DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-SCR-5608

26 October 2026

NEXTDC
c/- URPS
Ben Weaver
Level 6, 320 Adelaide Street
Brisbane QLD 4000

Email: bweaver@urps.com.au

Dear Applicant

Changed PDA Decision Notice
Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Maroochydore City Centre
PDA Development Approval:	Change to PDA Development Permit for Research and Technology Industry (DEV-2026-SCR-5328)
Property Location:	10 South Sea Islander Way, Maroochydore QLD 4558
Property Description:	Lot 10 on SP305311

On 26 October 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at Current applications and approvals.

If you require any further information, please contact Olivia Edwards on (09) 3035 0153 or by email at olivia.edwards@edq.qld.gov.au.

Yours sincerely

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Changed Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	10 South Sea Islander Way, Maroochydore QLD 4558	
Lot on plan description	Lot number	Plan description
	Lot 1	SP305311

PDA Development Approval details	
DEV Reference No.	DEV-2026-SCR-5328
Original Approval details	PDA Development Approval for Research and Technology Industry (DEV2025/1604)
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Inclusion of new Condition 4 – Out of Hours Work – Compliance Assessment. • Subsequent conditions renumber.
Original decision date	30 June 2025
Change to Approval decision date	26 October 2026
Currency Period	6 years from the Original decision date

Approved plans and documents – DEV2025/1604

The plans and documents approved by the MEDQ in the originating approval dated 30 June 2025 (DEV2025/1604) and which are still relevant 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.	Level 01 Plan	DA08 Issue: A	28/02/2025
4.	Level 02 Plan	DA09 Issue: A	28/02/2025
5.	Level 03 Plan	DA10 Issue: A	28/02/2025
6.	Level 04 Plan	DA11 Issue: A	28/02/2025
7.	Roof Plan	DA12 Issue: A	28/02/2025
8.	Sections – Sheet 01	DA15 Issue: A	28/02/2025
9.	Sections – Sheet 02	DA16 Issue: A	28/02/2025

10.	Material Palette – Facade Types	DA17 Issue: A	28/02/2025
11.	Geotechnical Investigation SC 1.5 Data Centre Expansion Stages 2 & 3 prepared by Butler Partners	SG24-1501A	11/06/2024
12.	NextDC SC2 Data Centre Hazardous Goods Report	SC2_HGR0003 Revision 3	2/12/2024
13.	NextDC SC2 Data Centre Standby Generator Air Emission Assessment prepared by ARUP	299953 Revision 1	28/2/2025
14.	Waste Management Plan NextDC SC2 prepared by encycle	24-1628 Revision 2	28/11/2024

Approved plans and documents – DEV-2026-SCR-5328

The plans and documents approved by the MEDQ in in the s.99 approval dated 13 October 2026 (DEV-2026-SCR-5328) and which are still relevant are detailed below:

Approved plans and documents		Number	Date
15.	Ground Floor Plan	DA07 Issue: FC-2	09/07/2026
16.	Elevations – Sheet 01	DA13 Issue: FC-2	09/07/2026
17.	Elevations – Sheet 02	DA 14 Issue: FC-2	09/07/2026
18.	Lighting Concept Report prepared by Electro light	3750 Revision 3	06/08/2026
19.	Sunshine Coast 2 Stormwater Management Plan prepared by Arup	299953-SC2-AR-DA-REP-C-002 Revision 5	27/08/2026
20.	NextDC SC2 Noise and Vibration Impact Assessment prepared by ARUP	299953 AC02 Revision 5	28/09/2026
21.	NextDC Sunshine Coast (SC2) Development Approval Landscape Concept Report prepared by Lat 27	LS00474 Revision G	23/07/2026
22.	Sunshine Coast 2 Civil Engineering Report prepared by Arup	299953-SC2-AR-DA-REP-C-001 Revision 4	27/08/2026
23.	Traffic Engineering - Proposed Research and Technology Industry prepared by Colliers	RP01G Revision 7	27/08/2026

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 EDQ 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 Services Fees and Charges Schedule[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with 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) the Applicant submits items required under a) above to EDQ 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) 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
2. if not satisfied, notifies the Applicant accordingly.

v) where MEDQ notifies the Applicant as stated under iv) 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 EDQ, use the following submission pathways:

a) For conditions requiring Compliance Assessment via the EDQ Customer Portal or

[1] The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

[2] 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.

via developmentservices@edq.qld.gov.au.

b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process via the CPM Digital Submission system.

PDA Development Conditions		
No.	**Condition**	**Timing**
General		
1.	**Carry out the Approved Development** 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.	**Maintain the Approved Development** Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with: a) the approved plans and documents; b) any other documentation endorsed via Compliance Assessment as required by these conditions; a) Maroochydore City Centre Infrastructure Agreement 2017; b) Maroochydore City Centre Water Infrastructure Agreement 2017; c) any other executed Infrastructure Agreement; and d) any other approval or endorsement required by these conditions	At all times following commencement of use
Construction Management		
3.	**Hours of Work – Construction** 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.	**Out of Hours Work – Compliance Assessment** Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of ours work request. The out of hours work request must include a duly completed out of hours work request form.	Minimum 10 business days prior to proposed out of hours work commencement date.

PDA Development Conditions		
No.	**Condition**	**Timing**
5.	**Certification of Operational Work for Contributed Assets** Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the *Certification Procedures Manual.*	At all times
6.	**Construction Management Plan** 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: i) noise and dust in accordance with the EP Act; ii) 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
7.	**Erosion and Sediment Management** 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: i) construction phase stormwater management design objectives of the *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8.	**Traffic Management Plan** 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: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with *Austroads Guide to Temporary Traffic Management*, for any temporary part or full road closures. 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. *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.*	a) Prior to commencing work b) During construction
9.	**Construction Noise Management Plan**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	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 *Australian Standard AS2436-2010* as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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.	a) Prior to commencing work b) During construction c) As requested by EDQ
10.	**Public Infrastructure (Damage, Repairs and Relocation)** a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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. *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.*	a) Prior to commencement of use b) Prior to commencement of use
11.	**Earthworks** a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:	

PDA Development Conditions		
No.	**Condition**	**Timing**
	i) *Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments* and ii) the approved plans The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
12.	**Acid Sulfate Soils Management Plan** a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the *Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014* (as amended from time to time.	a) Prior to commencement of or during earthworks b) Prior to commencement of use

PDA Development Conditions		
No.	**Condition**	**Timing**
	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. 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.	c) Prior to commencement of use
13.	**Retaining Walls** 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: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with *Australian Standard AS4678 – Earth Retaining Structures* and relevant material standards (e.g. *AS3600 – Concrete Structures*); iii) located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
14.	**Roadworks – Compliance Assessment** a) Submit to EDQ IS, for Compliance Assessment, Roadworks Plans, certified by a RPEQ, for the proposed Red Bill Lane Modification works, including: i) intersection and laneway pavement widening and modifications; ii) laneway widening construction methodology in accordance with Council standards and good engineering practice including full width pavement replacement where needed; iii) pavement depth, cross sections, and signage and line-marking to suit the proposed laneway directional change per MUTCD requirements; iv) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; v) identify clashes with existing infrastructure and submit agreement from the associated asset owner(s) to the associated relocation or upgrade	a) Prior to commencing roadworks

PDA Development Conditions		
No.	**Condition**	**Timing**
	work (e.g. streetlights, electrical pits and telecommunication pits); vi) Identify areas of new road reserve where laneway widening or relocated infrastructure is proposed to extent into private property. 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; c) Submit to EDQ IS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; 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. iv) confirmation from the asset owner that all necessary Quality Assurance documentation has been provided to support the laneway directional change.	b) Prior to commencement of use c) Prior to commencement of use
15.	**Street Lighting** a) Design and install the modified Rate 2 street lighting system, certified by a RPEQ, to Red Bill Lane. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with *Australian Standards AS1158 – 'Lighting for Roads and Public Spaces*. b) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of use b) Prior to commencement of use
16.	**Car Parking** a) Construct, sign and delineate car parking spaces generally in accordance with *Australian Standard AS2890 – Parking Facilities* and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
17.	**Electric vehicle readiness**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Include electric vehicle readiness in the development as follows: 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. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation 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.	For all parts of this condition, prior to commencement of the use
18.	**Bicycle Parking** a) Construct, sign and delineate bicycle parking facilities generally in accordance with *Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking* and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
19.	**Water Connection** Connect the approved development to the existing water reticulation network generally in accordance with UnityWater's current adopted standards.	Prior to commencement of use
20.	**Sewer Connection** Connect the approved development to the existing sewer reticulation network generally in accordance with UnityWater's current adopted standards.	Prior to commencement of use
21.	**Stormwater Connection** Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	**Condition**	**Timing**
22.	**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 5, 27 August 2026. 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 stormwater works b) Prior to commencement of use c) Prior to commencement of use
23.	**Stormwater Management (Quantity)** 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: i) *PDA Guideline No. 13 Engineering standards – Stormwater quantity* and: 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. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
24.	**Electricity** a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. 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 b) Prior to commencement of use

PDA Development Conditions		
No.	**Condition**	**Timing**
25.	**Telecommunications** 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
26.	**Broadband** 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 *Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects*. 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 b) Prior to commencement of use
27.	**Landscape Works** 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: i) NextDC Sunshine Coast (SC2) Development Approval Landscape Concept Report prepared by Lat 27 Revision F dated 4th March 2025. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use
28.	**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) Construct works generally in accordance with the approved plans under part a) of this condition. b) Construct works generally in accordance with the approved plans under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	**Condition**	**Timing**
29.	**Waste Collection System** 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. b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent. c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.	a) Prior to commencement of building works. b) Prior to commencement of use c) At all times
30.	**Acoustic Treatments** a) Construct the approved development to include the acoustic treatments specified in the following approved document: i. NextDC SC 2 Noise and Vibration Impact Assessment Reference: 299953 AC02 Revision , dated 28 September 2026, prepared by Arup. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use b) Prior to commencement of use
31.	**Hazardous Goods Management** a) Construct the approved development to include the hazardous goods management requirements as specified in the following approved document: i. NextDC SC2 Data Centre Hazardous Goods Report Reference: SC2_HGR0003 Revision 3, dated 2 December 2024, prepared by Arup. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use b) Prior to commencement of use
32.	**Management of Air Emissions** Undertake and maintain the approved development in accordance with the requirements and mitigation measures identified in the following approved document: i. NextDC SC2 Data Centre Standby Generator Air Emission Assessment Reference: 299953 Revision 1, 28 February 2025, prepared by Arup.	At all times
33.	**Outdoor Lighting** Outdoor lighting within the site is to be designed and constructed in accordance with *Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.*	Prior to commencement of use

PDA Development Conditions		
No.	**Condition**	**Timing**
34.	**Easements over Infrastructure** 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. 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
35.	**Road Dedication** 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
36.	**Redundant Driveway** 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
37.	**Infrastructure Contributions** Unless an Infrastructure Agreement (IA) states otherwise, pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment . 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 ****