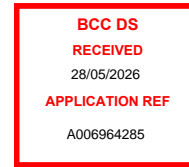


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27 May 2026

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Dear Laura

Response to Request for Further Details – A006964285 – 216 Constance Street, Fortitude Valley QLD 4006

Reference is made to Council's request for further details dated 24th April 2026.

On behalf of the Applicant, NEXTDC Ltd, our response is provided below.

This correspondence provides a full response to the items raised and is supported by the following attachments:

Attachment A: Updated Western Elevation prepared by Architectus

Attachment B: Updated Noise Report prepared by ARUP

Attachment C: Comparison Drawings prepared by Architectus

Responses to the matters raised by Council are outlined below in turn.

1. Western façade

We understand that concerns were raised during the initial assessment of the minor change regarding potential changes to the materials on the western elevation of the approved building.

As discussed, there has been a misunderstanding regarding the extent of changes to the materials and how they were annotated on the elevation drawing. The changes are minor, with the majority of the materials remaining similar to those approved. A textured finish is retained but with a narrow vertical element of metal cladding introduced to conceal the core. This metal cladding comprises a lightweight element to conceal the central core and corridor void until such time as Stage 3 is advanced to

connect into the building (subject to a separate development application). The narrow cladding element blends the finish of the textured concrete with the variation of the 'barcode' pattern to provide further interest and variation to the elevation. Please refer to Attachment A for the revised plans

In reviewing the amended façade plan, we understand that Council has also queried the treatment of the proposed doors on the façade side (proposed for equipment replacement). As identified in **Attachment A** (and extracted below in **Figure 1**), the design of the proposed doors has been refined to provide a more cohesive appearance with the surrounding façade, matching the pattern and treatment. The door also has a fire resistance level (FRL) to match the surrounding walls to achieve the necessary compliance.

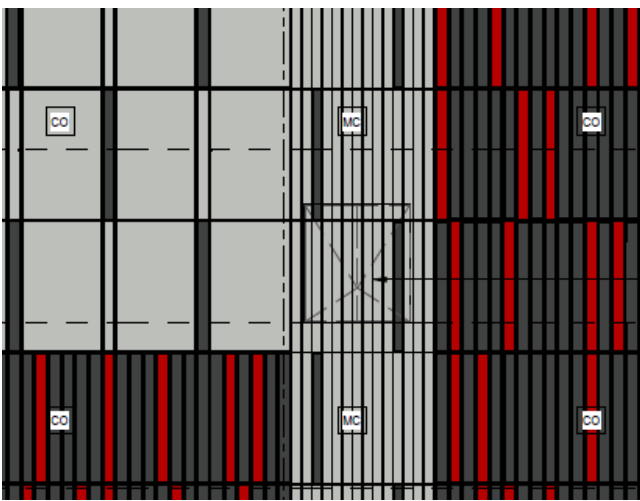


Figure 1: Extract from Western Elevation to identify doors (source: Architectus 2026)

We also confirm that the doors are not located on the boundary and that there is sufficient space within the site to open outwards without encroaching into the airspace of the adjoining site.

2. Plant deck screening

We note that Council considers that the overall reduction in building height is acceptable. However, it is understood that further information is required to demonstrate that the revised screening to the rooftop plant deck screening will:

1. Adequately screen plant and equipment from view; and
2. Maintain appropriate noise attenuation for surrounding properties.

While the building has been lowered, there has been no change to the rooftop plant screening, other than the solid backing behind the louvres on the northern elevation. As outlined in the Noise report at **Attachment B**, the minor height reduction, when taken with the proposed increase in solid parapet height along the northern elevation, maintains compliance with the relevant noise criteria.

In terms of the visual impact, the plant continues to sit below the parapet and screening elements such that it will not be visible when viewed in elevation. Refer to the comparison set of drawings provided at **Attachment C** showing the approved scheme next to the current proposed revised drawings (GA, sections and elevations).

3. Noise report

It is understood that Council has reviewed the Noise Report prepared by ARUP dated 6th February 2026 and notes that changes to the rooftop acoustic barrier are proposed. ARUP have updated the report to incorporate the minor height reduction and revisions to the acoustic louvre / screening on the northern elevation. ARUP's assessment concludes that the minor height reduction, when taken with the proposed increase in solid parapet height along the northern elevation, maintains compliance with the relevant noise criteria. Please refer to **Attachment B**.

4. Hazardous Goods

We understand that queries have been raised as to the proposed changes in the plans and the potential impact on the storage and handling of dangerous goods. We can confirm that none of the minor changes proposed to the design affect the assessment and recommendations in the existing Hazardous Goods Report and Preliminary Hazard Analysis Report. They are inconsequential. We consider, therefore, that no revisions are required to these reports.

We trust that this information, when taken with the original content of the minor change application, will enable you to finalise the assessment and determine the application favourably at the earliest opportunity.

Yours sincerely



Ben Weaver
Director

- Enc. Attachment A: Updated Western Elevation prepared by Architectus
Attachment B: Updated Noise Report prepared by ARUP
Attachment C: Comparison Drawings prepared by Architectus