



MERIVALE HOTEL
70 MERIVALE ST, SOUTH BRISBANE, QLD



DA – ESD REPORT

PERT PROJECTS

Client

EMF GRIFFITHS

Sustainability Consultants

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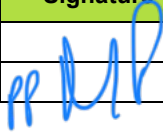
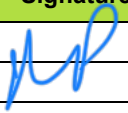
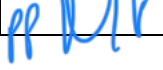
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EXECUTIVE SUMMARY

The proposed development, the Merivale Hotel, comprises one hundred and forty-four (144) hotel rooms and common facilities.

EMF Griffiths have been engaged by Pert Projects as the project's Sustainability Consultants. This report outlines the project's commitment to high quality design outcomes and ambitions with respect to ESD.



Image 1 – Architectural Render (Bates Smart 2026)

SECTION 1.0 INTRODUCTION

This report will demonstrate how the proposed development protects, manages, and enhances natural systems and promotes the efficient use of materials, water, and energy to minimise impacts on the environment. It will illustrate the project's specific targeted measures that contribute to a sustainable development.

The development has set real and attainable goals to achieve ESD outcomes. The project focuses on the following:

- A commitment to passive design principles, including energy efficiency, a reduction of the heat island effect and increased thermal comfort.
- Consideration of responsible materials selection, waste management and reduction of single use plastic.
- Water use reduction through efficiency measures and appropriate landscape selection.

1.1 BUILDING DESCRIPTION

The building consists of: -

- One hundred and forty-four (144) hotel rooms – 5 Star
- Bar and F&B
- Common facilities
- Car parking in Basement 1 using Novotel entry access
- Rooftop restaurant
- Total of 18 stories



Image 2 – Laneway Render (Bates Smart 2026)



Image 3 – Front Render (Bates Smart 2026)

SECTION 2.0 DESIGN VISION

Measures have been undertaken to ensure that this development responsibly impacts upon the local environment and addresses environmental, social, and economic sustainability aspects for the buildings' occupants, users, and the wider community.

The environmental vision, principles, goals, and strategies for Merivale Hotel are described as follows: -

Vision	To Create a Sustainable Urban Community			
Principles	Liveability and community.	Providing economic benefit.	Protecting ecological values and optimising resource use.	Promoting planning and design excellence.
Goals	Diverse, safe, and healthy environment that encourages active participation in local life and provides an attractive place to stay, work, and visit, seamlessly integrating with and enhancing the character of existing neighbourhoods.	Economic benefit is maximised incorporating lifecycle costs including operational savings, long term employment opportunities, and creating partnering opportunities and long-term value.	Foster a sustainable future and maximise biodiversity. Minimize environmental impact through innovative and efficient use of materials, water, and energy. In addition, the project aims to be a leader in the move towards reducing single-use plastic.	Develop a modern, resilient, and adaptable urban form that promotes connectivity, safety, and accessibility whilst recognising existing local values and aspirations.
Strategies	• High quality amenities. • Community interaction. • Healthy and safe communities. • Respect existing communities. • Encouragement of active transport.	• Public benefit. • Lifecycle costs - will be part of all system and material selections.	• Minimise climate impact. • Minimise heat gain and heat island effect through landscaping. • Water use reduction. • Energy and transport. • Materials and waste. • Habitats and biodiversity. • Guest-facing single use plastic reduction. • Back of house single use plastic reduction.	• Community and place. • Responsive urban form. • Quality public space activation. • Infrastructure. • Connectivity, safety, and accessibility. • Engagement.

SECTION 3.0 DESIGN OUTCOMES

The key design achievements with respect to ESD are as follows: -

3.1 PASSIVE DESIGN BY BATES SMART ARCHITECTS

- Design for the local climate to limit solar radiation, glare and maximise occupant comfort.
- Consideration of materials and use of natural vegetation to reduce the heat island effect.
- A high-performance integrated façade that incorporates appropriate levels of insulation, high performing glazing, screening, and overhangs that provide passive shading.
- Use of shade structures to protect from the weather and provide shading.
- Consideration of the sun path and wind for thermal comfort.

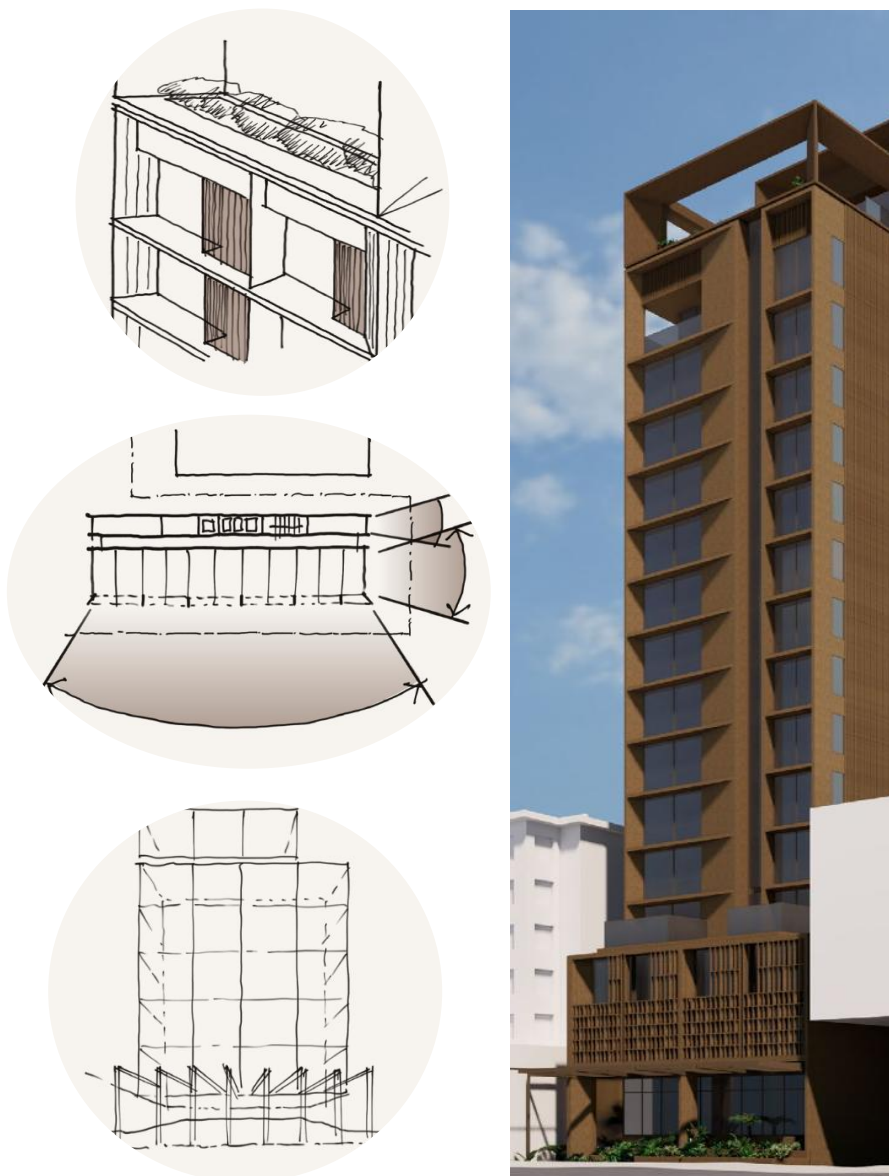


Image 4 - Architectural sketches and render (Bates Smart 2026)

3.2 ENERGY MANAGEMENT AND LIFECYCLE IMPACTS

- Aspiration of innovation and continuous improvement.
- The building design incorporates passive design initiatives that will result in a reduction in annual cooling demand and increased thermal comfort for the occupants.
- Building services are to be of high efficiency. Energy-efficient services and a high-performing façade directly reduce energy consumption for heating and cooling, leading to lower costs, improved resource use, and fewer greenhouse gas emissions.
- Energy efficient LED lighting throughout with smart lighting controls to reduce operational energy consumption.
- Latest intelligent occupancy sensors in guest suites to only run services when occupied and when required. Hence reducing energy use in services infrastructure and external infrastructure.
- Variable speed drives on all motors 10kW and above to minimise energy waste so operating consumption properly matches actual loads needed.
- Provision for EV vehicle charging to encourage the public uptake of Electric Vehicles and a reduction in transport carbon emissions.

3.3 WATER

- Appropriate WELS ratings to all fixtures to reduce potable water usage.
- Sub-tropical landscaping that is resilient to the climate to further reduce use of water.



Image 5 – WELS Rating (Commonwealth Government of Australia, 2023)

3.4 WASTE AND MATERIALS

- Use of durable long life, low maintenance and weather resilient materials and systems to maximise longevity.
- Materials will be investigated which minimise the use of materials that deplete natural resources or create toxic pollution during manufacture.
- Investigation of materials that are low VOC emitting (Volatile Organic Compounds).
- Investigation of operational waste management for separation, collection and recycling of waste.
- The hotel is on the same site as existing Accor Novotel South Brisbane. This uses some existing infrastructure, hence reduction in materials and less carbon footprint.
- Upon practical completion, the Merivale Hotel aspires to reduce its operational impact by reducing back of house single use plastic and guest-facing single-use plastic items such as water bottles, amenity items (e.g. shampoo bottles), and F&B related items (e.g. straws, stirrers, coffee pods).



Image 6 – Lifecycle (Reyes et al.,2021)

3.5 LANDSCAPING AND BIO-DIVERSITY

- Design vision of landscaping providing city respite, shade, pallet of sub-tropical greenery for the climate and interlinking the outside and inside.



Image 7 – Tropical plants (Jungle Music)



Image 8 – Subtropical Gardens
(MacMinn, Johanna, 2016)



Image 9 – Tropical plants (Jungle Music)

- Landscaping design will be low water use and will enhance biodiversity with predominately native / sub-tropical planting.
- Foster a sustainable future with the use of significant planting for the sub-tropics and provision of shade.
- Maximisation of planting with green walls.
- Reduction of heat gain and heat island effect with landscaping providing natural shading along building edges and public spaces.



Image 10 – Front garden render (Bates Smart 2026)

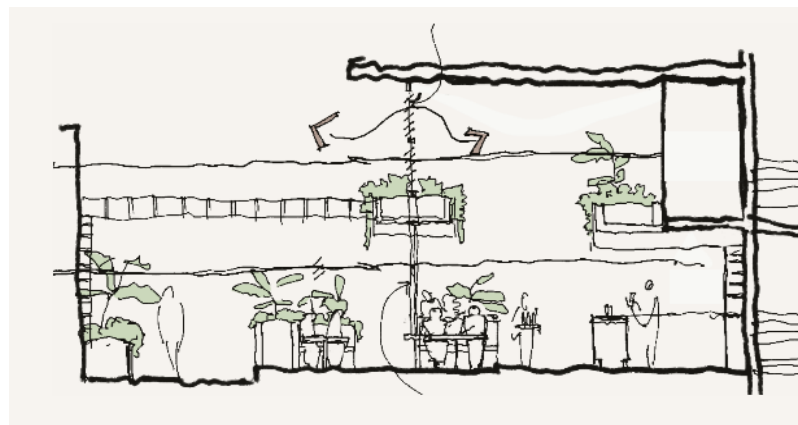


Image 11 – Sketch (Bates Smart 2026)

3.6 COMMUNITY AND ENGAGEMENT

- Activated and permeable laneway. Enhancement and activation between Merivale and Cordelia Streets. Bring life to the laneway and enhance culture and community engagement.
- Rooftop restaurant for further interaction and social opportunities.
- Ability to interact with food and beverage options. Seating for respite, relaxation and social gatherings opportunities.
- The hotel will have guest engagement of building sustainability to minimise impact on the environment and reduce operational impact. Information displaying further information and initiatives such as water conservation and recycling will be available.
- Community engagement explaining how the hotel will engage with local community and visual displays of ESD initiatives will be visible.

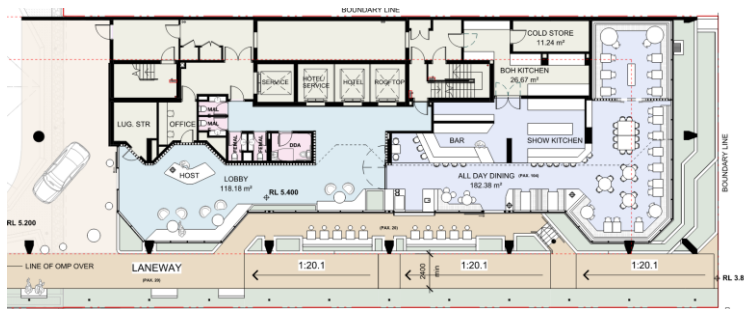


Image 12 –Ground floor with laneway (Bates Smart 2026)



Image 13 –Social Atmosphere (StockCake)



Image 14 –Rooftop vision (Bates Smart 2026)

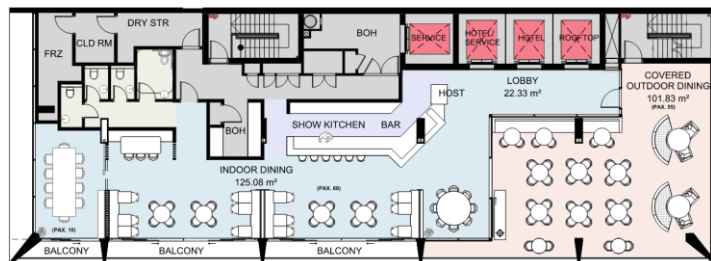


Image 15 –Rooftop Restaurant (Bates Smart 2026)

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