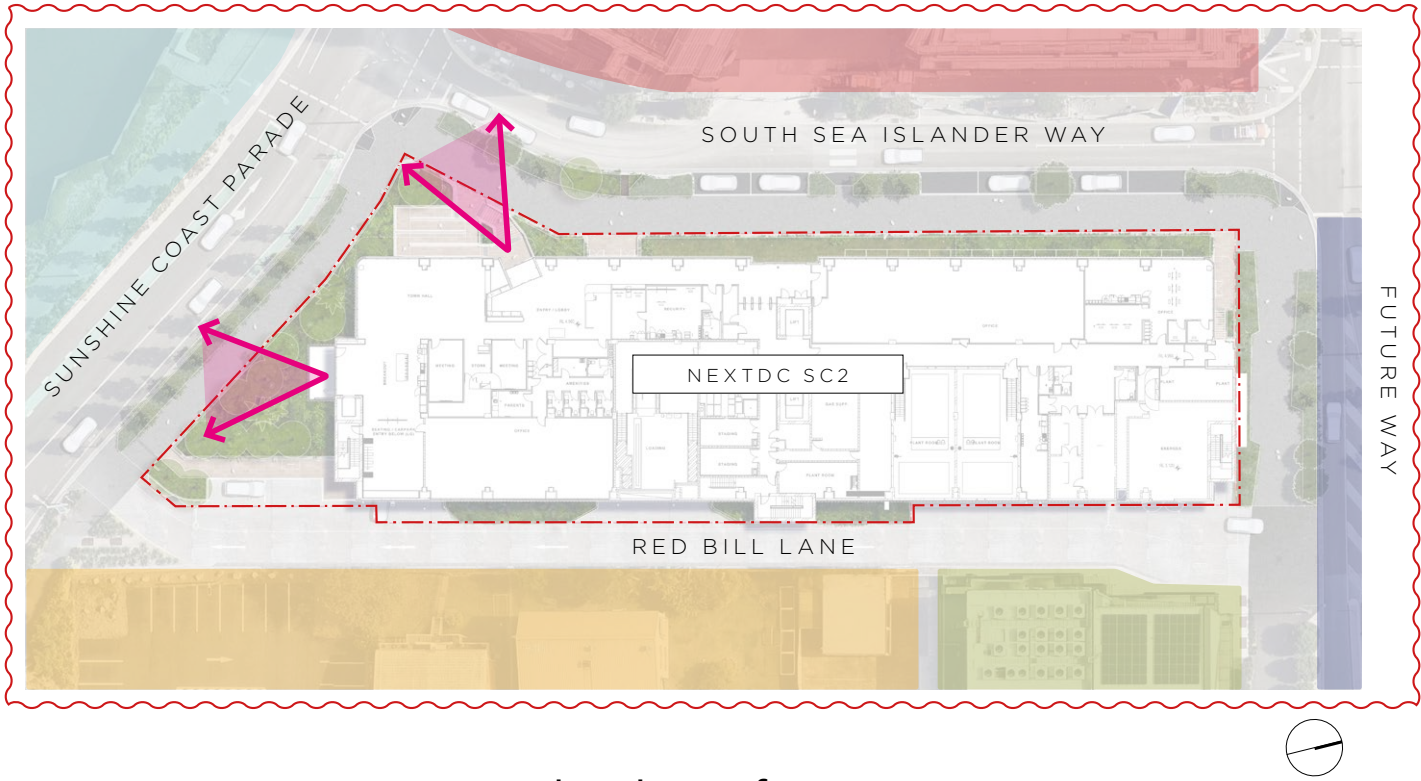
site circulation

-  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

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
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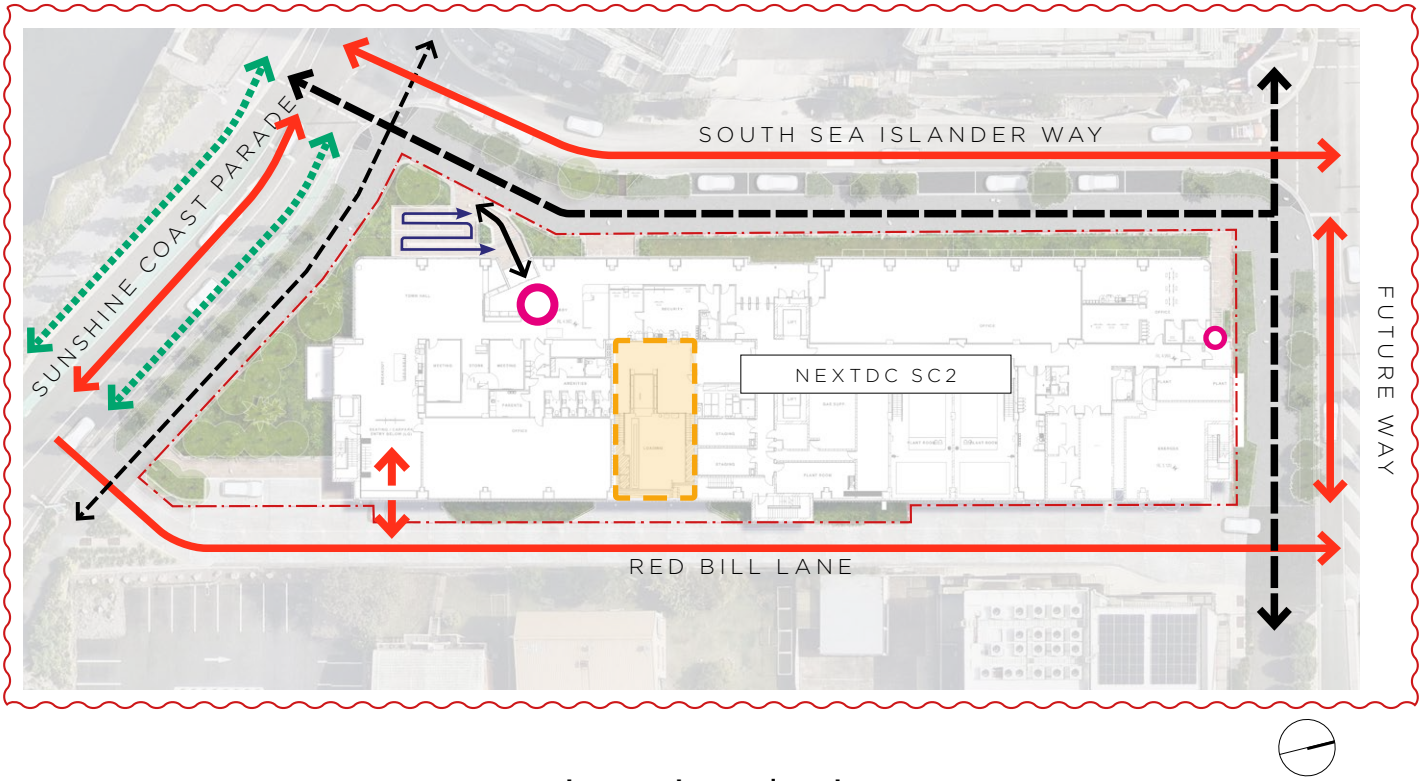


SITE ANALYSIS



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- Views onto Maroochy River and horizon
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- Future high density residential interface
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06

PLANTING STRATEGY

APPROVED DA

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 | Bioretention rain garden |
| Partial sun planting | New streetscape planting |
| Full shade planting | Existing streetscape planting |

SCALE 1:400 0 10 20m



PLANS AND DOCUMENTS
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|--|---|
| Full sun planting | Bioretention rain garden |
| Partial sun planting | New streetscape planting |
| Full shade planting | Existing streetscape planting |

SCALE 1:400 0 10 20m



03

LANDSCAPE PLAN

APPROVED DA



KEY

- 1

Articulated entrance ramp allows for larger deep planting garden beds to either side
- 2

Existing street trees and verge planting to be protected and retained
- 3

Deep planting area with feature trees and understorey vegetation
- 4

Terraced garden beds to main building entrance
- 5

New street trees and planting to replace existing cross over
- 6

Main building entrance
- 7

Articulated entrance staircase flanked by terraced garden beds
- 8

Feature stone paving to match or tie into architect's finishes
- 9

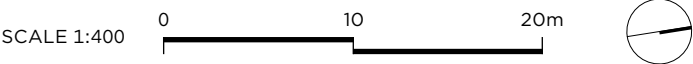
Existing concrete footpath to be protected and retained
- 10

Lower ground level car park vehicle access
- 11

Loading bay vehicle access
- 12

Bioretention rain garden planting area separated from the rest of the garden bed
- 13

Visitor bicycle hoop



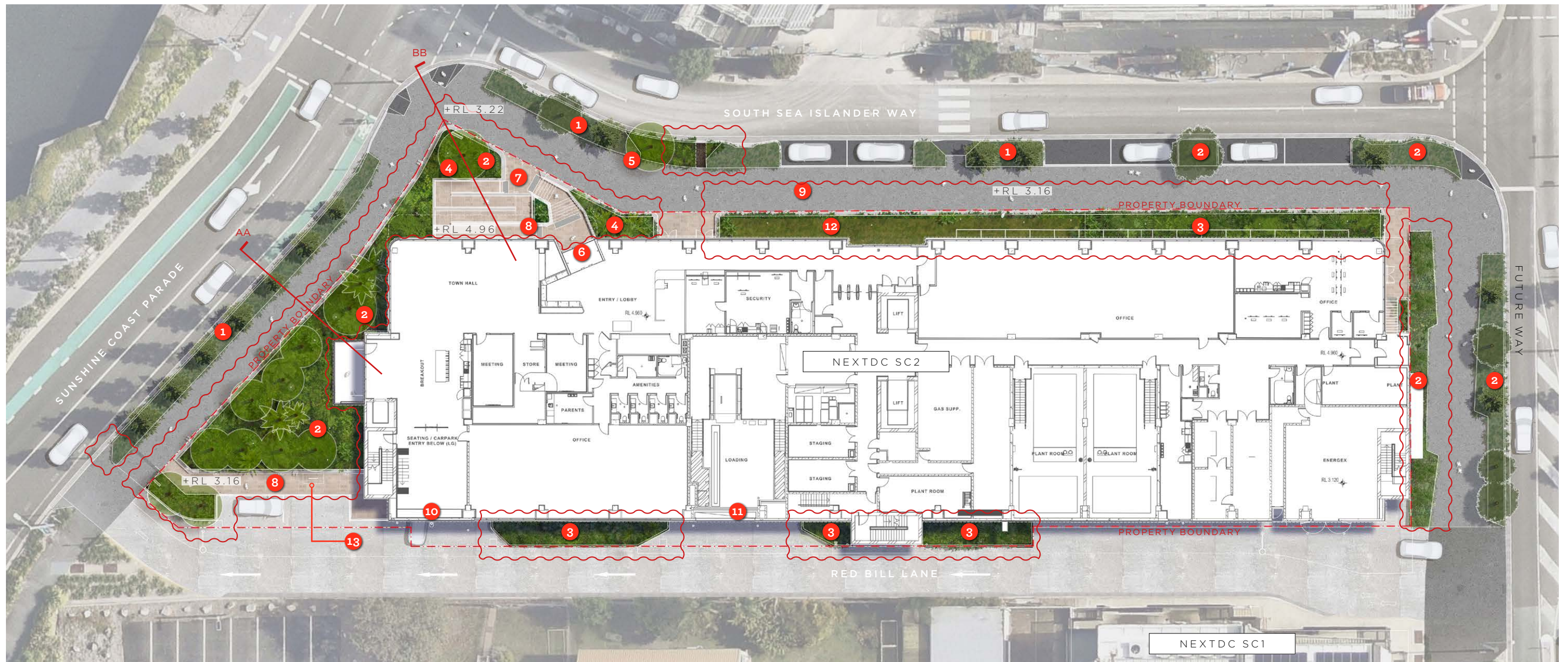
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2025/1604
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Queensland
Government

03

PROPOSED DA



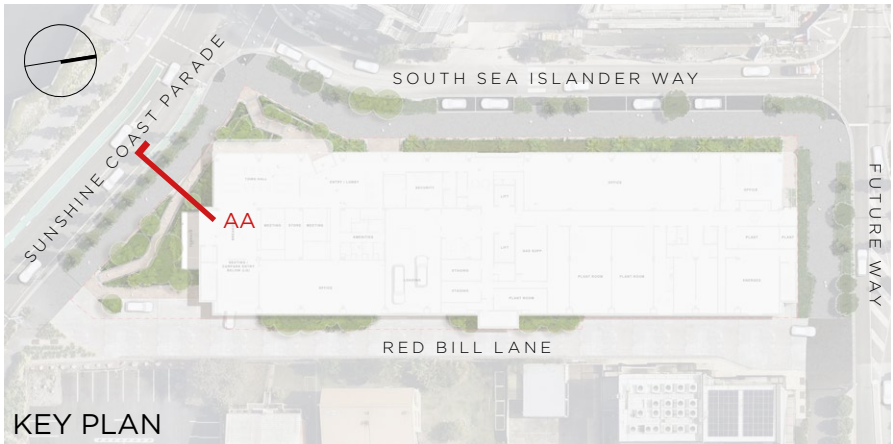
KEY

- | | | | | | | | |
|---|---|---|---|----|--|----|--|
| 1 | Existing street trees and verge planting to be protected and retained | 5 | New street tree and planting to replace existing cross over | 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 | Deep planting area with feature trees and understorey vegetation | 6 | Main building entrance | 9 | Existing concrete footpath to be protected and retained | 13 | Visitor bicycle hoop |
| 3 | Deep planting area with understorey vegetation | 7 | Entrance staircase and switch back ramp flanked by terraced garden beds | 10 | Lower ground level car park vehicle access | | |
| 4 | Terraced garden beds to main building entrance | | | 11 | Loading bay vehicle access | | |

05
LANDSCAPE SECTIONS

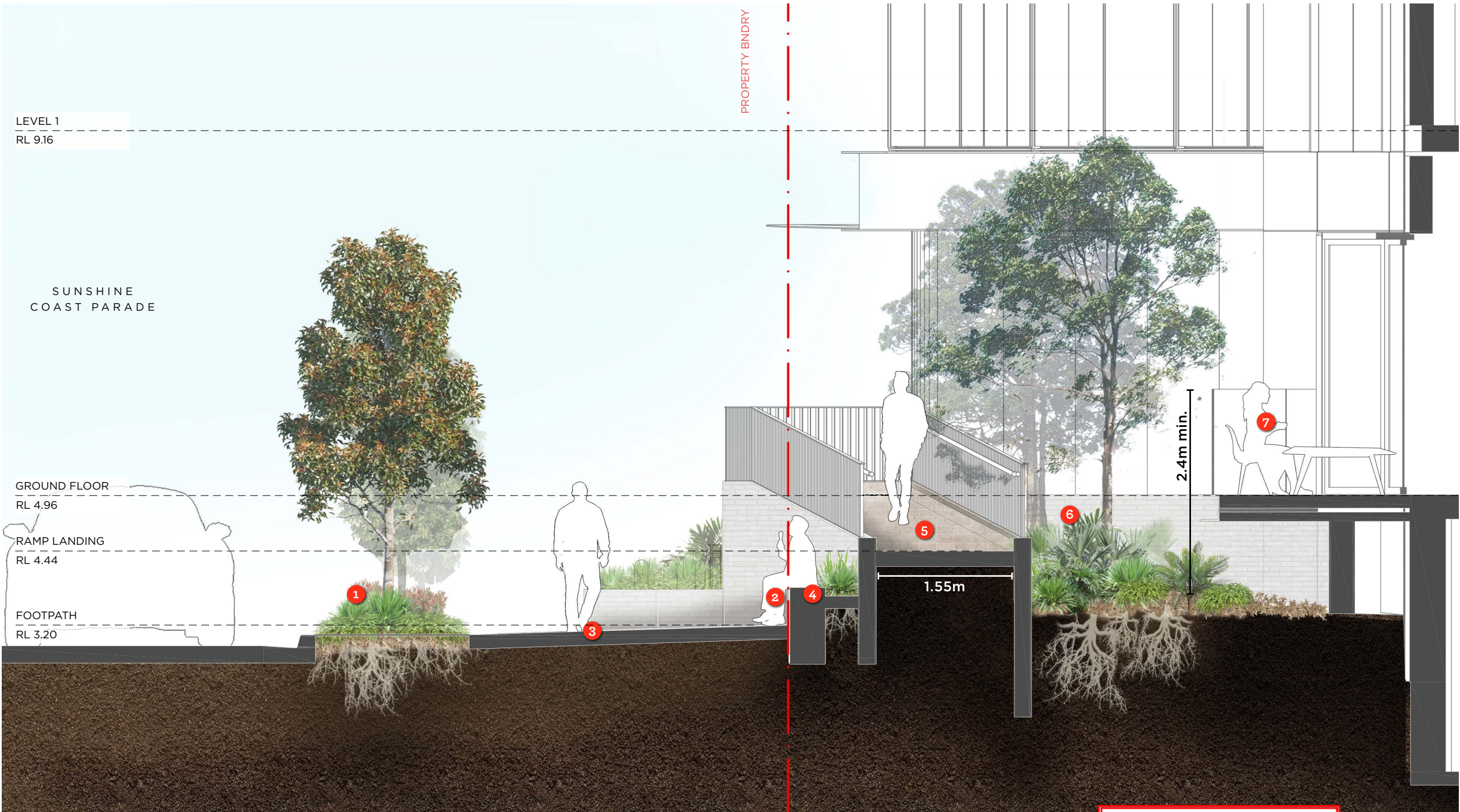
SECTION AA | ACCESS RAMP ENTRANCE

SUNSHINE COAST PARADE INTERFACE

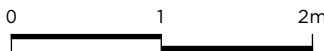


KEY

- 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



SCALE 1:50



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

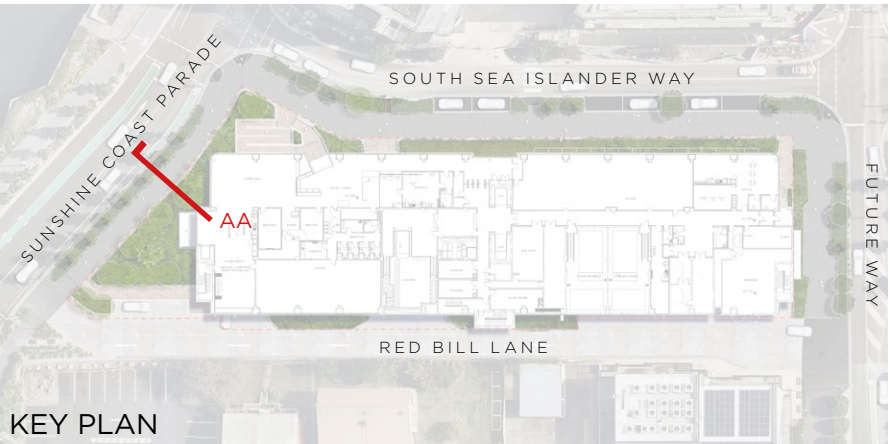
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05
LANDSCAPE SECTIONS

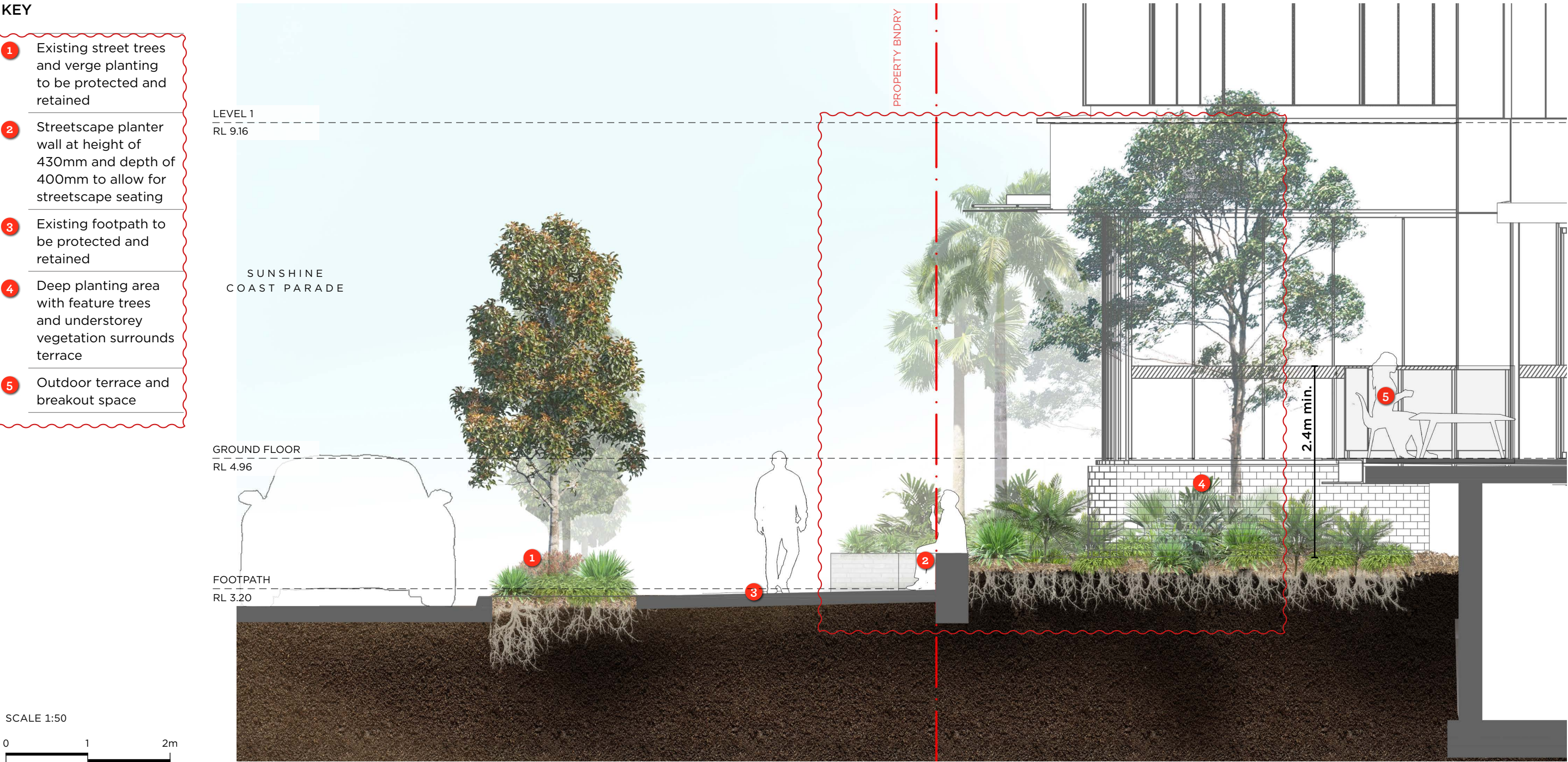
SECTION AA | ACCESS RAMP ENTRANCE

SUNSHINE COAST PARADE INTERFACE



KEY

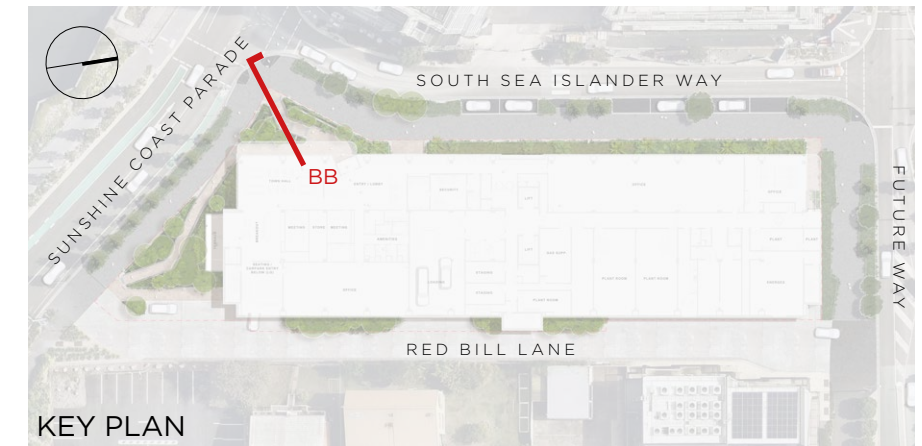
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LANDSCAPE SECTIONS

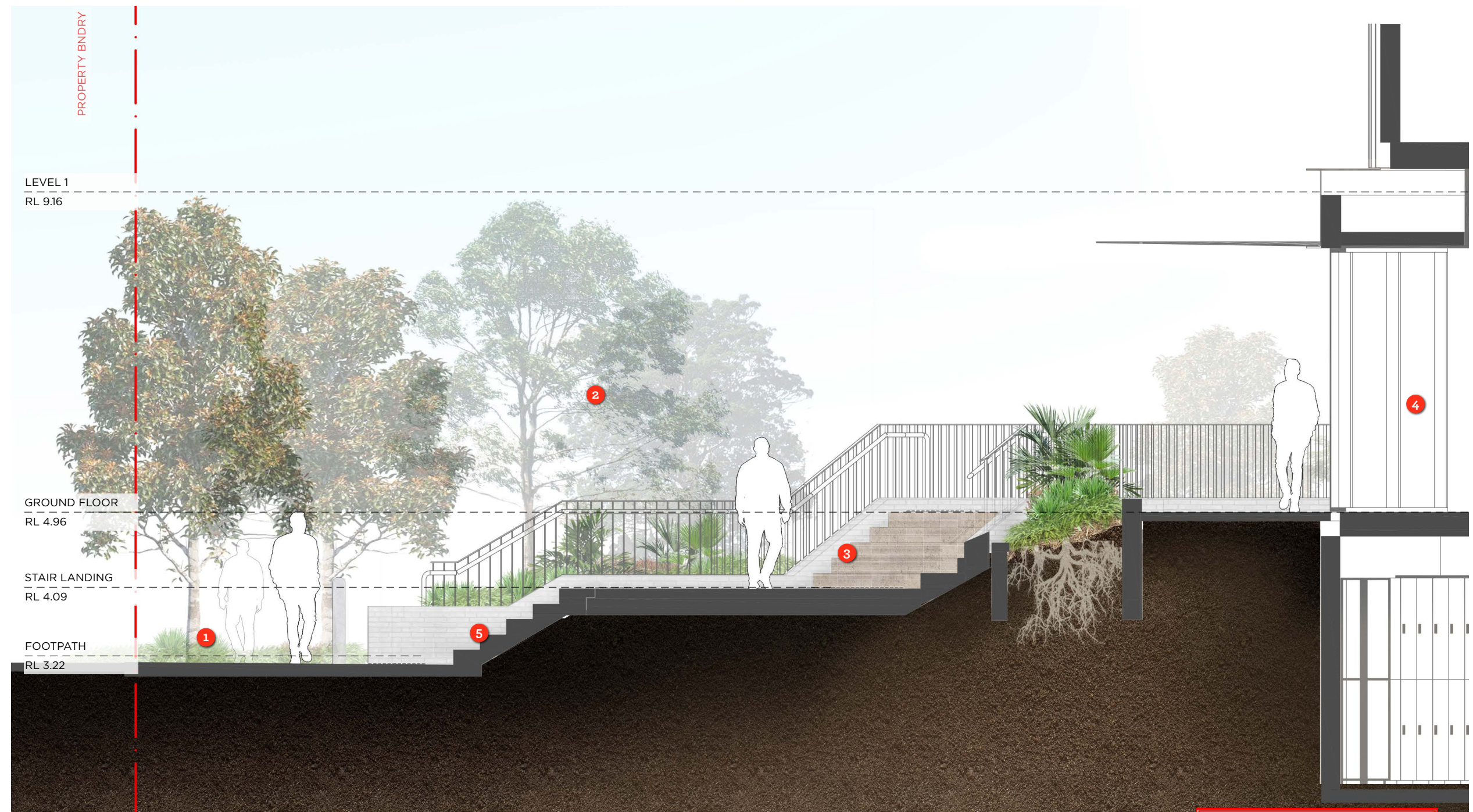
SECTION BB | MAIN ENTRANCE STAIRCASE

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



PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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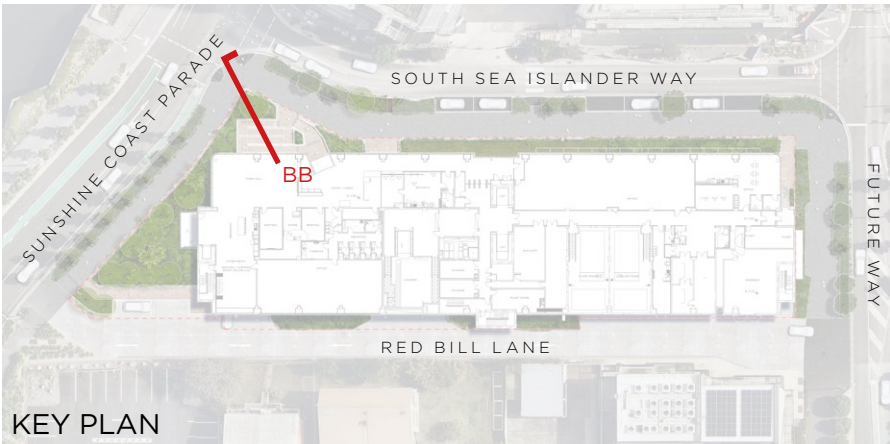
Date: 30 June 2025



LANDSCAPE SECTIONS

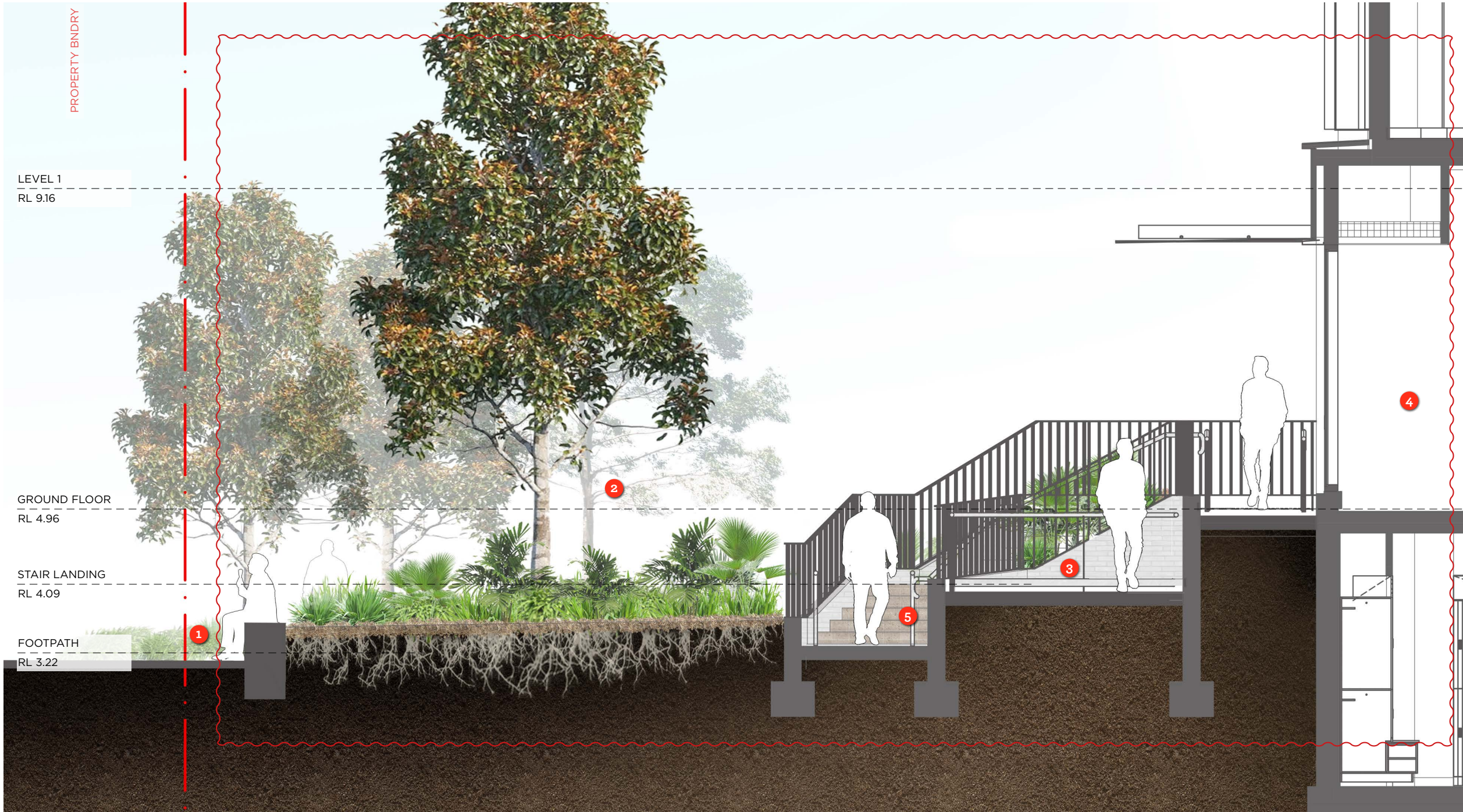
SECTION BB | MAIN ENTRANCE STAIRCASE

SOUTH SEA ISLANDER WAY - SUNSHINE COAST PARADE INTERSECTION



KEY

- 1 Existing street trees and verge planting to be protected and retained
- 2 New street tree and planting to replace existing cross over
- 3 A staircase and switchback ramp 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



SCALE 1:50

