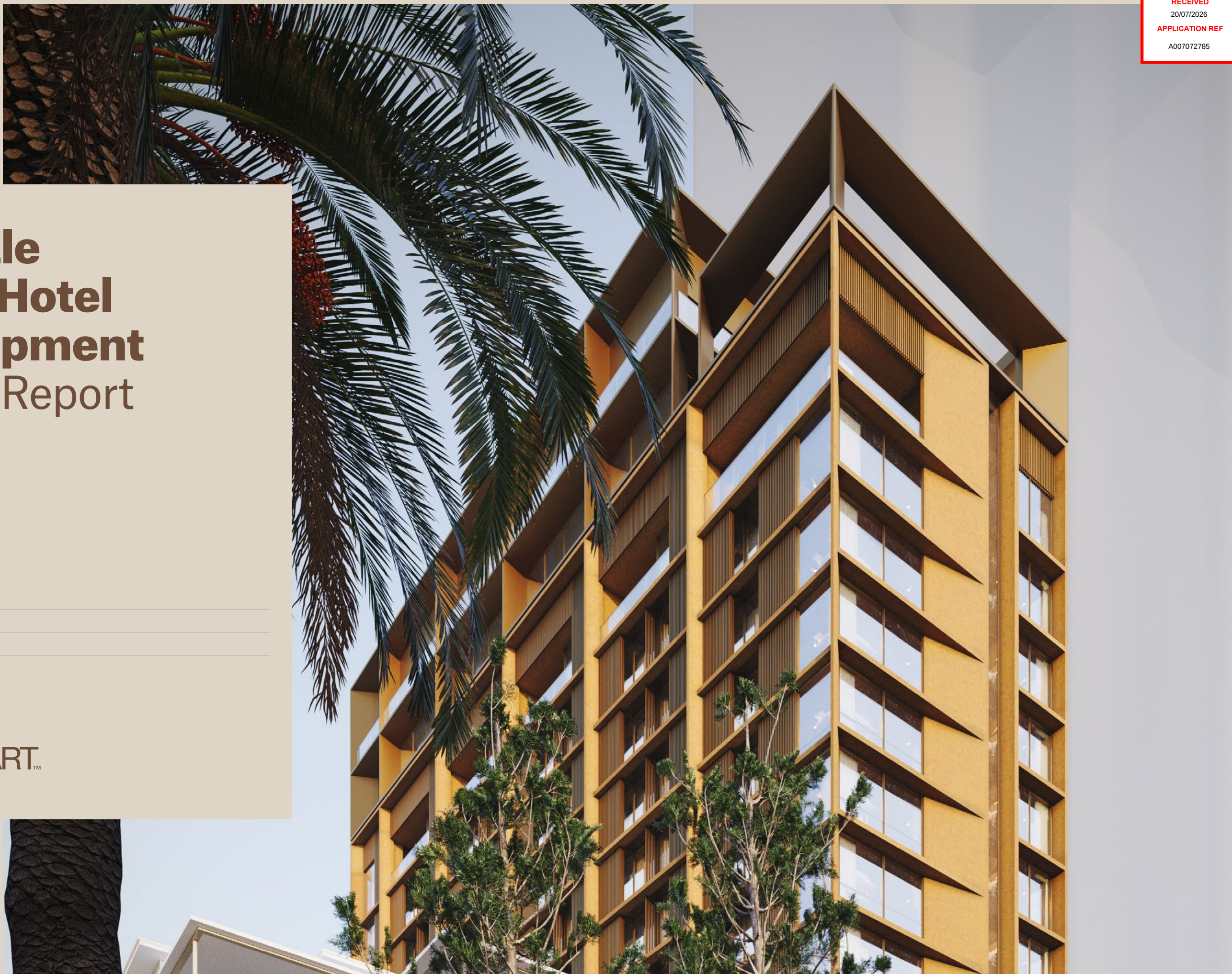


Merivale Street Hotel Development Design Report

Pert Projects

29th June 2026

BATESSMART™



Acknowledgement of Country

We acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

Artwork

Within by Jasmine Miikika Craciun



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1.0 Executive Summary

Project Vision

The vision for the new Merivale Hotel Project includes:

“A responsive, site-specific design, aligned to its location, embracing the sun and breeze corridors, appropriate shading, natural ventilation and light.

Carefully considered sun and climate control will create tempered, livable environments in this relaxed urban retreat. Creating a dynamic and authentic experience, derived from South Bank’s cultural identity.”

Design Pillars

Our design is underpinned by three key pillars:

Place + Character

The place we create should feel like part of the neighbourhood. The new hotel derives it’s identity and material expression from the existing architectural language throughout South Brisbane. It also builds upon the success of the emerging laneway culture that is prevalent throughout the area.

Amenity

A hotel experience is the mechanism through which we experience new places & cities. It’s also a place for rest, eating & drinking and wellness. The hotel suites, communal and public places, should all provide excellent amenity, and be comfortable year-round.

Careful consideration has been given to the guest experience of all areas of the hotel. Tactile materials, sub tropical landscaping, abundant natural light and views afford curated opportunities to emerge guests in environments of refuge, relaxation and activation.

Sympathetic Response To Site

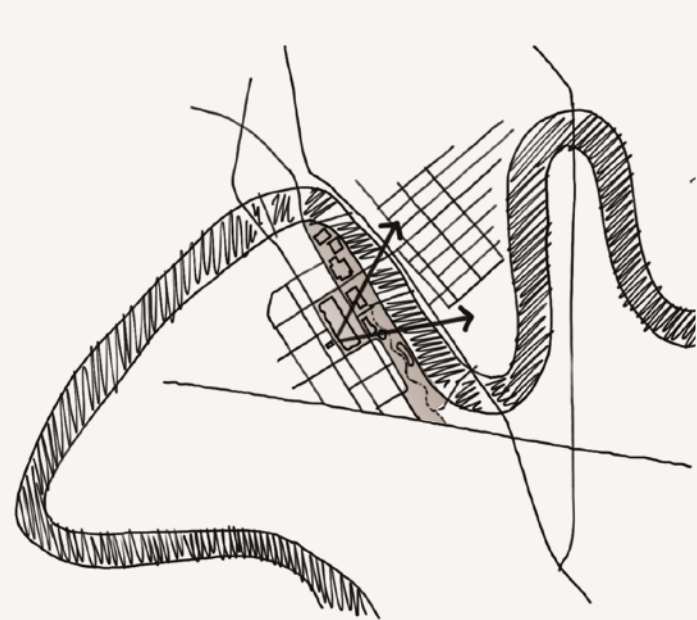
The contemporary architecture of the tower will create a recognisable and unique identity. The façade articulation responds directly to the programme of the plate, with two slender linear bars addressing Merivale Street. Podium levels are encapsulated in an expressive architectural screen, patterns referencing the natural rhythms of the cultural precinct of South Bank. This language is echoed through a covered walkway that contributes to the new identity of the laneway, which the entire ground floor embraces and celebrates with activated dining experiences.

Architect's Design Objectives

Fundamental Concepts

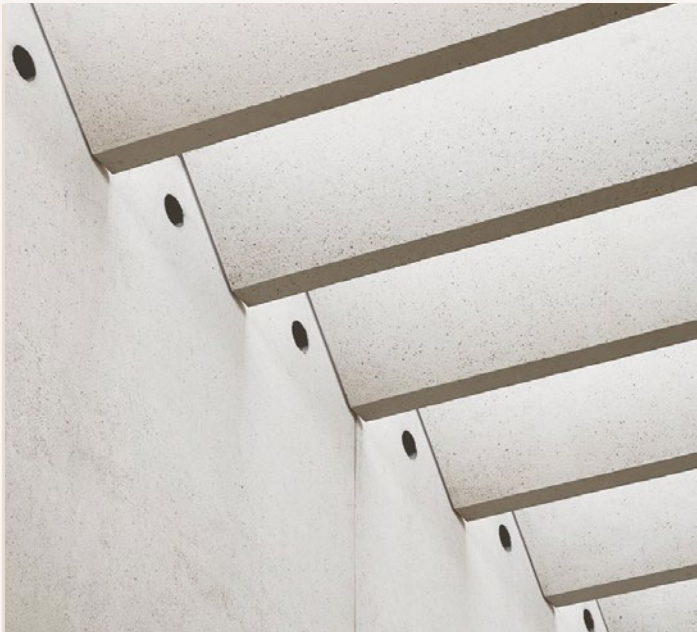
Design Objectives

The key architectural principles that informed the design and progression of the potential massing options.



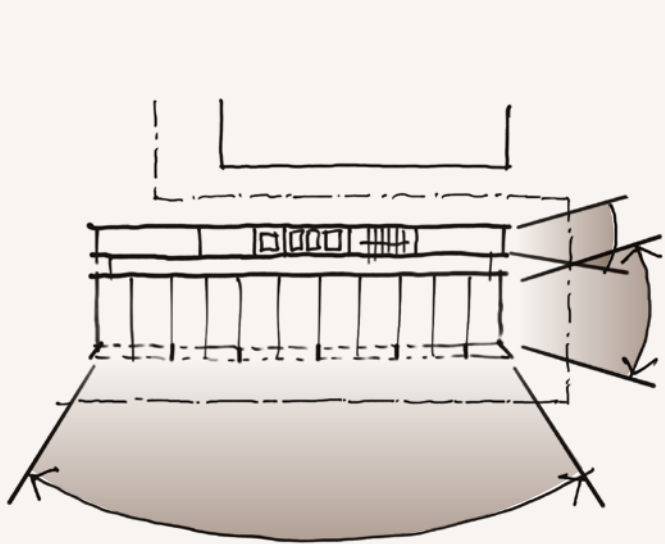
1. Connection to Place

The identity of the new hotel is strongly rooted in the identity of it's local neighbourhood. South Brisbane is the cultural heart of Brisbane, home to art & music precincts, and closely connected to the river.



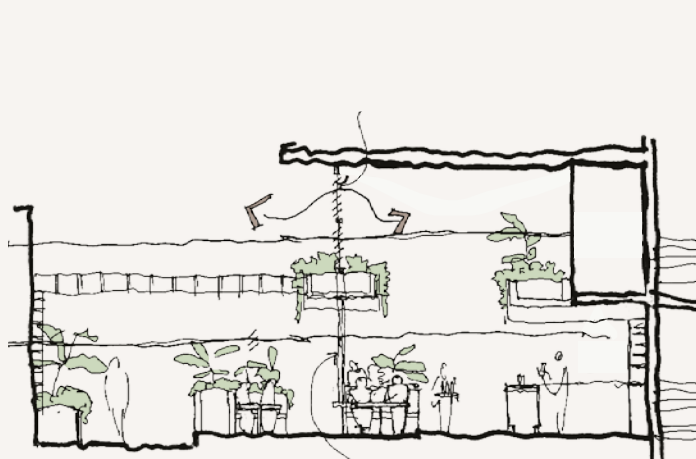
2. Material Authenticity

The material expression of the hotel is conceived of honest materials. The expressed concrete structural elements are carefully considered and detailed to craft a unique and enduring building.



3. Views & Vistas

The location of the new hotel affords city views to the East and South, and to Mt Cootha to the West beyond Musgrave Park. The development seeks to enhance and take advantage of these key views and vistas.



4. Activated & Permeable Laneway

There are significant opportunities to enhance and activate the existing cross through link, between Merivale and Cordelia Street. The development seeks to bring life into this laneway and build upon the thriving laneway culture that is developing throughout South Brisbane, improving the pedestrian experience and public realm.

2.0

Place, Character & Context



2.0 Place, Character & Context

Context

1

Carved By the River

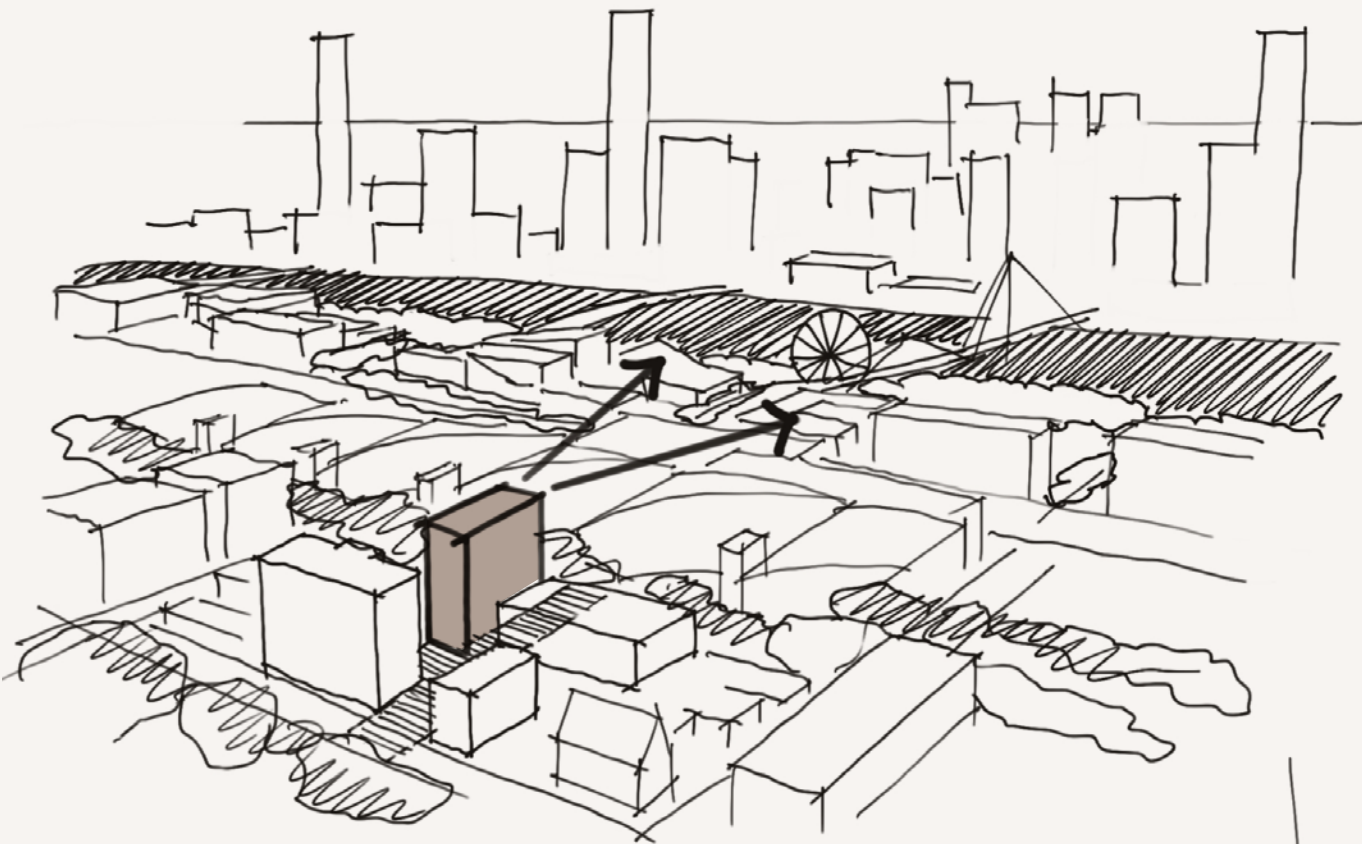
Brisbane’s morphology has been fundamentally shaped by the river, carving its way through layers of ancient limestone strata.



2

A Cultural Icon

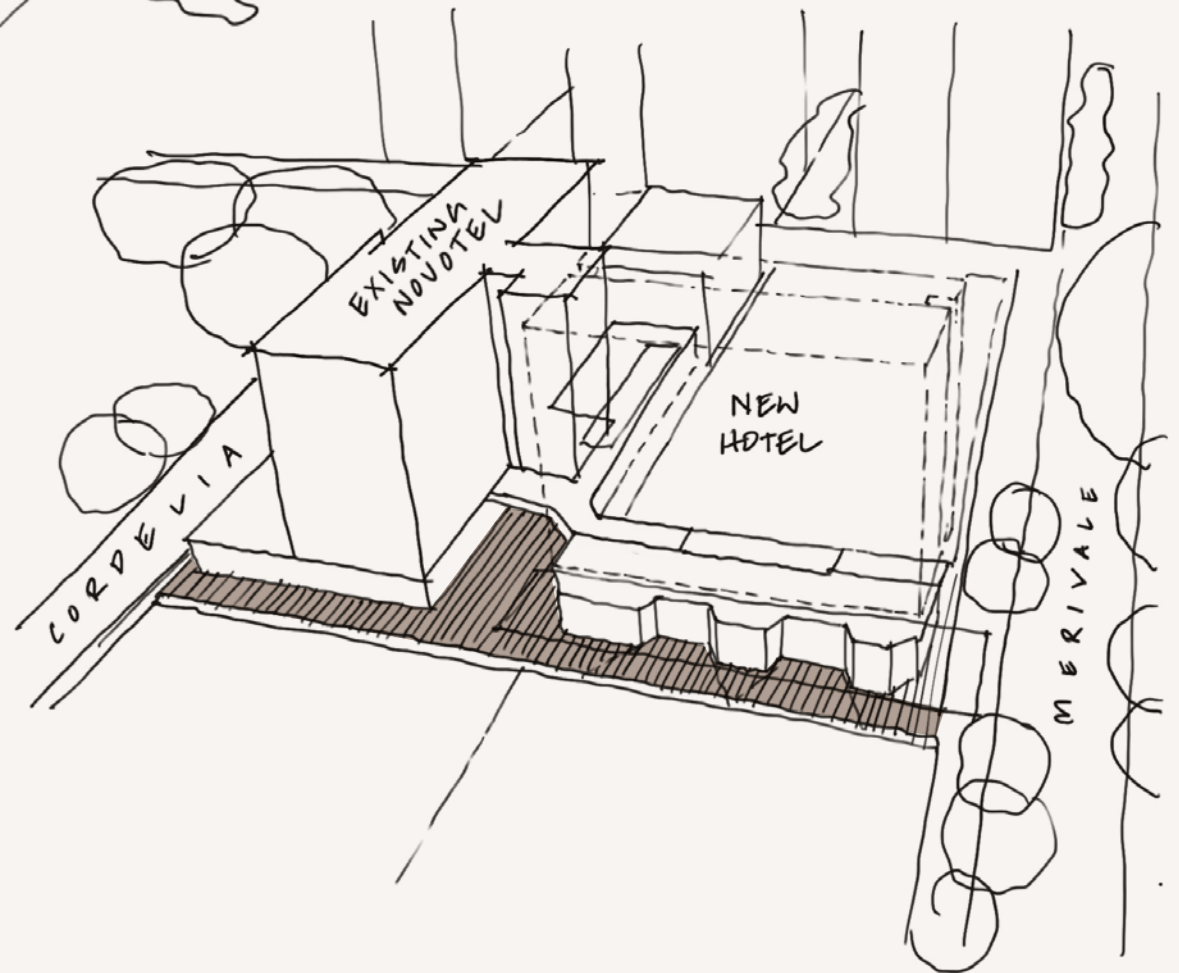
One block from South Bank, the Merivale precinct has the opportunity to meld Brisbane’s cultural heart with a fresh, contemporary urban culture.



3

Woven Laneways

Located between Merivale and Cordelia Streets, the new hotel will entered via a new activated public laneway as part of a unified ground plane.



2.0 Place, Character & Context

Location

LOCATION

- The site is located at 70 Merivale Street
- South Brisbane is flanked by the Brisbane River, both to the East and West.
- Brisbane City CBD is Northeast across the Brisbane River.
- The site is in close proximity to Brisbane City’s cultural precinct, South Bank and East Brisbane’s residential neighbourhood which includes a series of parklands along Norman Creek.



Pictured

1. Extract from Kurilpa Sustainable Growth Precinct (TLPI)

2.0 Place, Character & Context

Site & Immediate Surrounds

URBAN GRAIN

South Brisbane is generating a range of active, well considered and well loved public laneways.

The new hotel development at Merivale seeks to build upon and strengthen this laneway culture, by activating the existing cross through link through the site.



1. West Village Shopping Precinct



2. Fish Lane



3. Fish Lane Town Square



4. Fish Lane Town Square



5. Fish Lane



6. Aalto Walk



6. Aalto Walk



7. Mollison Green



8. Mollison Green

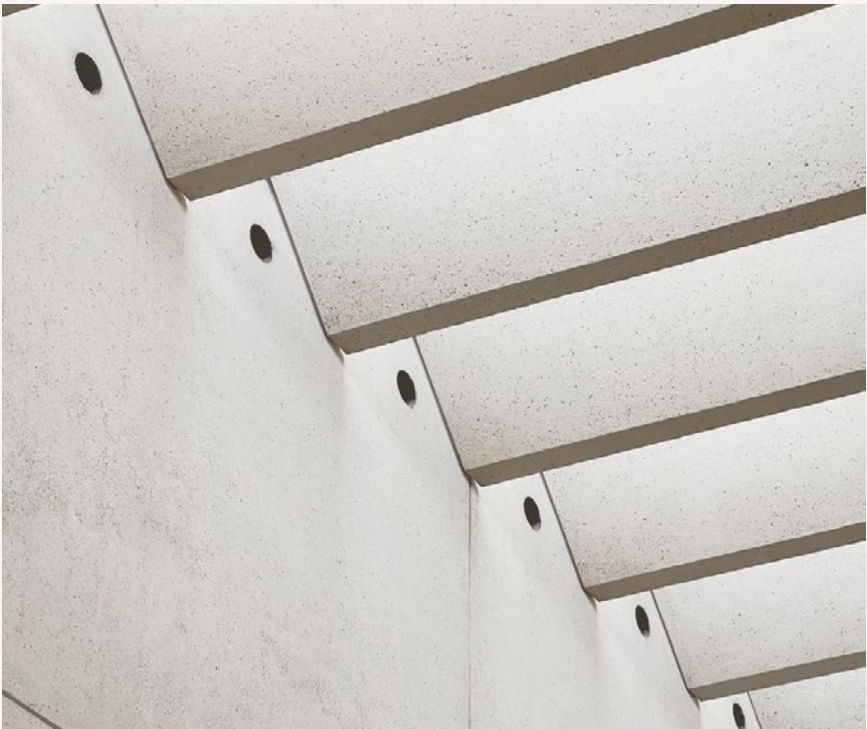


2.0 Place, Character & Context

Cultural Precinct

CONTEXTUAL DRIVERS

The new hotel is located in close proximity to public buildings of significant civic scale and importance. The enduring and monolithic concrete of the Queensland Art Gallery and the Convention Centre along with the “timber and tin” Queenslanders of the West End will inform the architectural fabric of the new development.



Pictured
Queensland Art Gallery, Robin Gibson

2.0 Place, Character & Context

Site Images



1. View of 70 Merivale Street from the Brisbane Convention and Exhibition Centre



2. Merivale Street Frontage



3. Looking towards 70 Merivale St from entry to Brisbane Convention and Exhibition Centre



4. View looking down Merivale Street from 72 Merivale Street

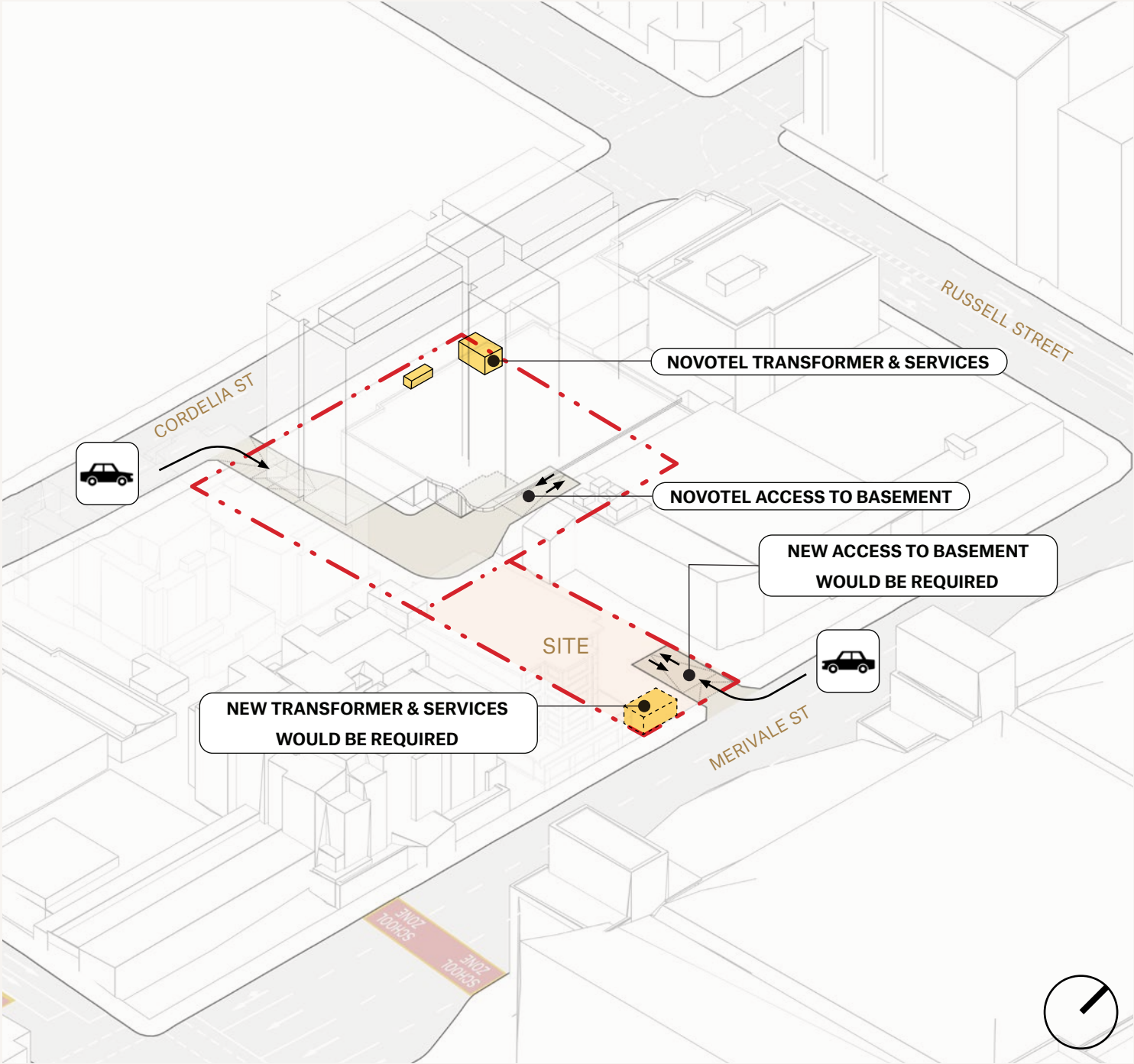
3.0

Site Analysis



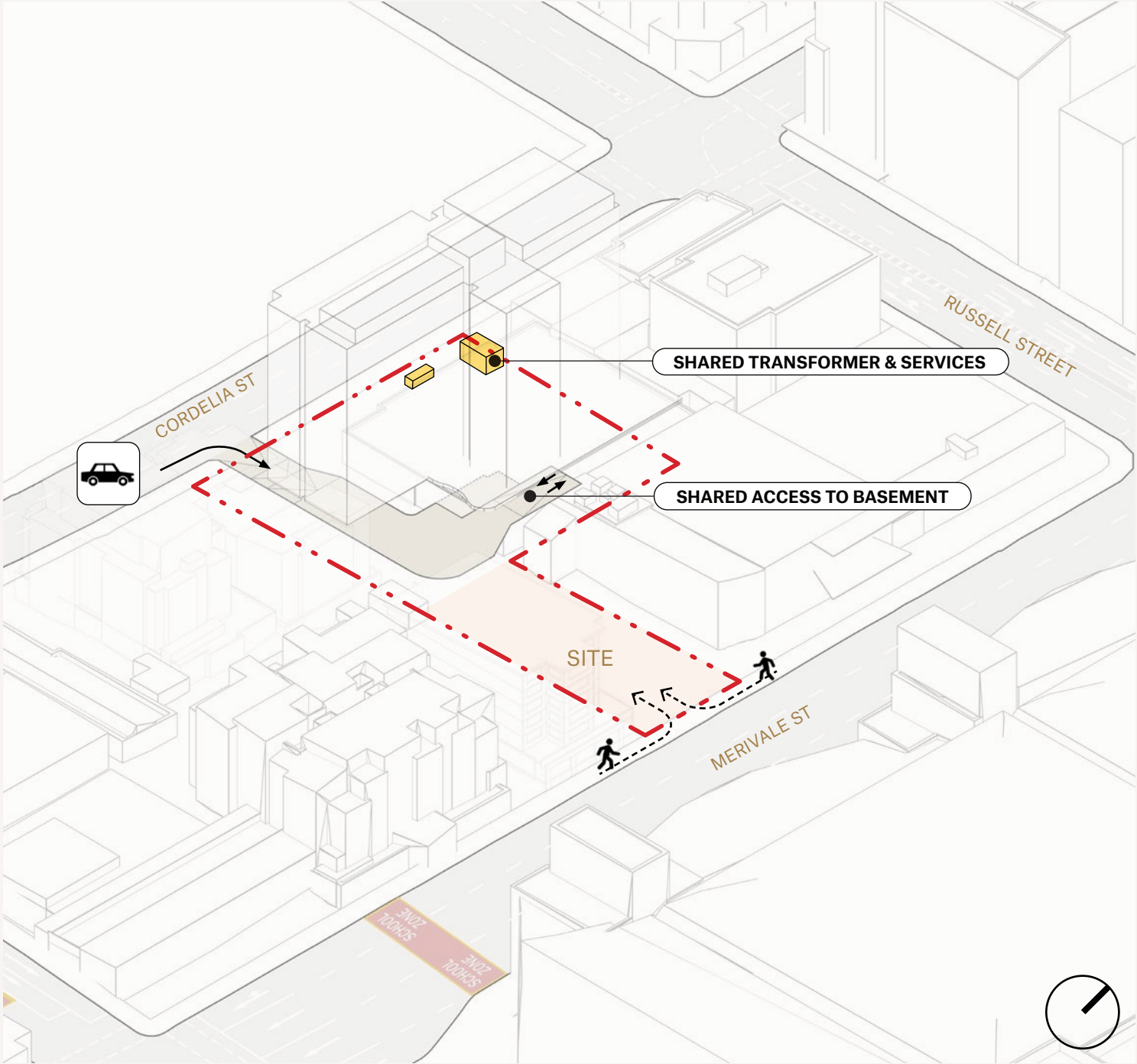
3.0 Site Analysis

Site Strategy - Combined vs Separate



3.1 ISOLATED SITE DEVELOPMENT - IMPACTED STREETScape

Developing the site in isolation, will require the need for a new driveway entry access to the basement and new services (transformers, substation and boosters) on the site frontage. This would lead to an undesirable urban outcome & an impacted streetscape.

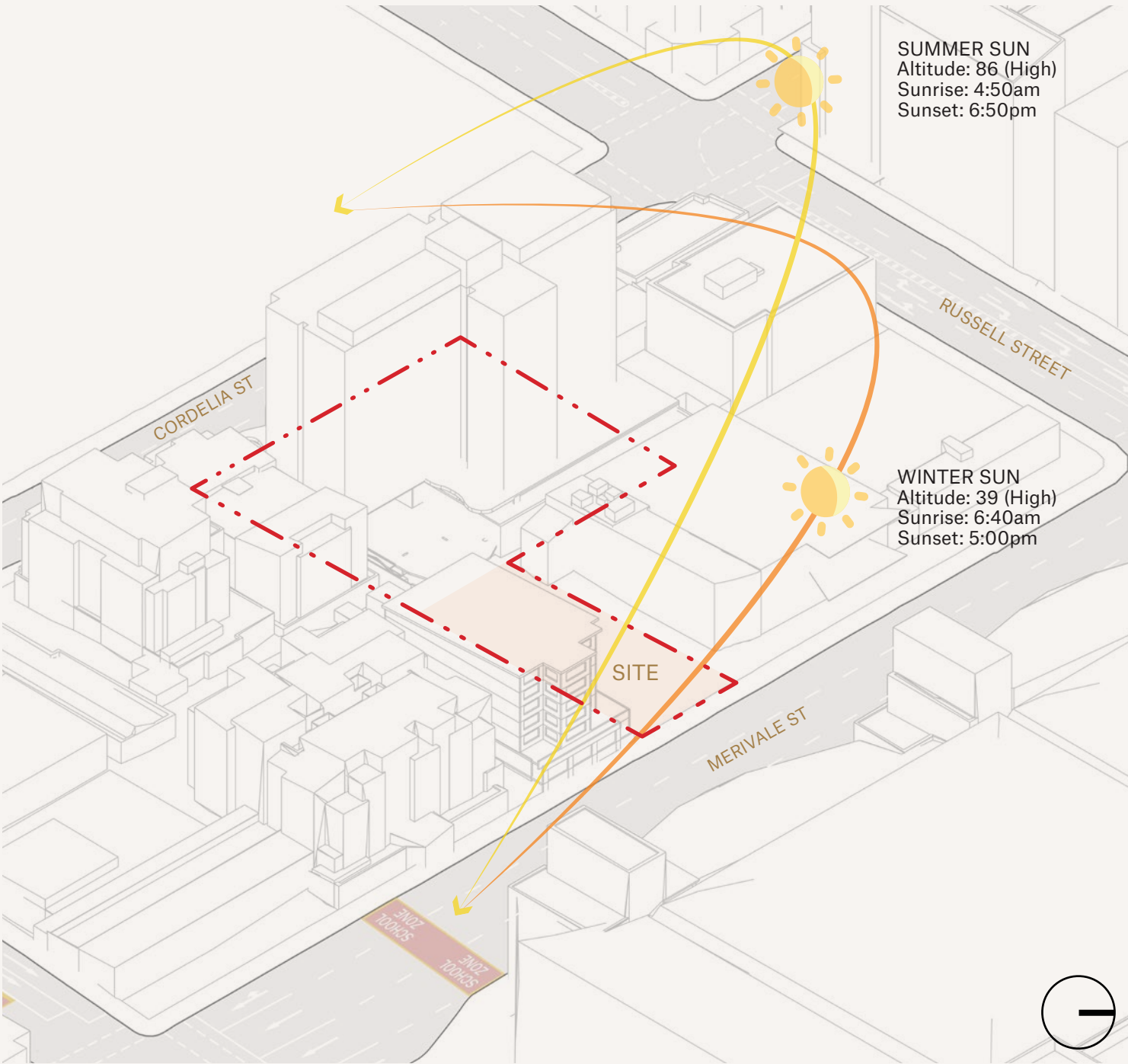


3.2 SHARED SITE DEVELOPMENT - ACTIVATED STREETScape OPPORTUNITY

Instead, the proposal aims to achieve the best urban outcome by developing the site in co-existence with the Novotel site, sharing the existing driveway entry access to basement, the existing loading dock and the existing services infrastructure. This will free up the Merivale site frontage and allow for opportunities to enhance and activate the streetscape.

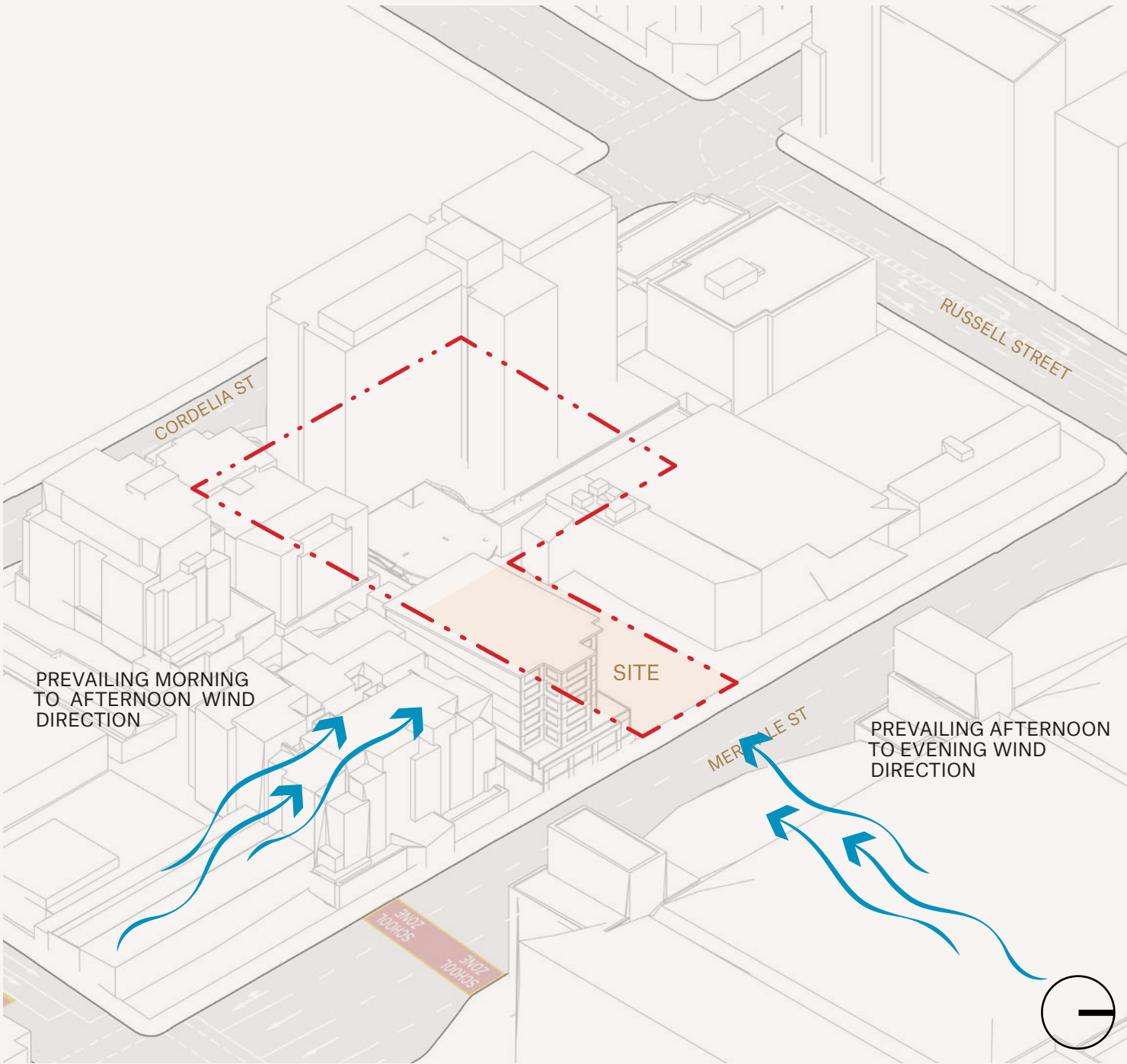
3.0 Site Analysis

Existing Context



3.3 SOLAR ORIENTATION

The above diagram illustrates the path of the sun during both mid summer and mid winter. Opportunities for early morning sun to the laneway and Merivale Street frontage are key drivers for the podium design.

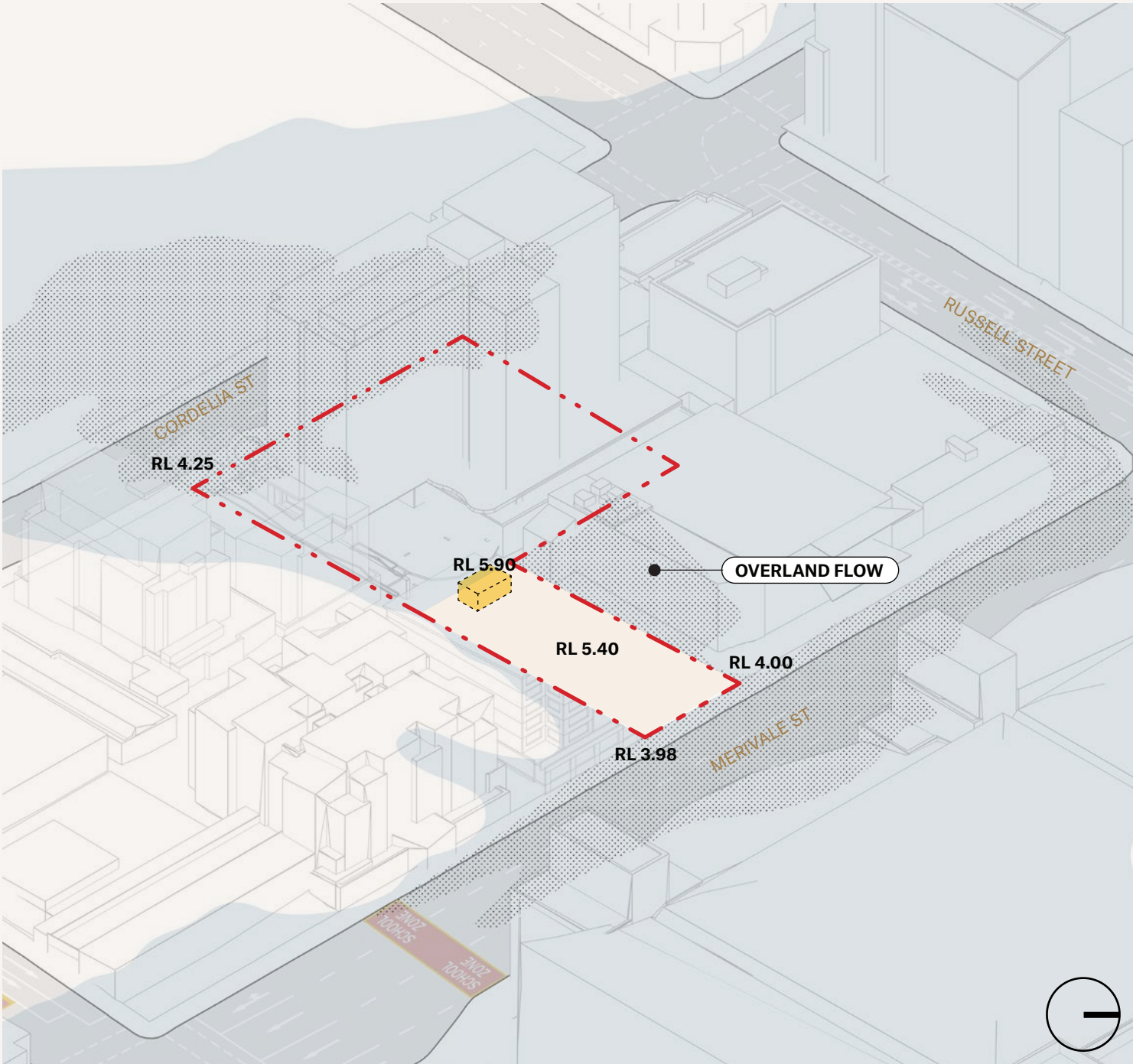


3.4 PREVAILING WINDS

Cooling prevailing breezes are generally from the South / South West during the morning, and from the North East / East during the evening during summer months.

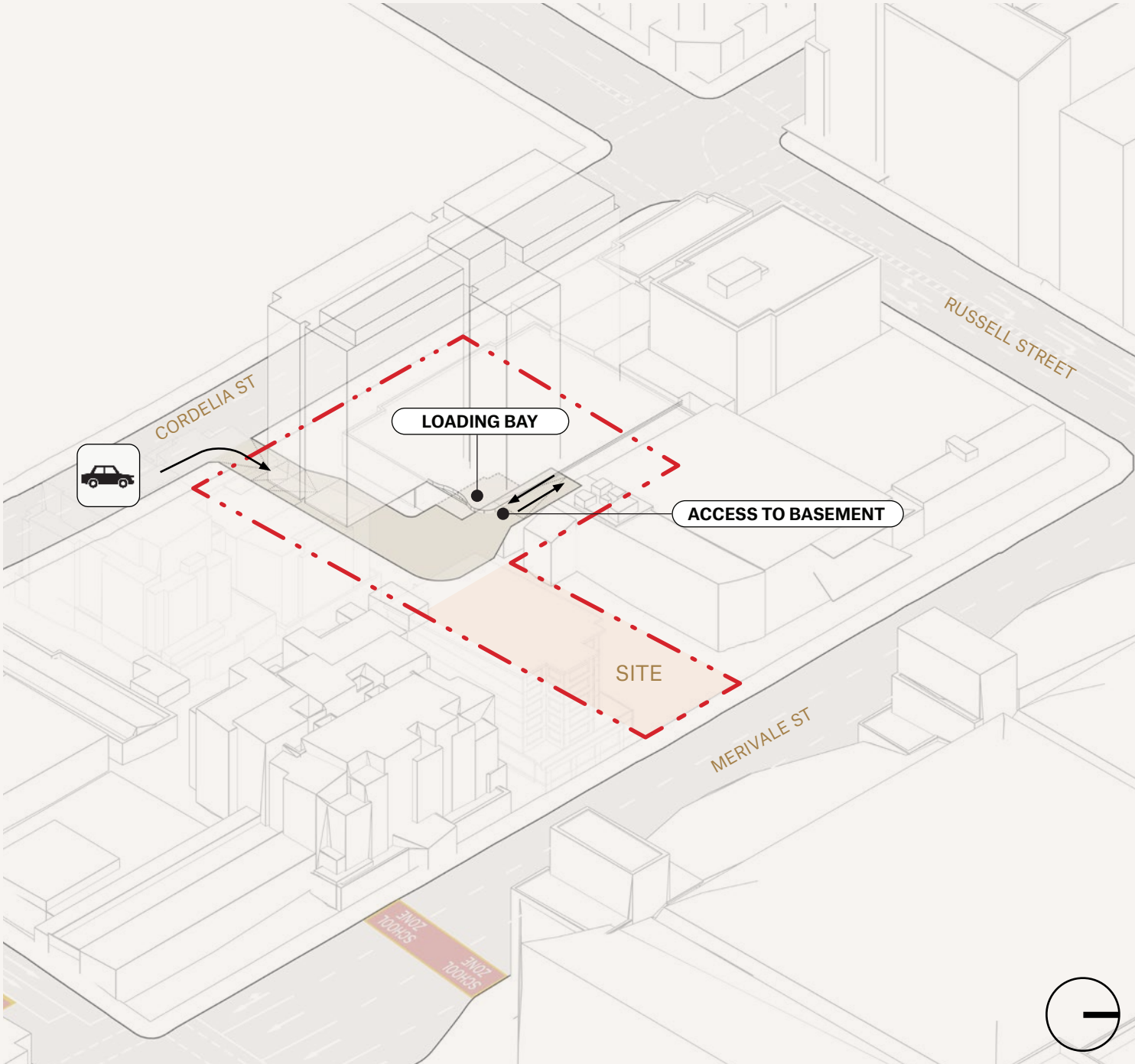
3.0 Site Analysis

Existing Context



3.5 FLOOD OVERLAY

The RL of the building has been set at 5.4 for flood resistance & future proofing. Pedestrian grades on the laneway have been carefully considered, to allow 1:20 footpath access to the entrance at this level. Essential services have been located on the mezzanine floor, for flood resilience and the Fire Control Room has been locally raised to RL5.9.



3.6 VEHICLE ACCESS

Vehicular access to the new hotel is via the existing Novotel hotel crossover and takes advantage of the existing porte cochere. The existing loading dock for the Novotel hotel will be used by the new hotel, with goods and waste transported to the existing hotel via the basement & service lift. This allows the frontage on Merivale Street to be completely activated and unencumbered by crossovers or ramps.

3.0 Site Analysis

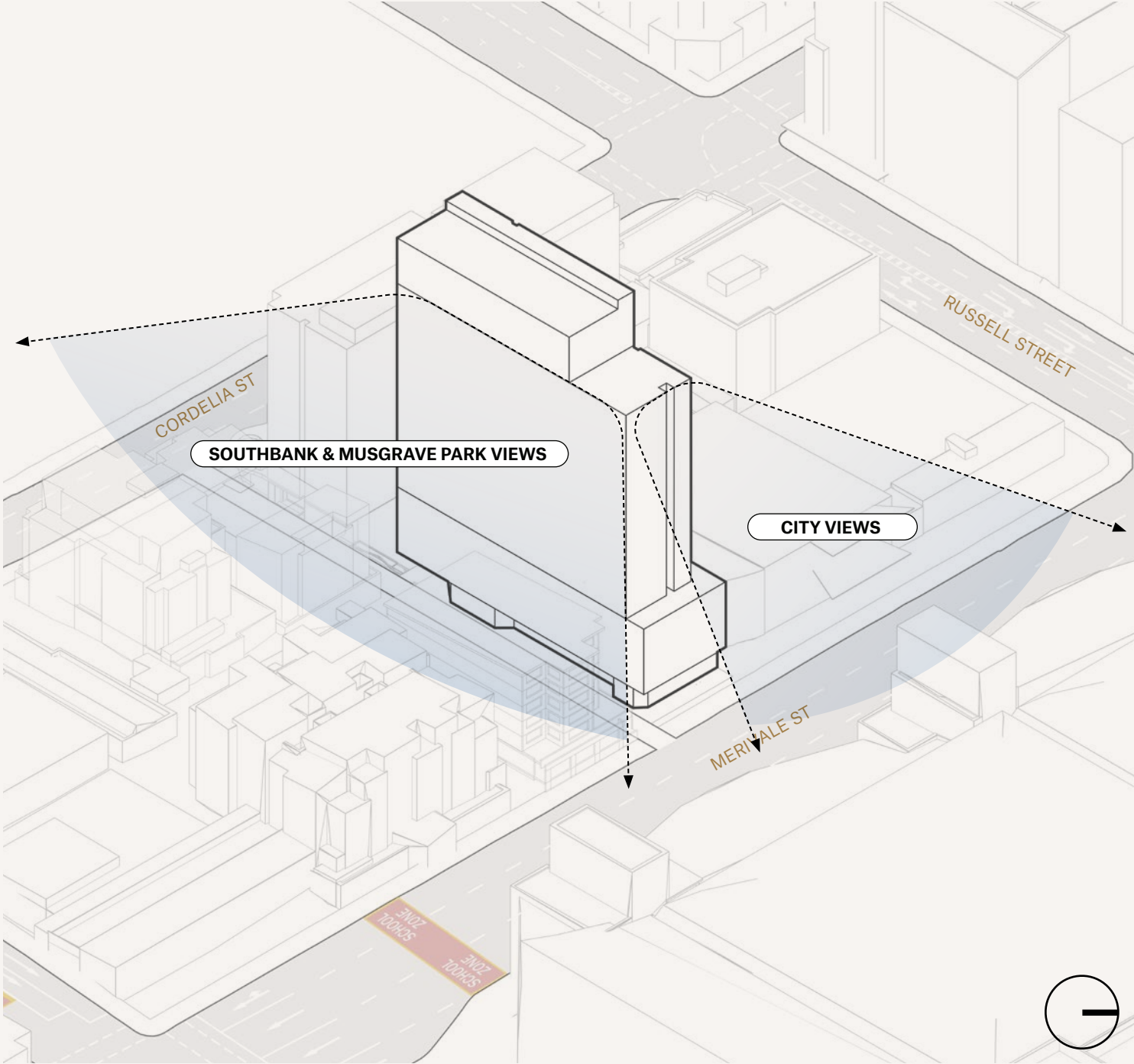
View Opportunities



CITY VIEWS



MUSGRAVE PARK AND CHURCH VIEWS



3.7 VIEW OPPORTUNITIES

View opportunities to the south and east, have defined the form and layout of the development. City views are captured on the upper levels of the eastern facing rooms and views over southbank to the southern facing rooms. The upper rooftop restaurant and wellness floors capture these vistas plus additional views beyond the existing Novotel hotel towards Musgrave park.

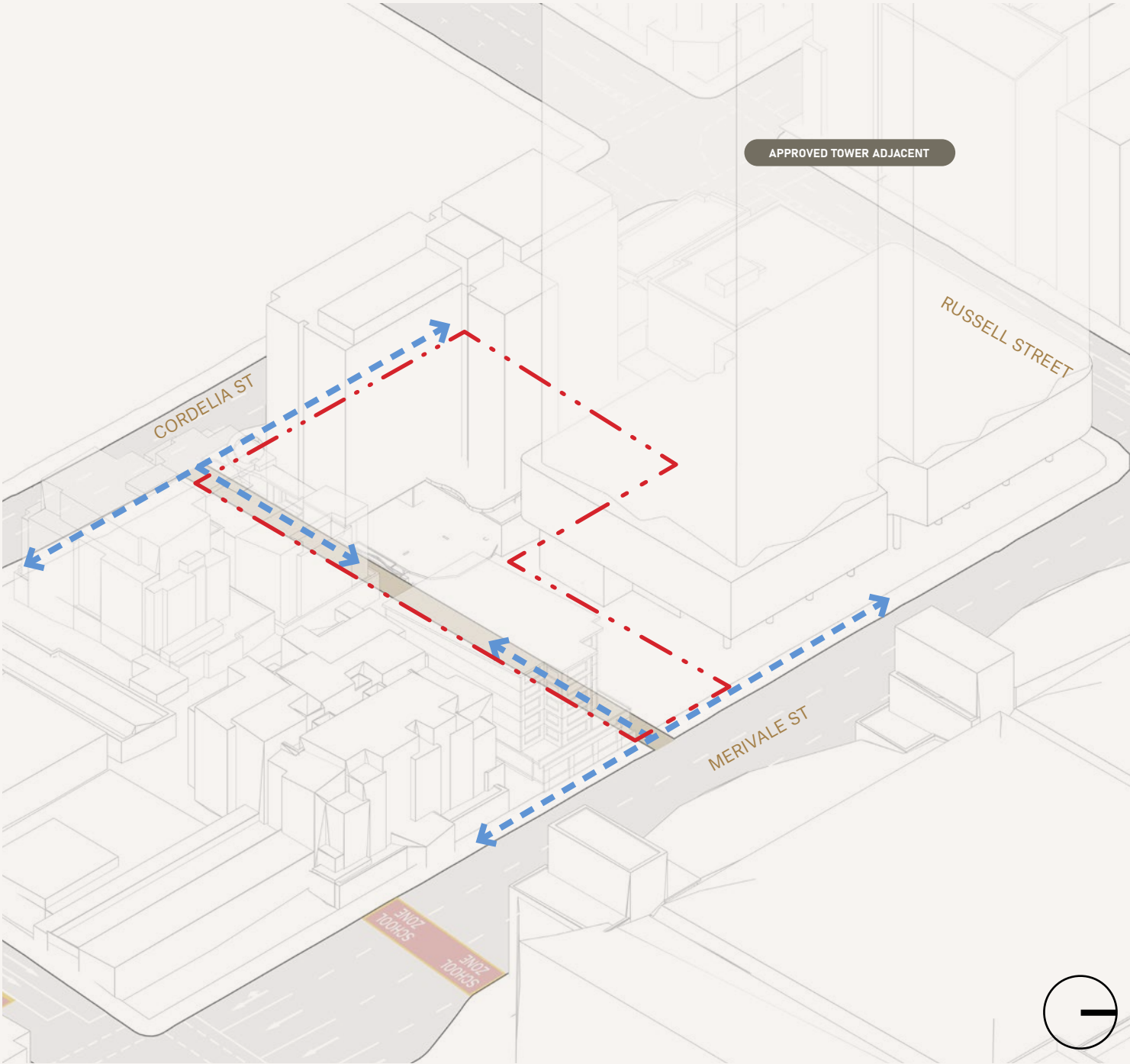
4.0

Design Strategy



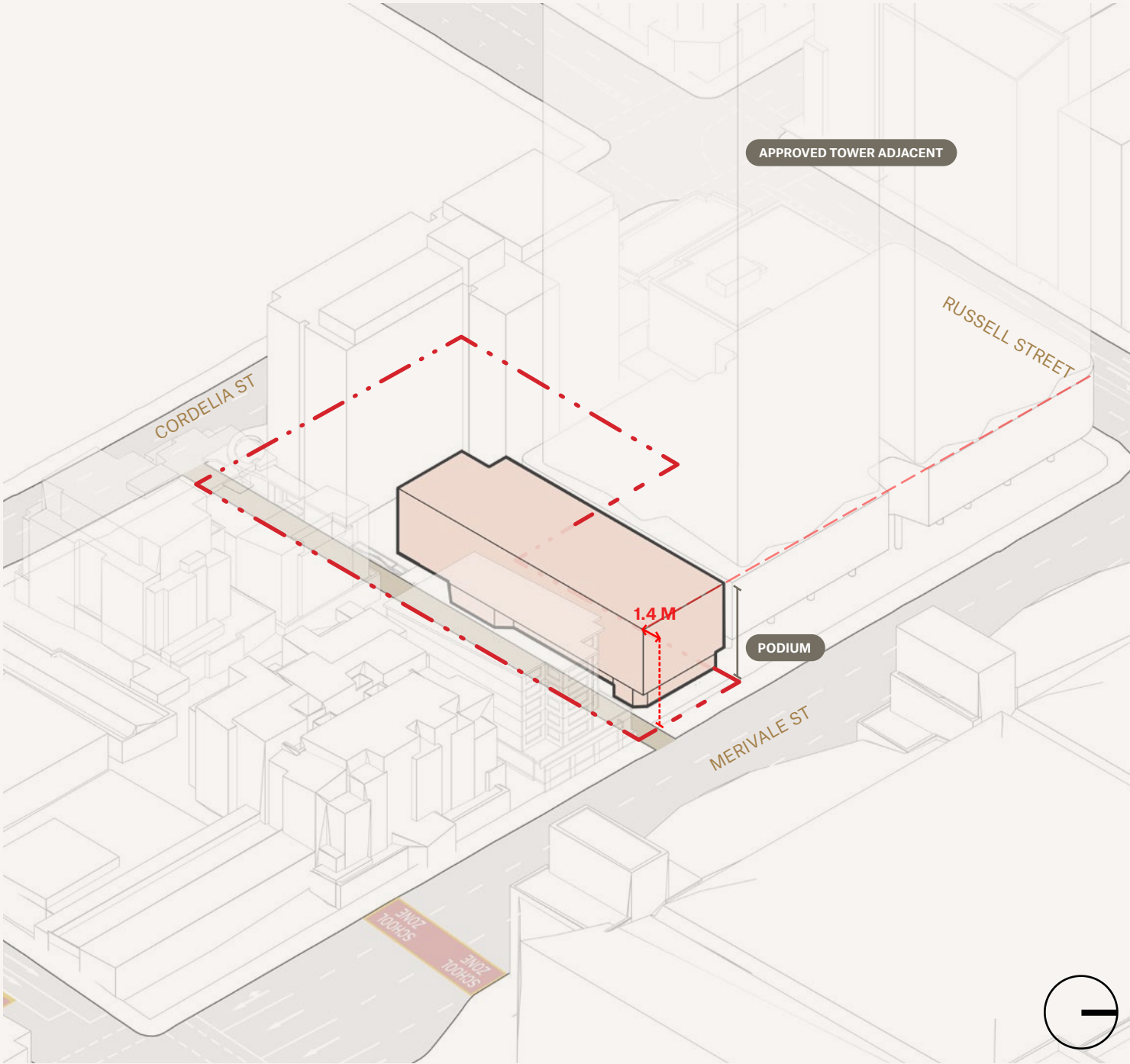
4.0 Design Strategy

Massing Approach



4.1 EMBRACE THE LANEWAY

The focal point of the ground floor is the laneway experience, provided by the cross through link connecting Merivale and Cordelia Streets. A double height volume to the entire length of the laneway fully activates the exterior space. The breathable facade dissolves the boundary between interior and exterior spaces to create an integrated laneway experience.

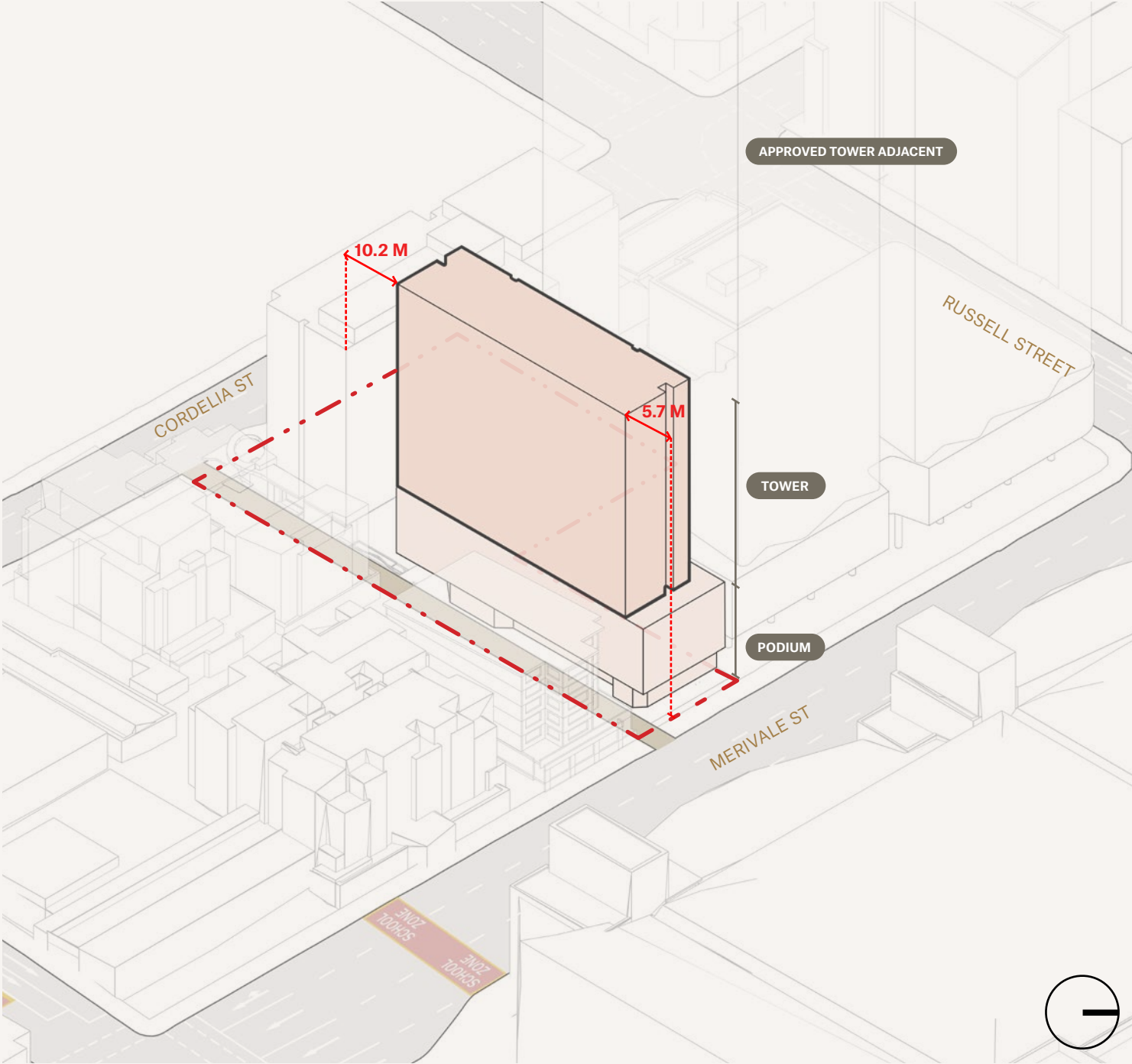


4.2 PODIUM

The articulated podium activates the Merivale Street frontage, its scale aligns with adjacent development at 62-66 Merivale Street. The expressive podium facade encouraged pedestrian traffic through the laneway and F&B offerings.

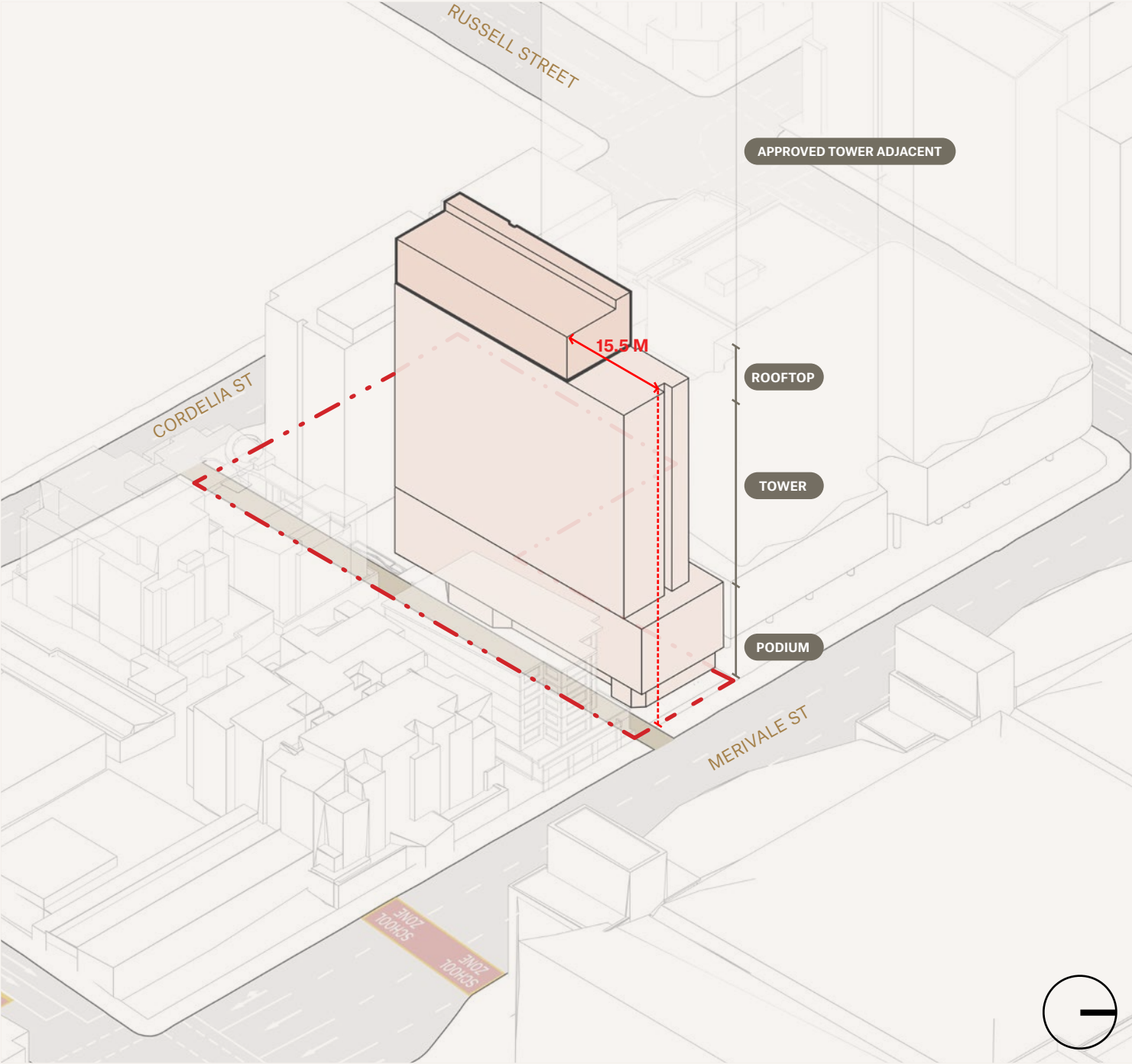
4.0 Design Strategy

Massing Approach



4.3 TOWER

The tower mass is formed from 10m setbacks from the existing Novotel hotel & 5.7m average setbacks form Merivale Street. The mass is split in two, by a vertical notch & planter facing Merivale Street.



4.4 ROOFTOP

The upper floors of the development occupy half the plate & are stepped back from the Merivale Street frontage. This allows maximum sunlight to the pool deck & reduces the scale of the building from the Merivale Street aspect.

5.0

Design Description



5.0 Design Description

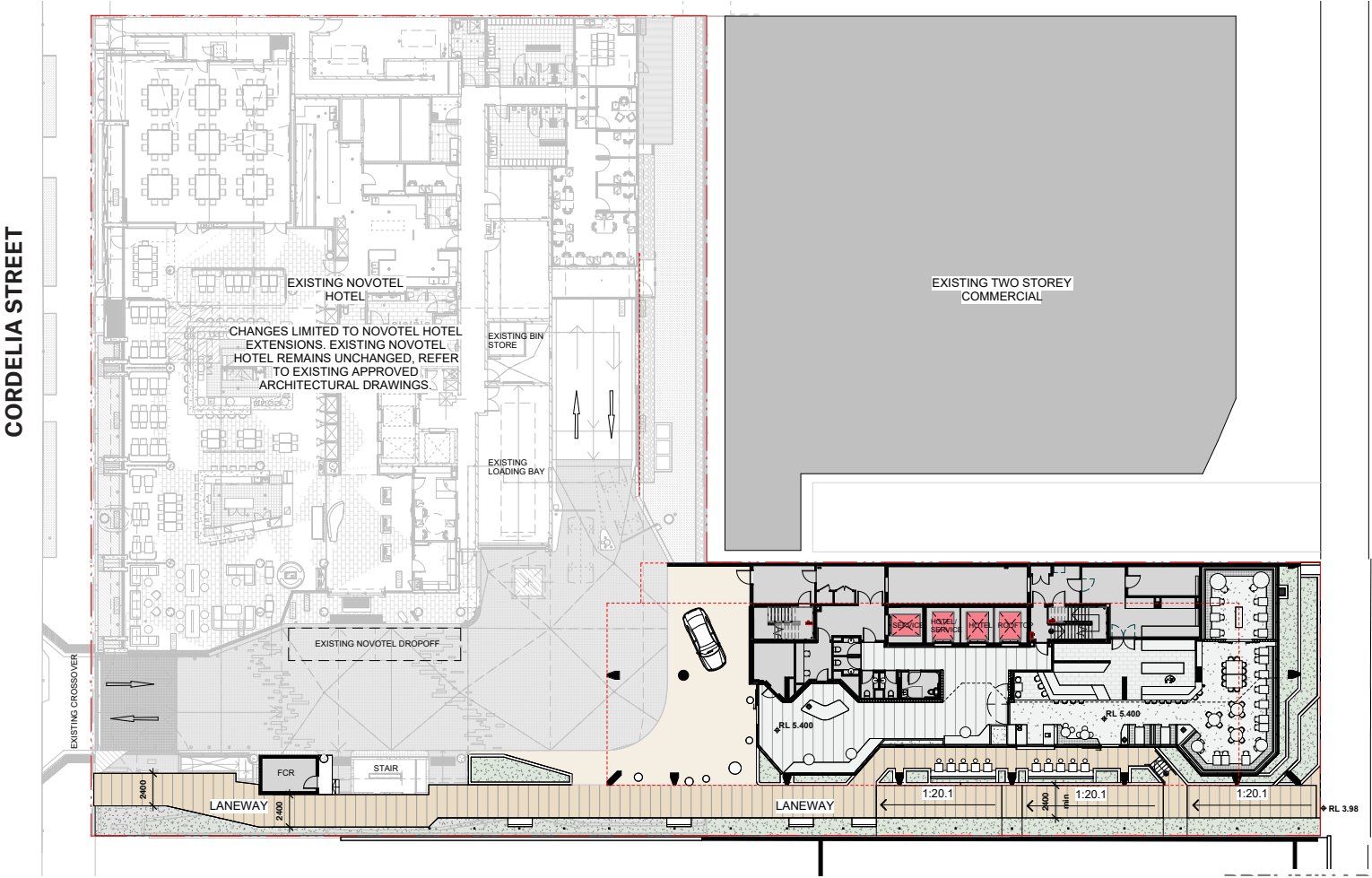
Site

Description

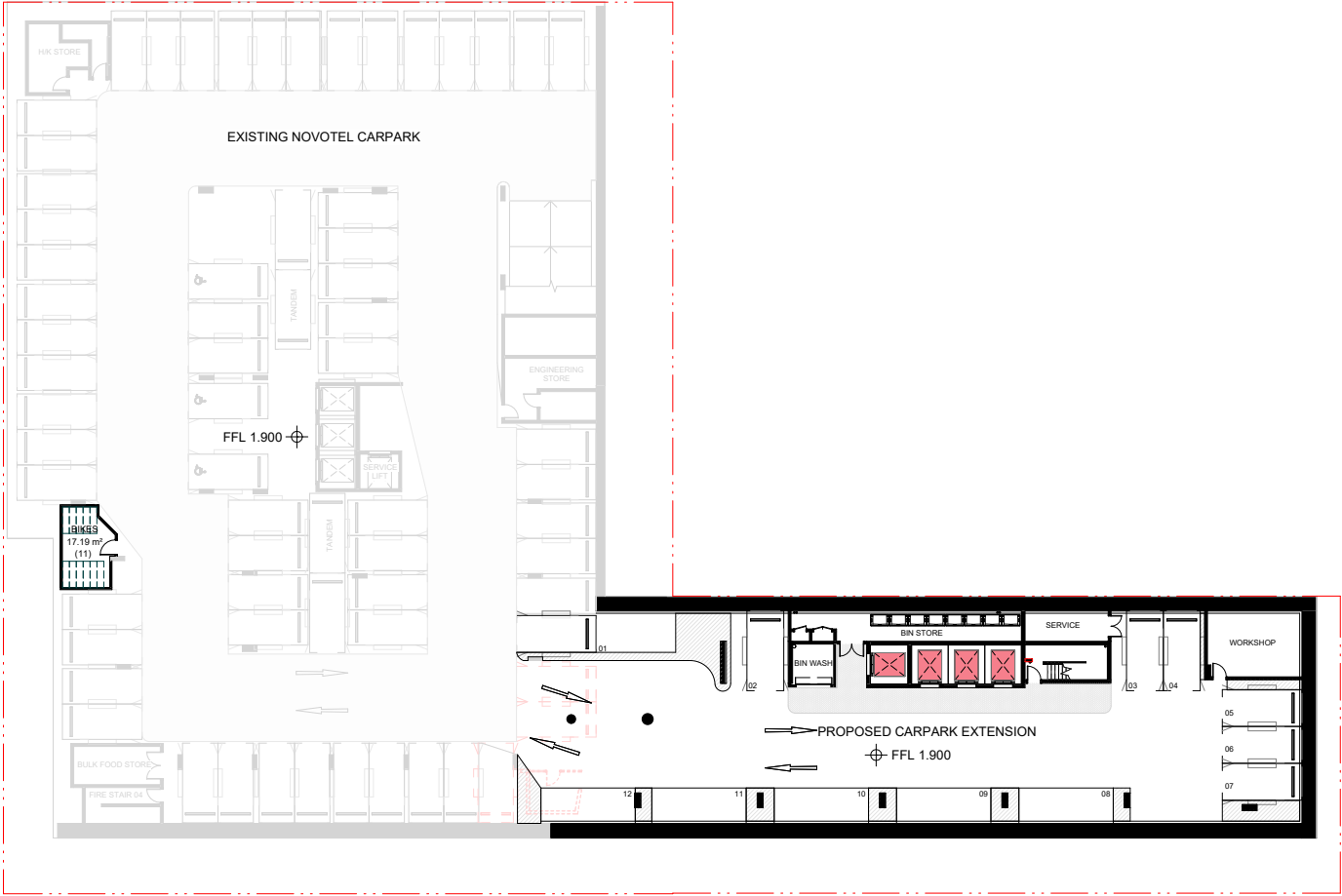
The new Hotel is located to allow the existing Novotel dropoff to serve a dual purpose, this removes the need for a crossover and entry ramp to the Merivale street frontage. Vehicle entry via Cordelia street leads to the existing vehicular ramp down to the existing basement or to the new dropoff at the new hotel.

The existing loading dock is to be used for the new development, with refuse transported via the basement and service lift.

Pedestrian access to the new hotel is via the laneway, providing visitors with generously planted sub-tropical spaces & the chance to interact with food & beverage offerings, with indoor and outdoor seating along the length of the laneway.



SITE GROUND PLAN

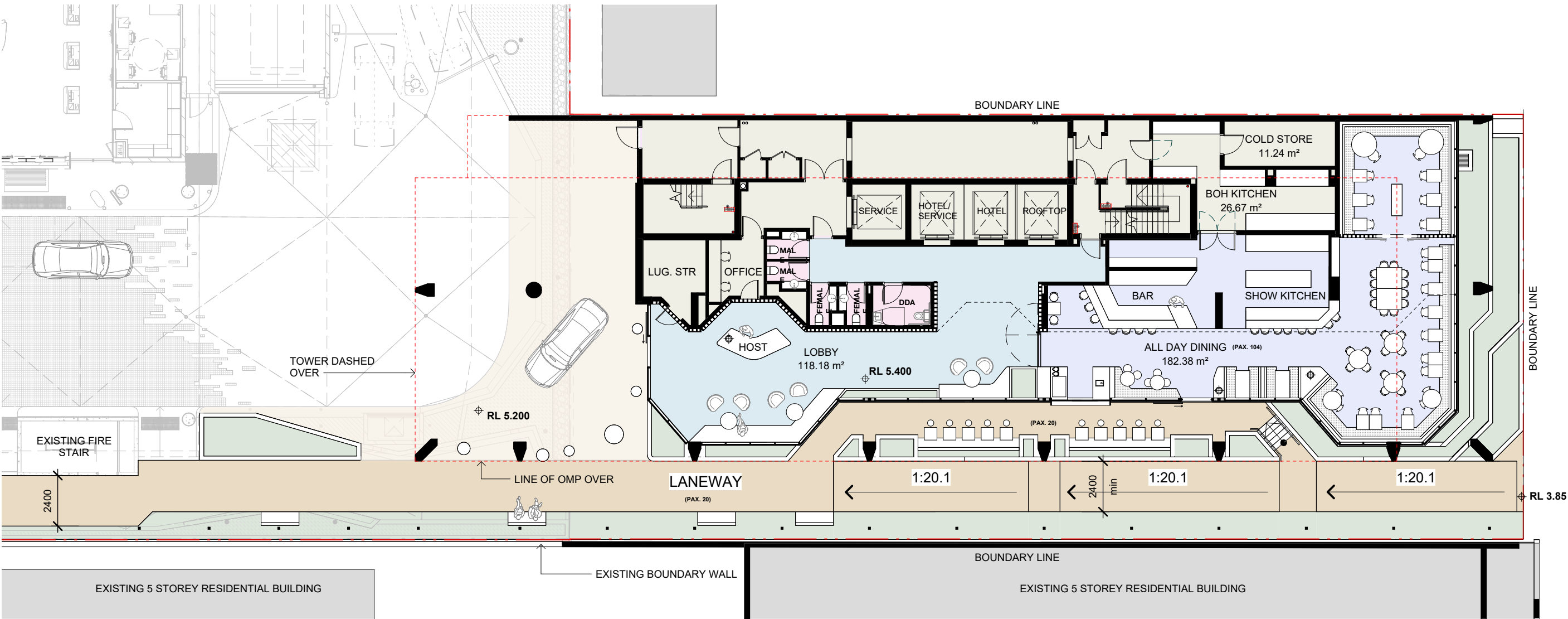


SITE BASEMENT PLAN



5.0 Design Description

Ground Floor

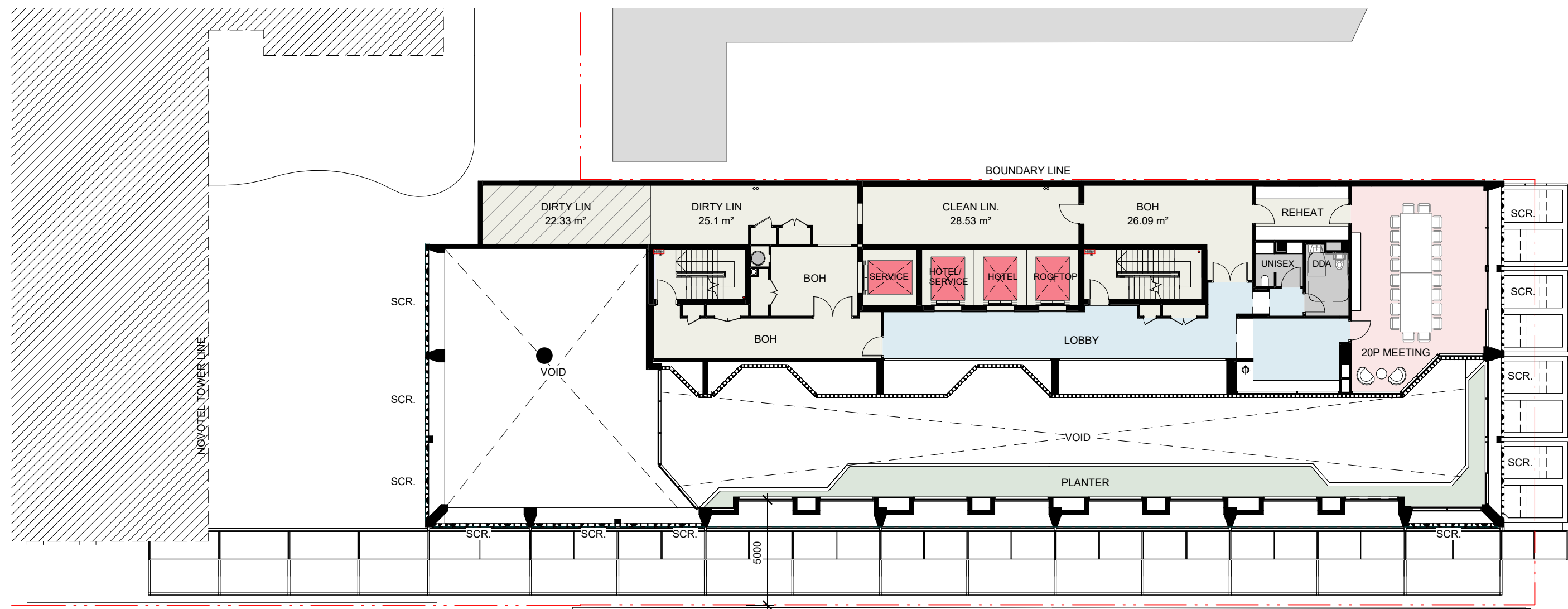


Description

The ground floor of the new hotel opens up to embrace the existing laneway. The floor level of the new hotel is set at 5.4 for flood resistance, with carefully considered accessible ramps that allows universal access to the hotel entry within the laneway. Adjacent to the entrance lobby are food & beverage offerings, with operable doors and windows that bring light & air. Internal and external seating activates the laneway. Generous sub-tropical planting softens the the laneway journey externally and is used internally to merge the indoor & outdoor spatial conditions.

5.0 Design Description

Mezzanine Floor

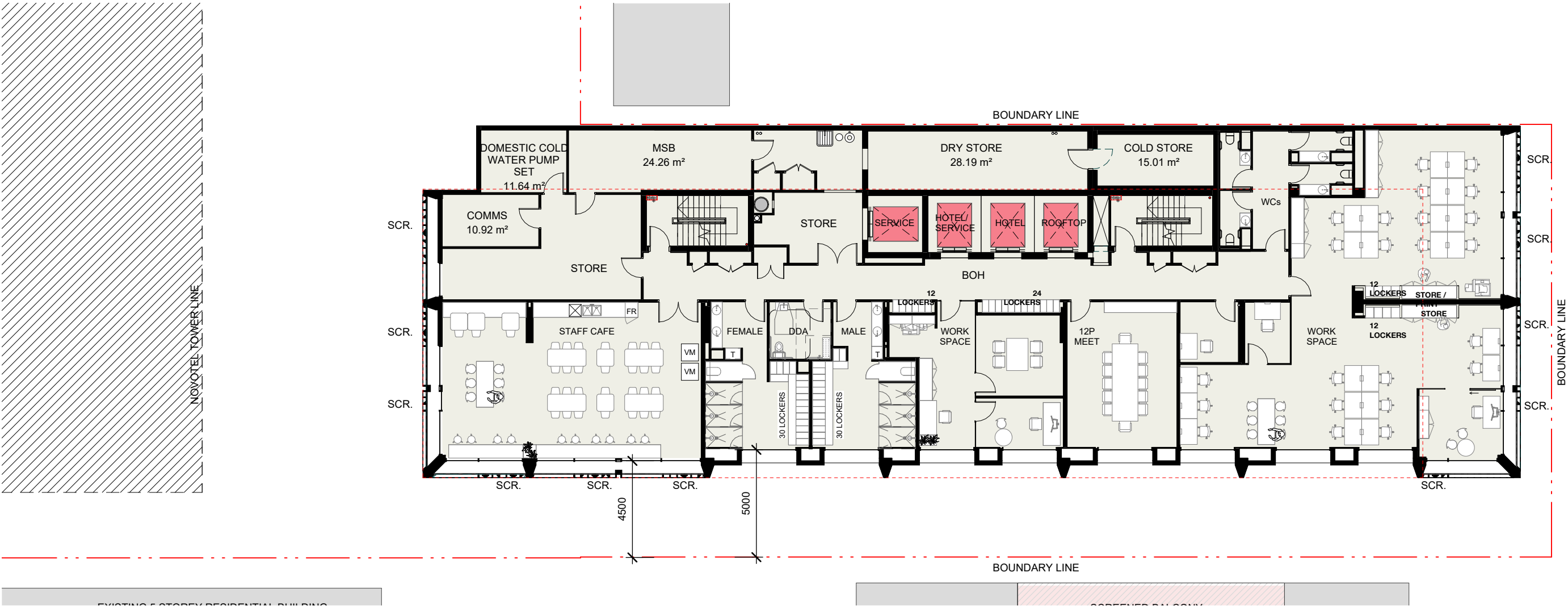


Description

The mezzanine floor is largely dedicated to plant and back of house functionality. Meeting rooms are located towards the Merivale Street frontage and located towards the west. The void to the South allows double height spaces to the ground floor Lobby & dining areas, increasing natural light and improving the spatial experience. The void features suspended planters to the perimeter of the room, to create a blended indoor & outdoor experience.

5.0 Design Description

Podium Level 02



Description

Level 02 is the highest podium level. It contains back of house areas and storage for the hotel.



5.0 Design Description

Level 3 - Hotel Floor



Description

Level 3 is the first level of the tower. Guestrooms sit to the East, South and West of the floor plate with services and core located centrally to the North. Eastern facing rooms on level 3 feature private terraces, set back from the facade.



5.0 Design Description

Levels 4-10 Typical Hotel Floor



Description

The typical hotel floor contains guestrooms on the south, east and western portions of the floor plate, with a service room adjacent the service lift. A naturally lit corridor with planters at both ends, provides access to all rooms. As on Level 3, each southern room is provided with a day bed, screened to provide privacy and direct views to oblique angles.

5.0 Design Description

Levels 11-13 Typical Hotel Floor



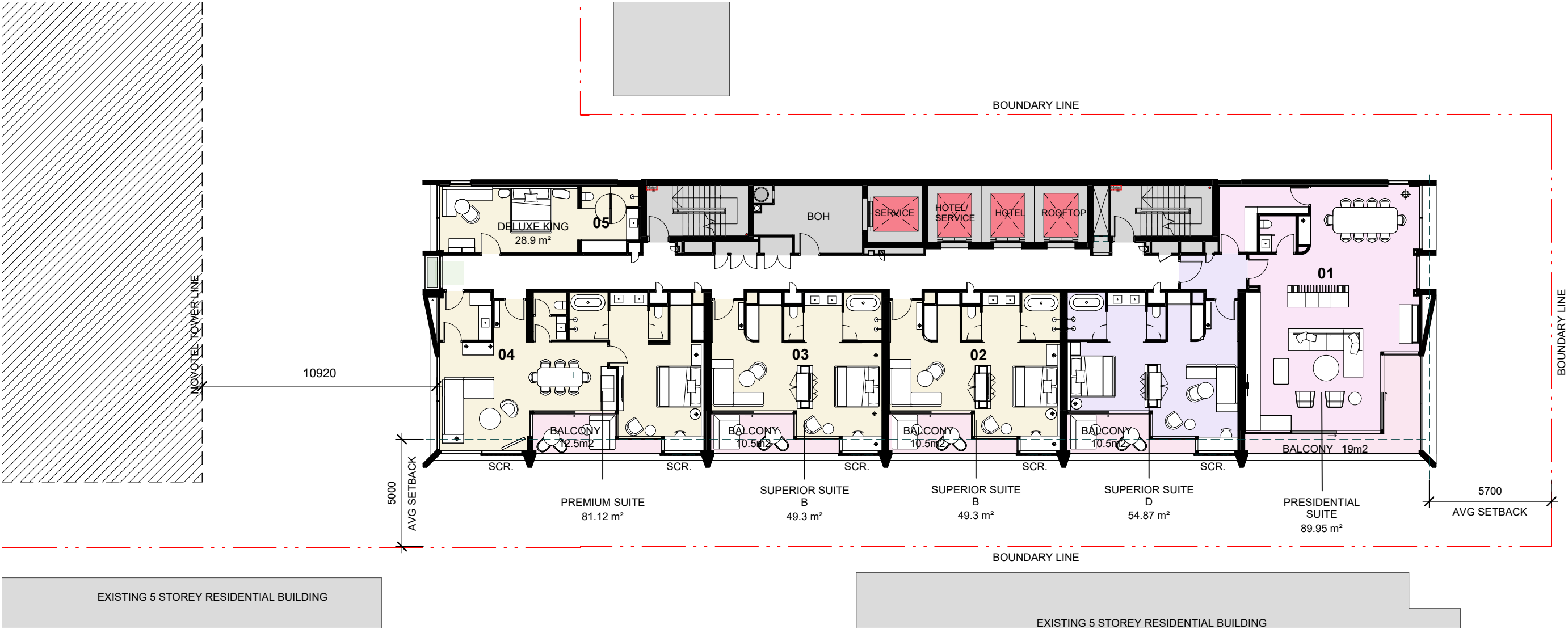
Description

The typical hotel floor varies slightly to accommodate a different room mix from levels 11-13. The typical guestroom configurations and amenities remain consistent across all floors.



5.0 Design Description

Levels 14 - Hotel Suites

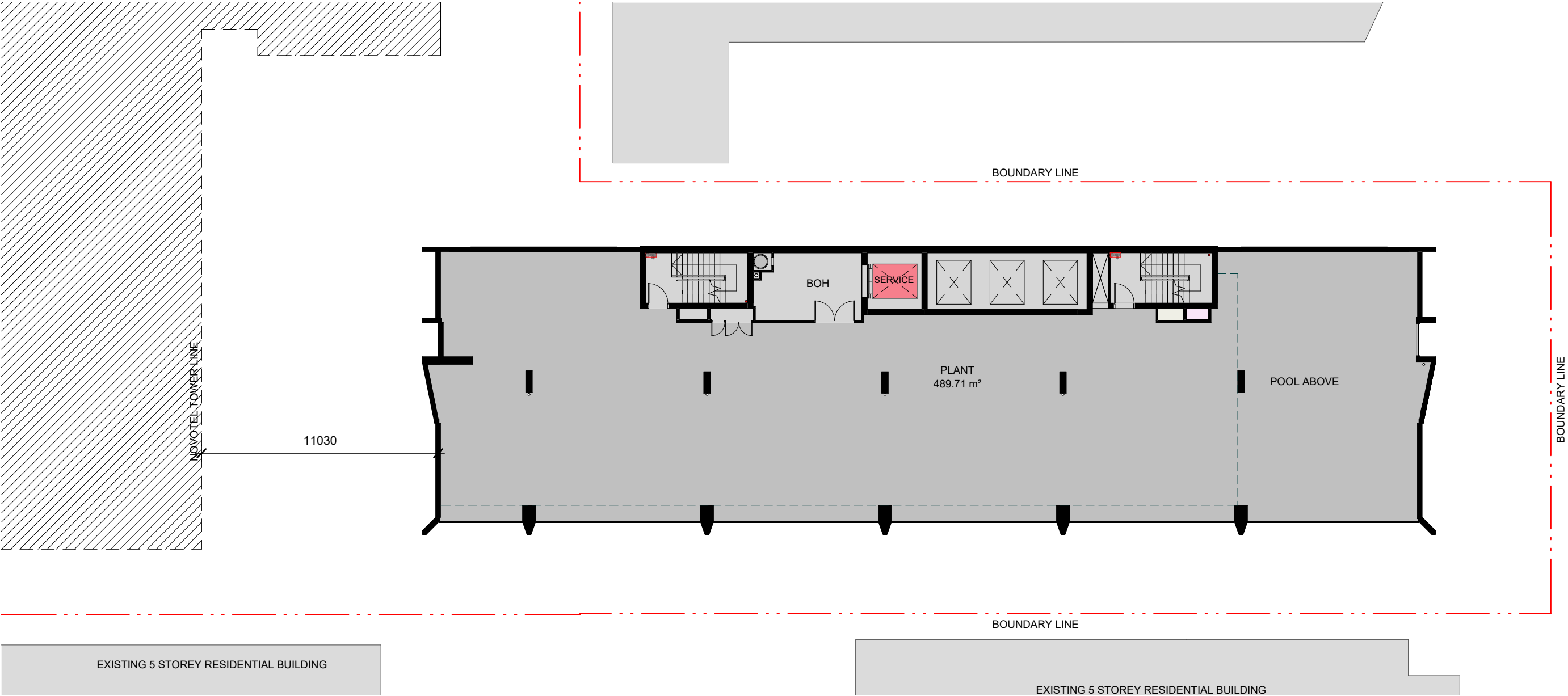


Description

Level 14 contains the premium suites. The suites have been positioned to take advantage of the most optimal views along the Southern facade, with balconies accessible via siding doors. This enhances the ingree of natural light and provides a genuine alfresco experience. The Eastern Suite features a wraparound corner balcony, taking full advantage of city and river views. Its generous amenity accommodates private functions while a discrete interconnecting door allows for adjoining and integrated guest accommodation.

5.0 Design Description

Sub Floor - Plant



Description

The sub floor below level 15 functions as the plant level, containing building services, pool and wellness plant. The facade contains active louvres where required and void space below the pools to Level 16 above.



Design Concept

Wellness

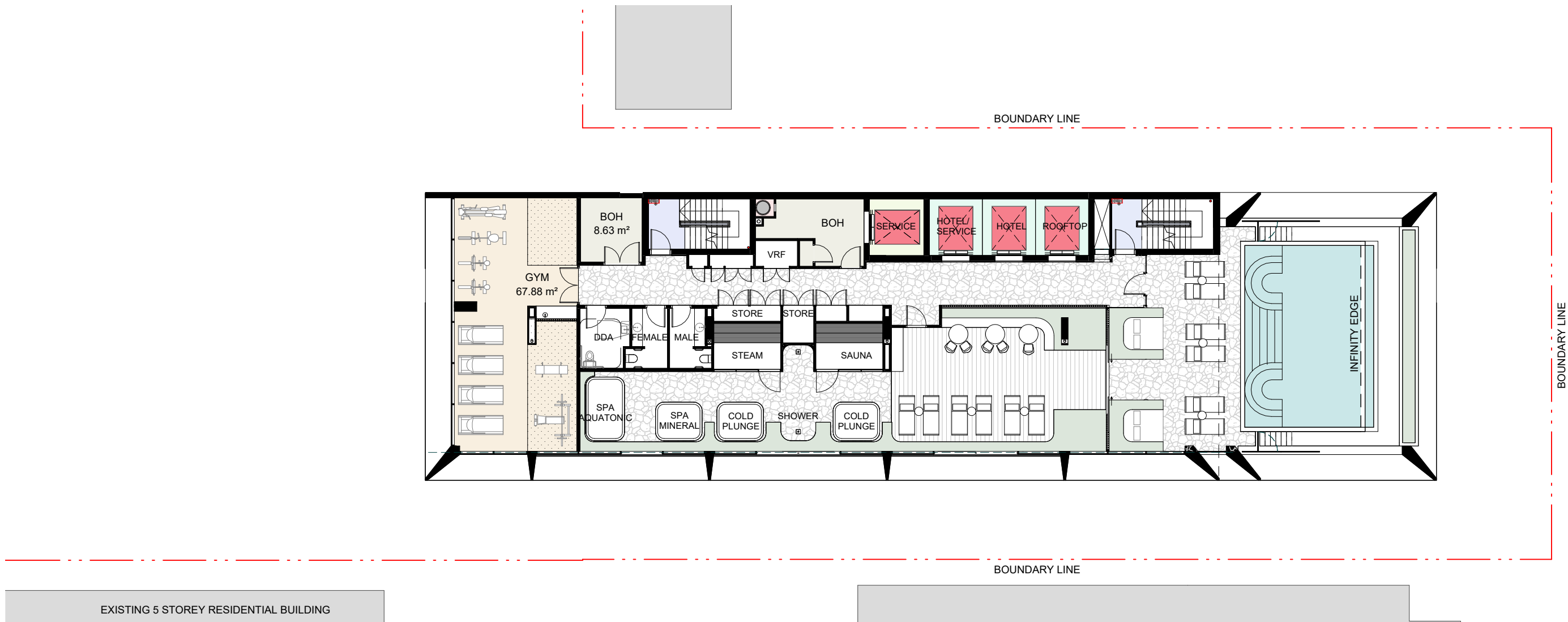
Wellness & relaxation will be at the heart of level 15, providing a respite from inner city living and a chance to look inward.

Hot & cold plunge pools, steam rooms, saunas & an infinity edge pool overlooking the city, create an unforgettable signature destination to relax and unwind.



5.0 Design Description

Level 15 - Wellness



Description

The wellness floor contains facilities for guests to focus on relaxation and wellbeing. A feature pool to the East is open to the sky, allowing for full sun to the pool and deck area. Shaded sections of the pool deck will provide respite. Complimenting the exterior recreation, the interior wellness spa includes steam rooms, saunas, hot & cold pools & treatment rooms, all with Southern views. As well as this, a gym is orientated to the West.

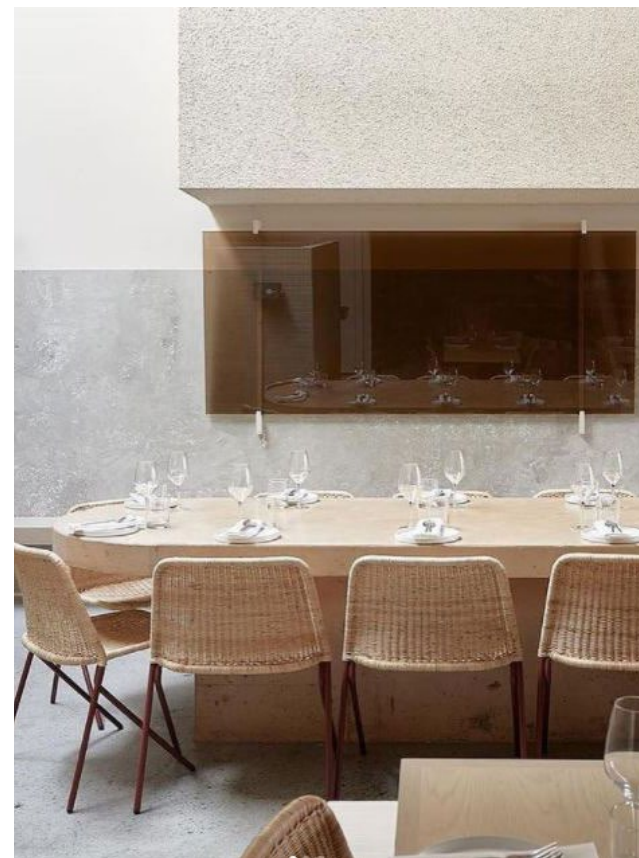
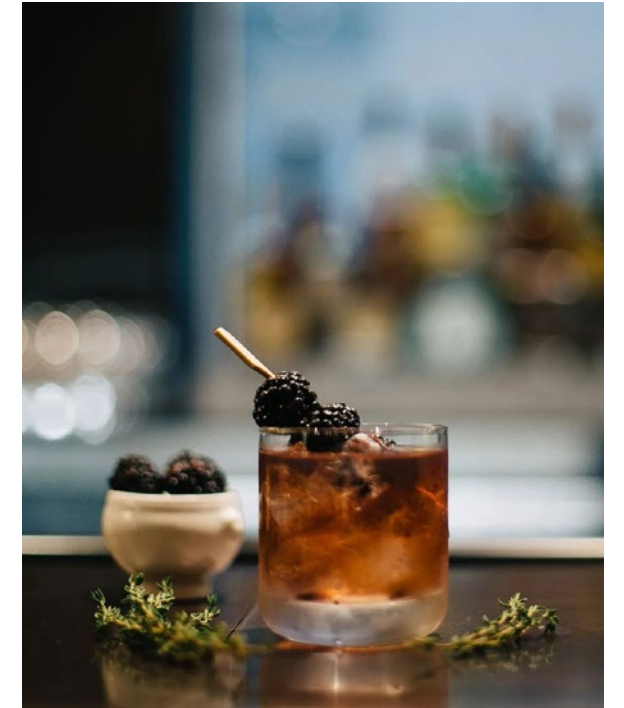


Design Concept

Rooftop Restaurant

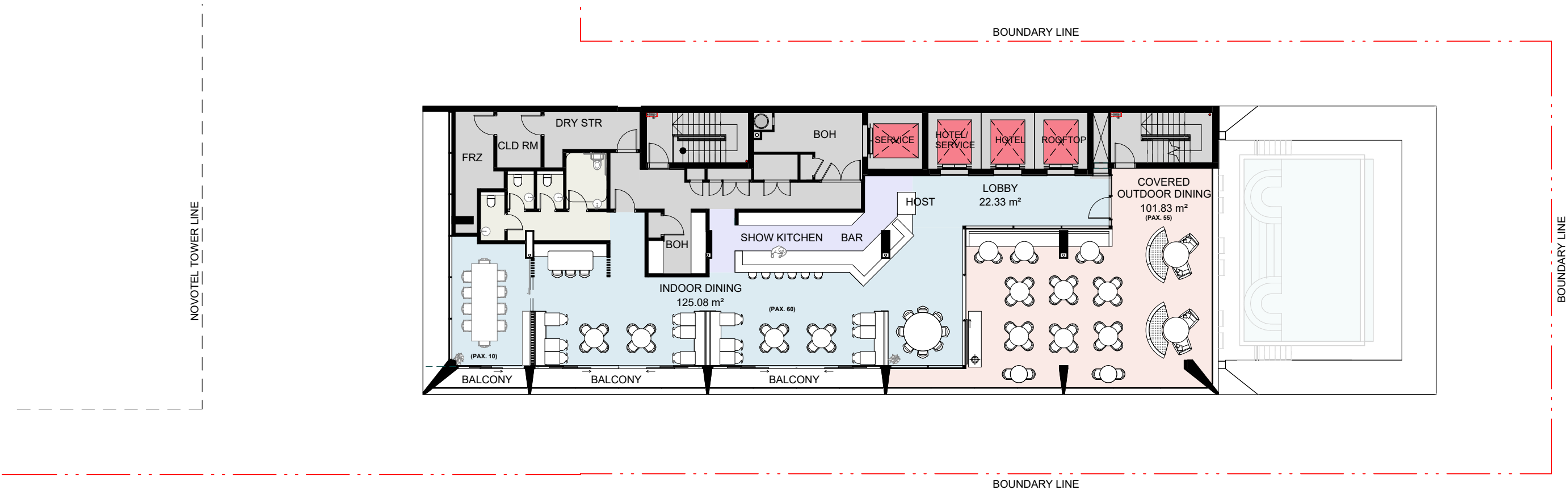
A fun, relaxed rooftop bar & restaurant to unwind with the night sparkle of the Brisbane skyline and river in the background.

With spectacular city views, this unique restaurant will compliment the relaxed ambience of the ground floor hospitality.



5.0 Design Description

Level 16 - Resturant

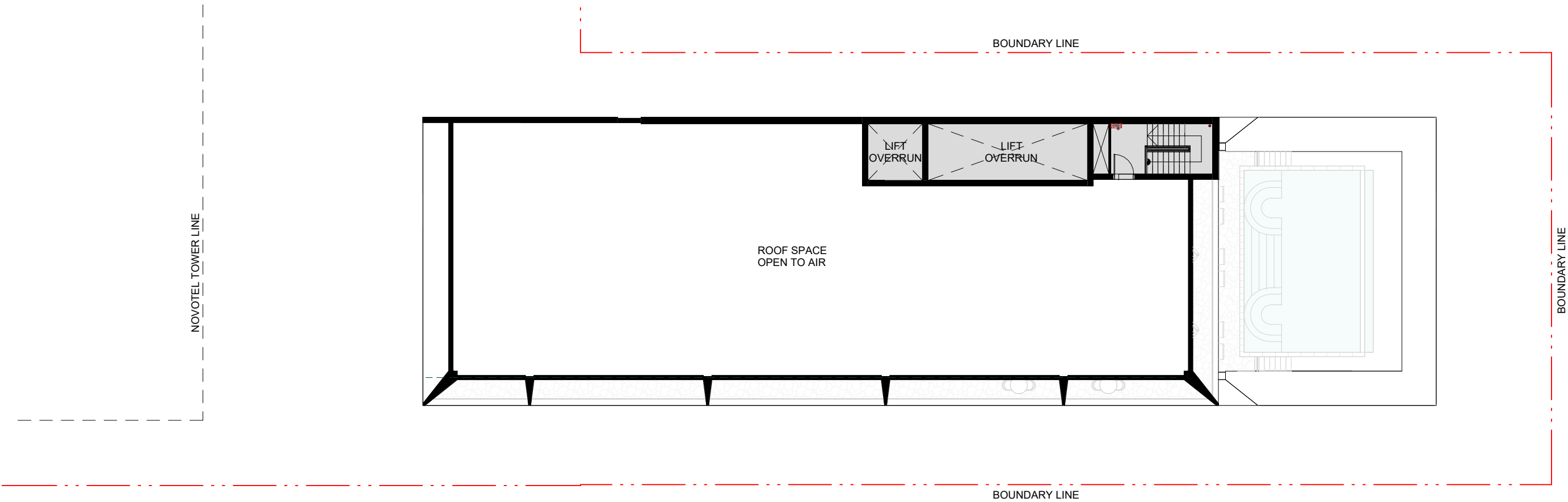


Description

The rooftop restaurant features both interior and alfresco dining opportunities. The generous Eastern terrace will boast elevated city views. An enclosed dining area is oriented to the South. An operable facade provides natural ventilation and access to juliet balconies with views over South Brisbane.

5.0 Design Description

Rooftop



Description

The rooftop level contains plant space. The crown framing is extended past the roofline, to conceal the plant and present a considered expression in the round.



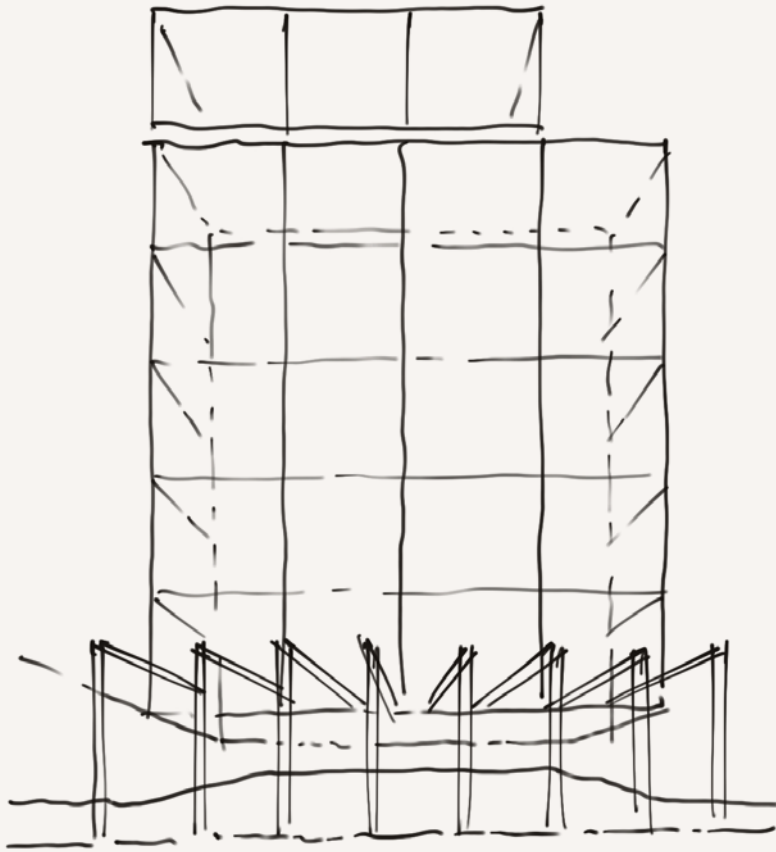
6.0

Facade Design



6.0 Facade Design

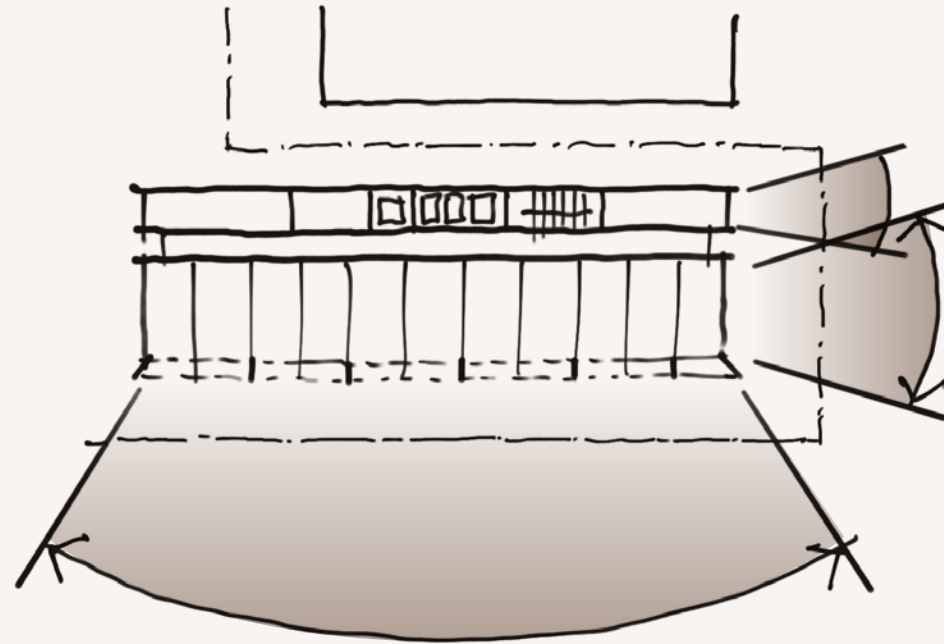
Facade Approach



1

Open Framework

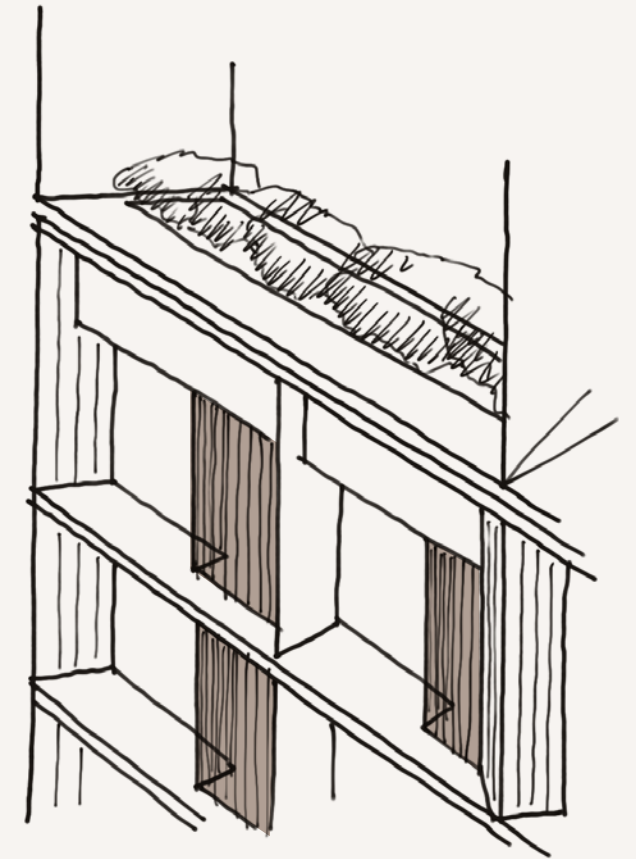
Create an open and welcoming framework for indoor-outdoor living that rises from the street to the skyline.



2

Maximise Views

Acknowledging the potential high-rise development to the north, bias the core to the north with rooms oriented to the south, articulating the building's form in two slender, articulated volumes.



3

Subtropical Screens

Develop a language of simple mass with strong depth and shadow softened with lightweight screens and lush planting.

6.0 Facade Design

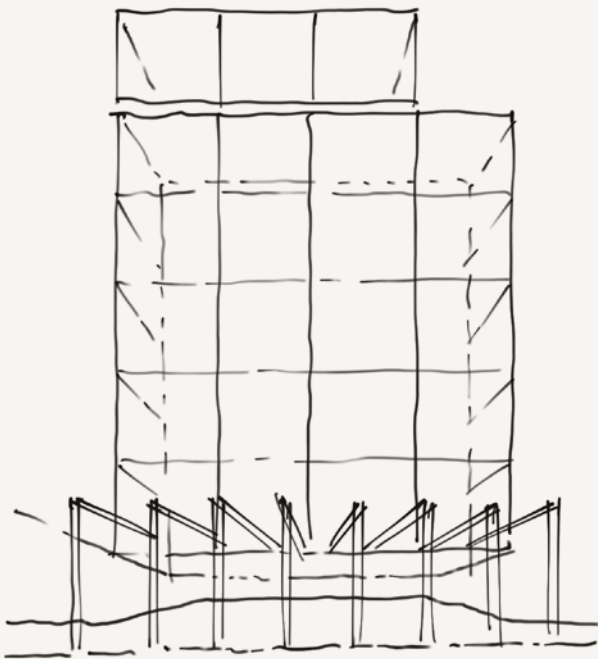
Collection of Grids

Description

An open grid composed of angular, expressed concrete structure forms the armature of the southern facade. In the podium, this expression is enhanced with an expressive architectural screen, providing tactility and filigree detail at the ground plane.

This concrete expression of the tower is softened by fine terracotta screening, which provides privacy and dappled light to the day beds in each hotel room, as well as directs views to oblique angles.

The composition of the crown reflects the tower, with a distinction made in materiality. Sharp lines are enhanced by warm metal cladding & softened on the wellness floor by perimeter planting.



6.0 Facade Design

Light & Texture

Description

The northern facade has been broken into 3 volumes, each volume with it's own texture and pattern. The central volume is articulated with a series of expressed vertical joints, creating a varied and large scale texture for the building core, with depth enough to encourage shadows to change shape, size and texture throughout the day.

To contrast to the scale of the central volume, the eastern and western volumes contain a finer grain vertical ribbed texture to the tower, each with a break before transitioning to the warm metal crown. The combination of textures changes how each volume is read, which will vary subtly throughout the day with the sun's movement.

This facade response also anticipates & recognises the future high rise developments to the north, which will likely reach 40 storeys and overshadow new development.

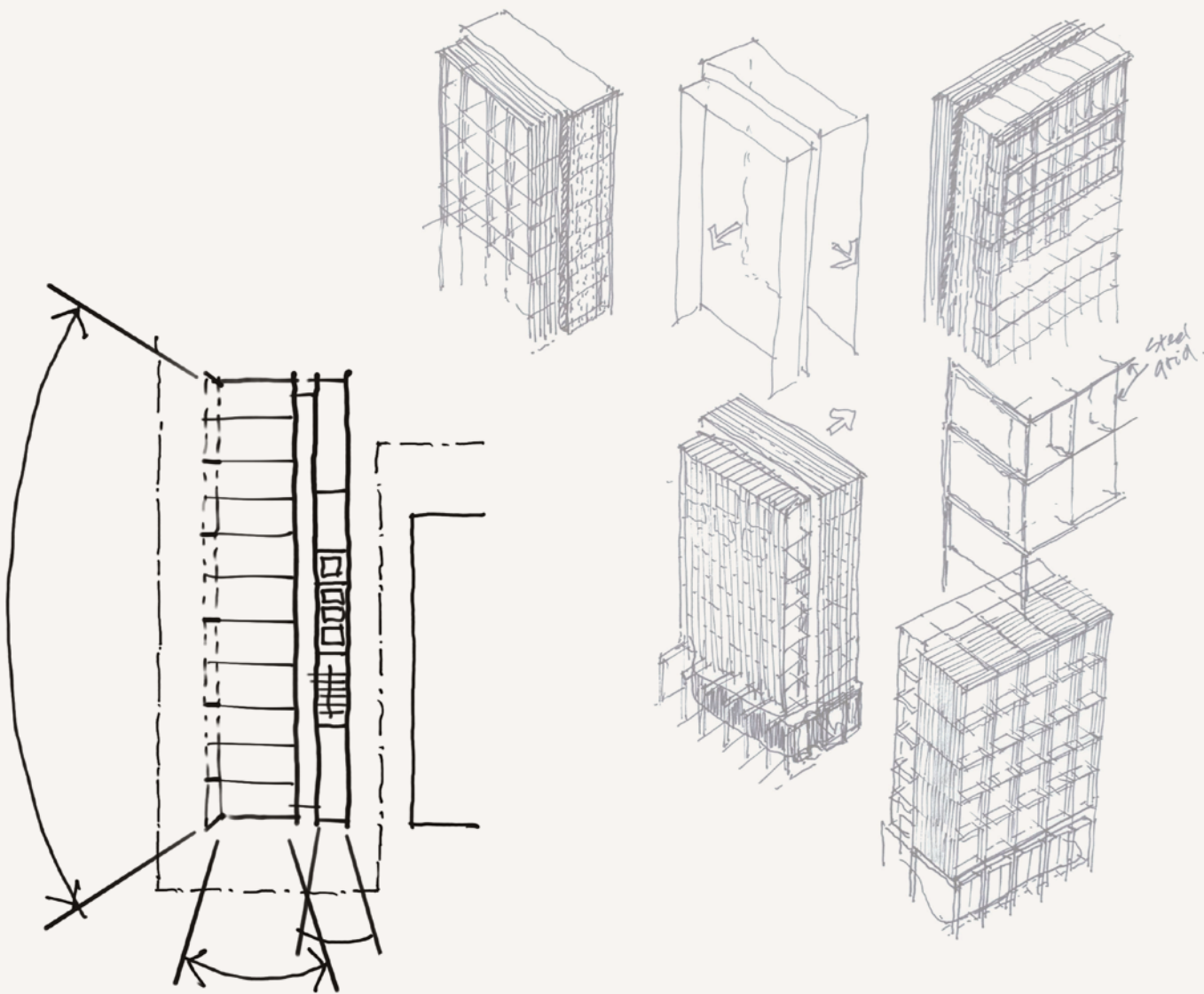


6.0 Facade Design

Bifurcated Volumes

Description

Bifurcating the form allows for two slender volumes to be presented to Merivale St to the East & Cordelia St, to the west. The two volumes are split by glazing & planters, softening outlook from within and reducing the scale & bulk of the external facade.



6.0 Facade Design

Podium Screen

Description

A feature architectural screen wraps the base of the building. Variation in the shape and size of the screen infill, speaks to the natural rythmns of the cultural precinct and reflects the bustling movement of the newly activated laneway. It acts as a visual buffer for privacy at low levels, a trellis for planting to grow upon & allows dappled light into the dining areas at ground level.

Extending from the podium screening is a pedestrian awning, to provide cover and respite to the Merivale Street footpath & guide foot traffic into the new laneway.



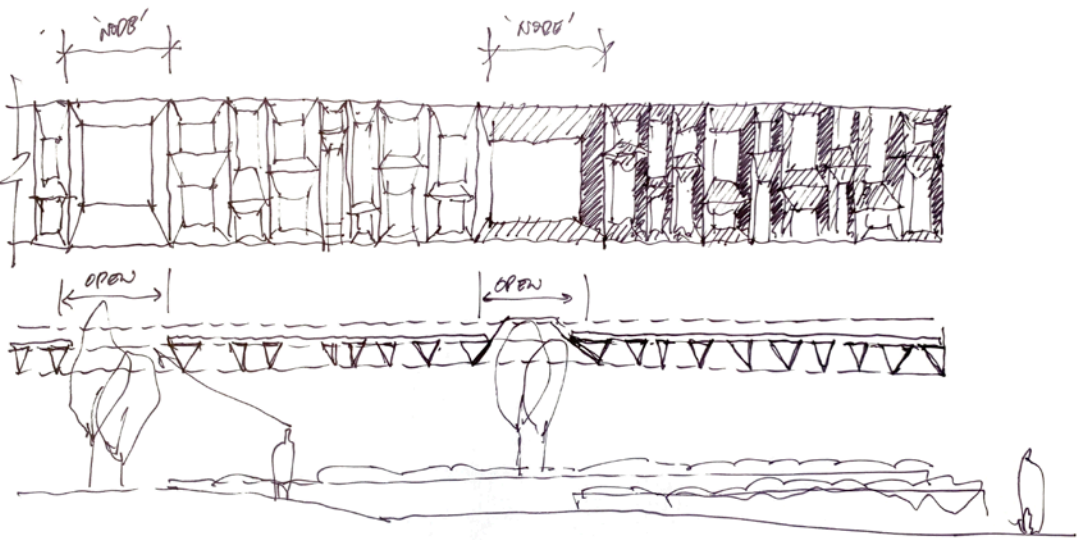
6.0 Facade Design

Laneway Canopy

Description

A canopy is proposed along the length of the laneway, to provide weather protection for pedestrian through link traffic & contribute to the new identity of the ground plane. A loose grid of angular soffits provide apertures of open air, feature lighting, space for planting and variation in light & shade throughout the day.

Along the length of the existing built to boundary neighbouring wall, is a series of lightweight trellis elements, that relate to the loose grid of the awning structure over. The trellis will lay down a framework for subtropical planting to begin to grow up and create a lush & subtropical experience.

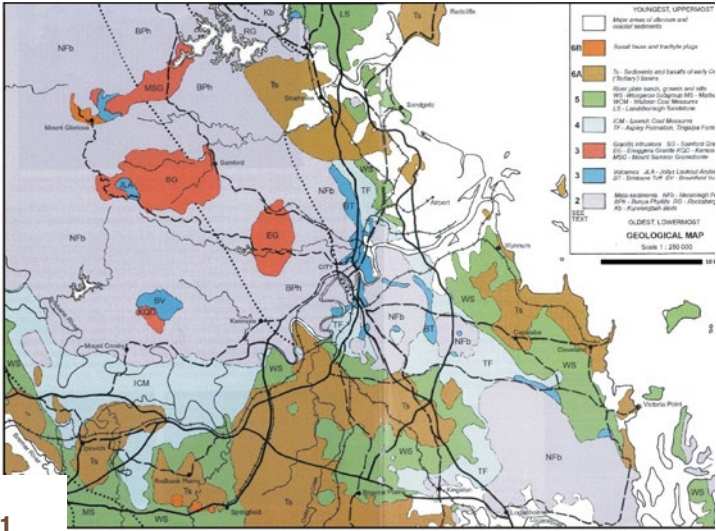


6.0 Facade Design Material Drivers

The Hotel’s material expression is inspired from Brisbane Tuff, a volcanic rock located within Brisbane. The use of Brisbane Tuff is of historical importance, used for humble elements like kerbs, retaining walls and also cladding in some of Brisbane’s landmark buildings like the St Mary’s Church, the Manor Apartments Hotel, the Victoria Bridge Abutments and Cathedral of St Stephen.

Additional connections are made to the enduring monumental concrete expression of the nearby Qld Art Gallery.

The combination of these material drivers informed the material pallette of the new hotel.



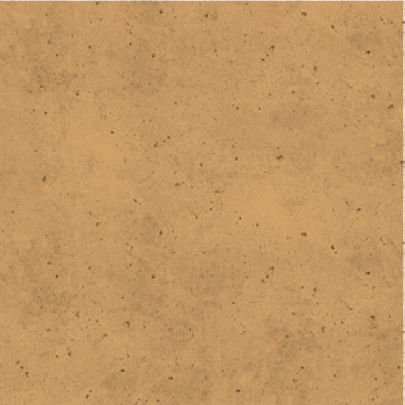
- Pictured
- Geological Map
 - Modern Installation of Brisbane Tuff
 - Victoria Bridge Abutments
 - Manor Apartments Hotel
 - St. Mary’s Anglican Church
 - Qld Art Gallery

6.0 Facade Design Materials

Description

The proposed building's color palette draws inspiration from Brisbane Tuff, a volcanic rock unique to the region, containing a range of warm tones. This choice reflects Brisbane's geological identity and roots the material expression of the hotel in it's place. The use of concrete pays respect to the enduring architectural expression throughout the cultural precinct, this is softened by warm & permable screens in the podium and hotel rooms.

1. Warm Coloured Concrete Facade



2. Warm Facade Finish To Crown



Sub Tropical Planting



3. Terracotta Podium Screening



4. Tower Screening



Note: Tower height 1 storey taller than as represented in artist's impression.







APPROVED TOWER ADJACENT

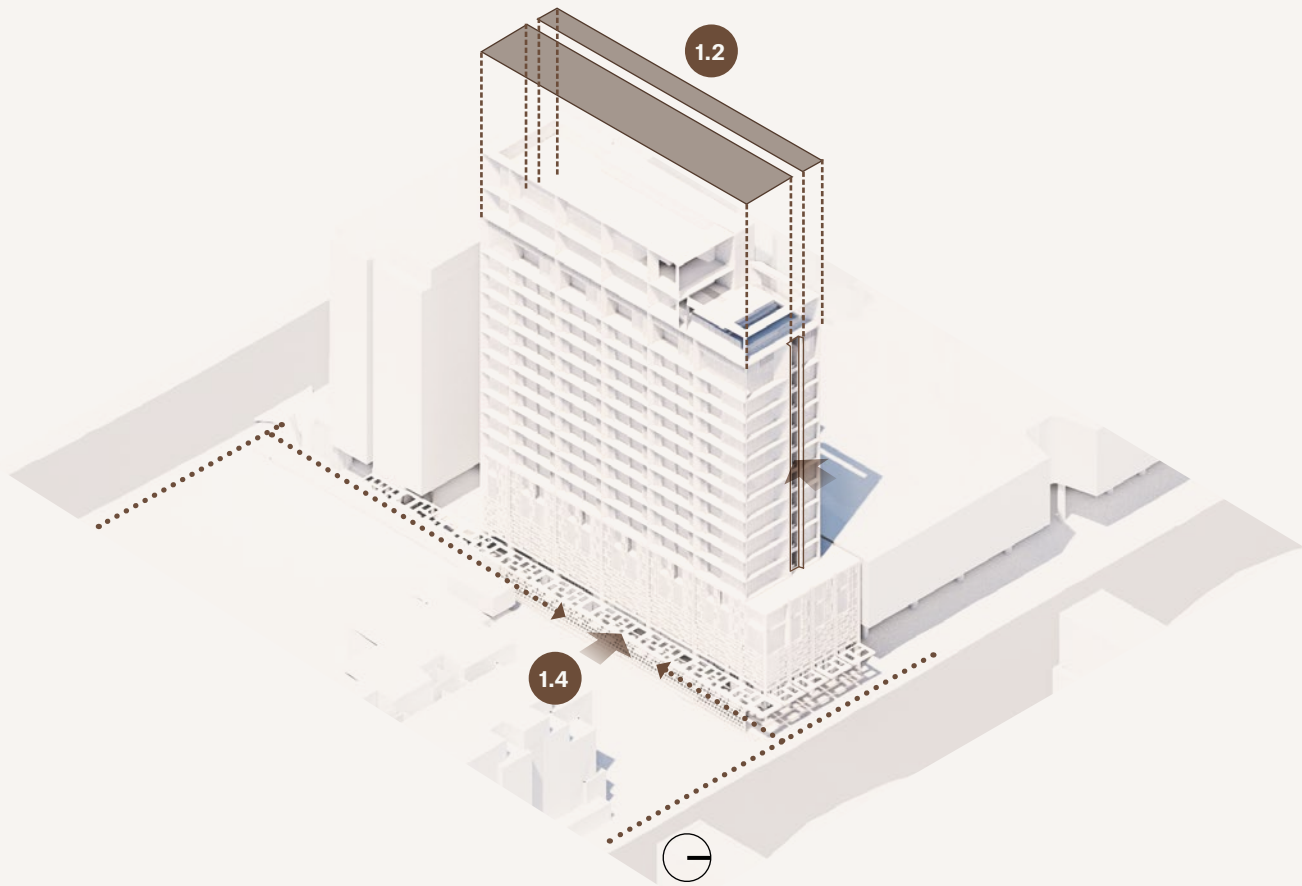
7.0

Buildings that Breathe



7.0 Buildings that Breathe

Orientate Yourself



Axonometric

1.1 Location & Orientation

- The ground floor opens up and embraces the existing newly landscaped cross-through link.
- A unique and activated laneway is created by the building’s permeable ground plane.
- Hotel rooms are oriented to the south to maximize views.
- Additional rooms face east, offering views of Southbank and the city.

1.2 Massing & Internal Layout

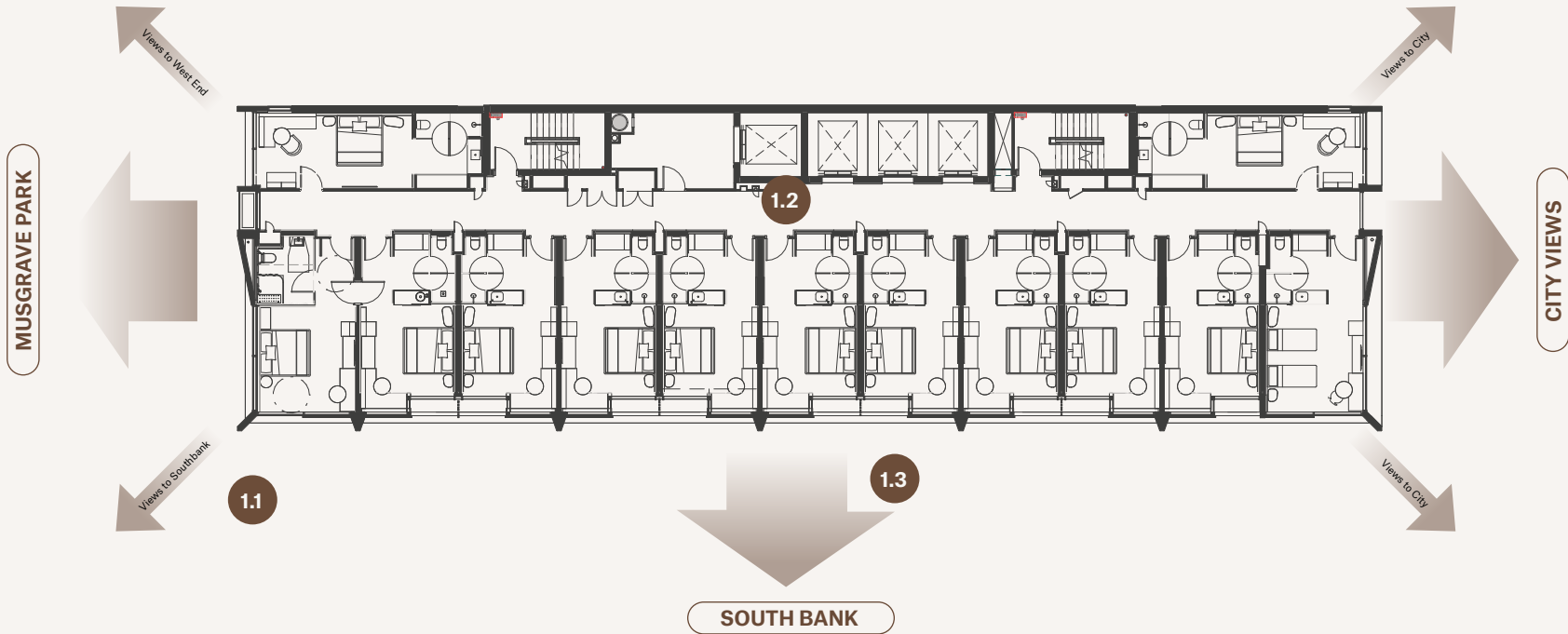
- The site’s slender nature, forms an efficient floor plate design.
- The floor plan includes a main circulation corridor.
- Light enters the corridor through glazed openings at each end.
- Planters are placed adjacent to the corridor openings.

1.3 Views

- Southern-facing hotel rooms provide scenic South Bank views.
- Upper levels offer city views to the east.
- Rooftop amenities and restaurant offer views to the west, over Musgrave Park.

1.4 Street Activation

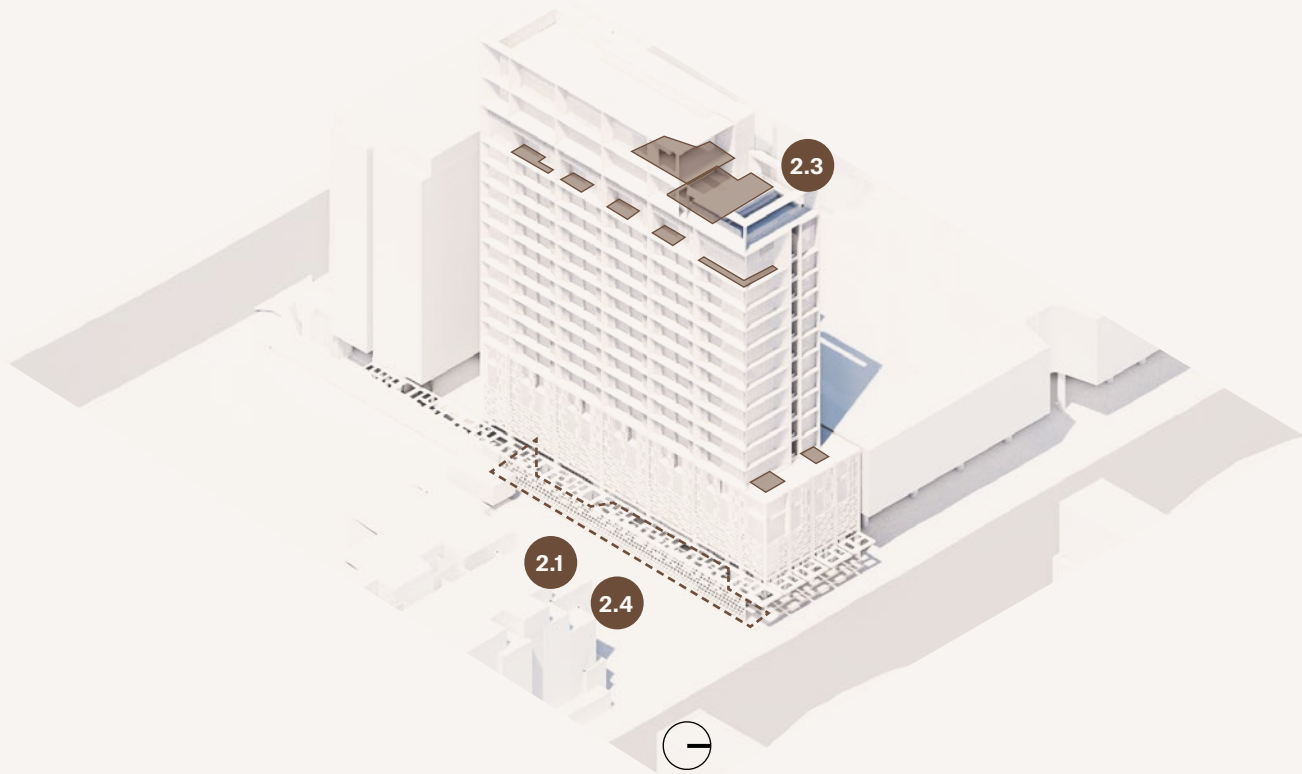
- The laneway, connecting Merivale and Cordelia Street, features seating and sub-tropical planting.
- A double-height glazed façade provides natural light and accessible pathways above flood levels.
- Ground-floor hospitality and lounge spaces enhance the public laneway.
- The rooftop restaurant, accessible from the lobby, adds to a vibrant laneway activation.



Typical Hotel Plan

7.0 Buildings that Breathe

Occupy Outdoor Space



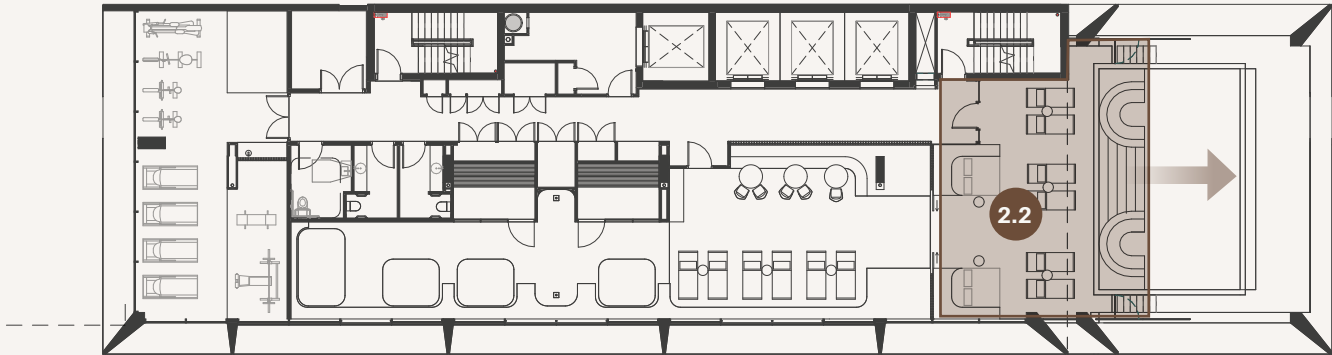
Axonometric

2.1 City Rooms

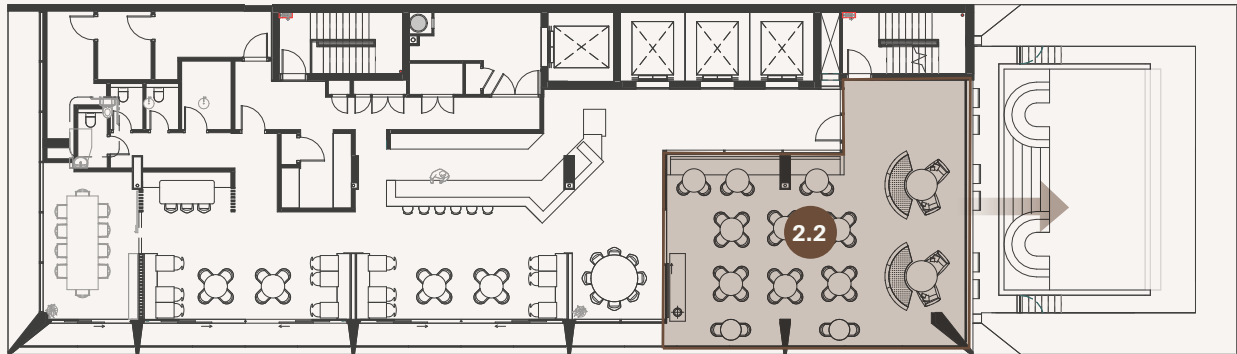
- The ground floor features an open and permeable design, serving as an outdoor room blending inside with outside.
- Sub-tropical landscaping further blends indoor and outdoor environments.
- The design enhances the laneway and food & beverage area.

2.2 Sky Terraces

- The upper two floors serve as sky terraces with wellness features such as pools, spas, saunas, and multipurpose spaces.
- The public rooftop restaurant includes planting and covered areas.
- Balconies provide high-level city views.



Level 15 - Wellness



Level 16 - Restaurant

2.3 Balconies

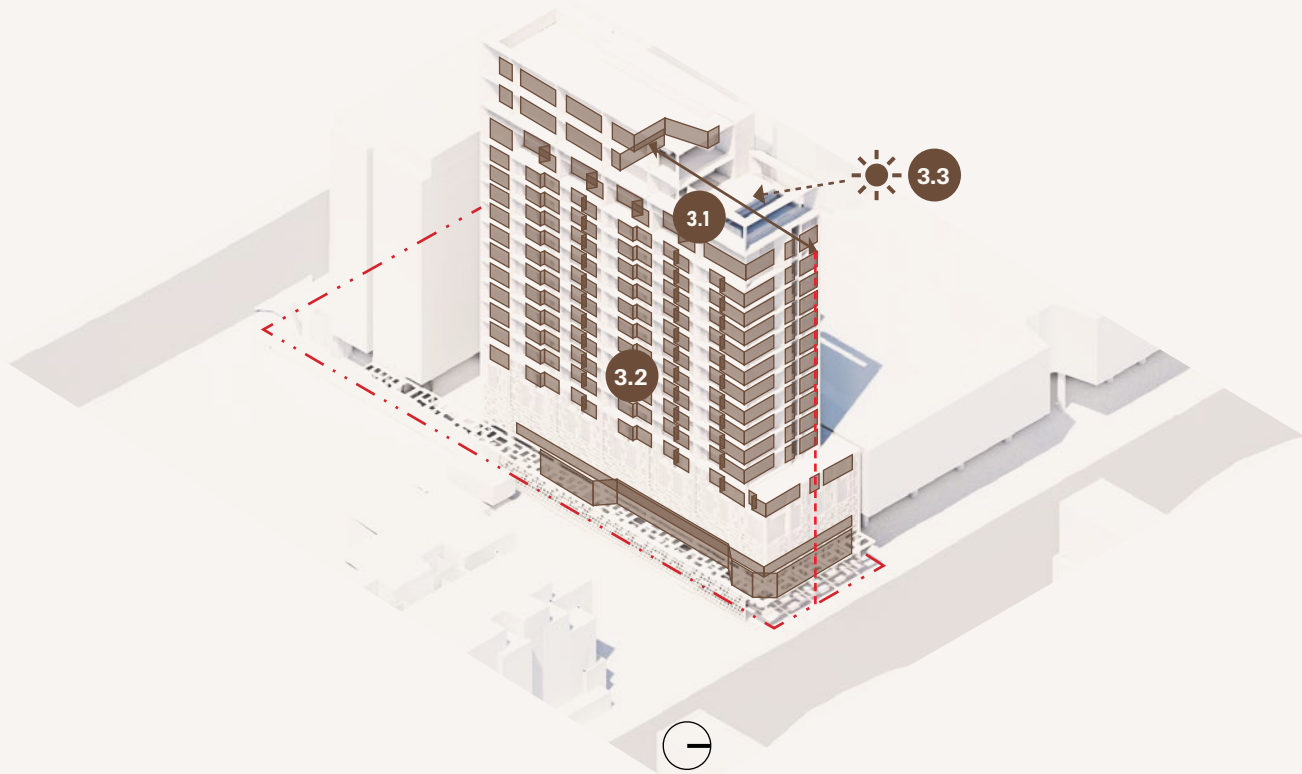
- Suites feature balconies with views to the east and south.
- Balconies articulate the facade rhythm and enhance natural light and airflow.
- The rooftop restaurant includes a large east-facing covered balcony.
- The balcony offers city views over the pool, providing an inviting and memorable dining space, a new must “do” destination for Brisbane.

2.4 Laneways & Cross-Block Links

- The cross-block link is a key feature of the ground floor.
- The laneway includes sub-tropical planting and active food and beverage spaces, a place to linger.
- A double-height internal space runs along the laneway.
- This design provides filtered natural light and cross ventilation.

7.0 Buildings that Breathe

Illuminate with Daylight



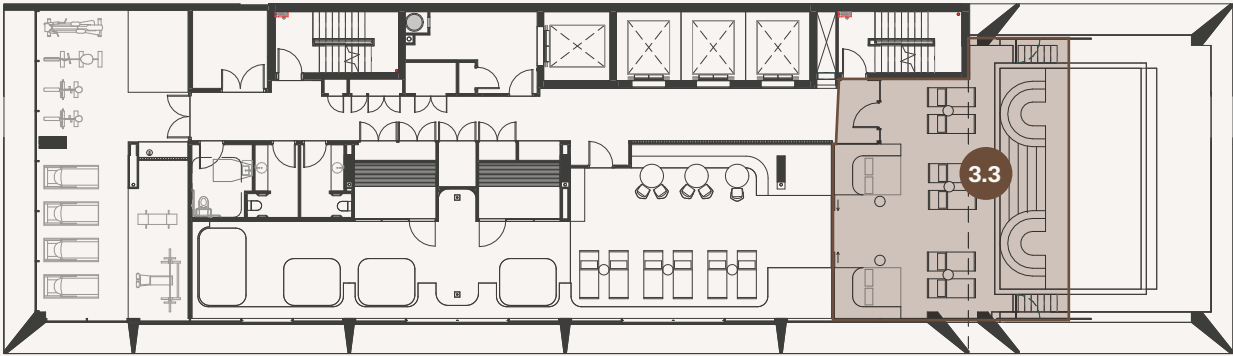
Axonometric

3.1 Building Setbacks & Separation

- Varied southern setbacks create an articulated facade and allow natural light into the ground-level laneway.
- Upper levels are set back to provide sunlight to the pool and ample natural light to the restaurant's perimeter dining spaces.

3.2 Glazing

- Operable windows at ground floor allow breezes and natural light through the laneway.
- The full width of hotel rooms & suites are glazed, to maximise natural light penetration.
- High performance glazing for optimum thermal comfort.



Level 15 - Wellness

3.3 Natural Light

- The eastern portion of rooftop pool wellness is fully open to the sun, allowing natural light to filter into the adjacent spa & wellness spaces.

7.0 Buildings that Breathe

Natural Air & Ventilation



Axonometric

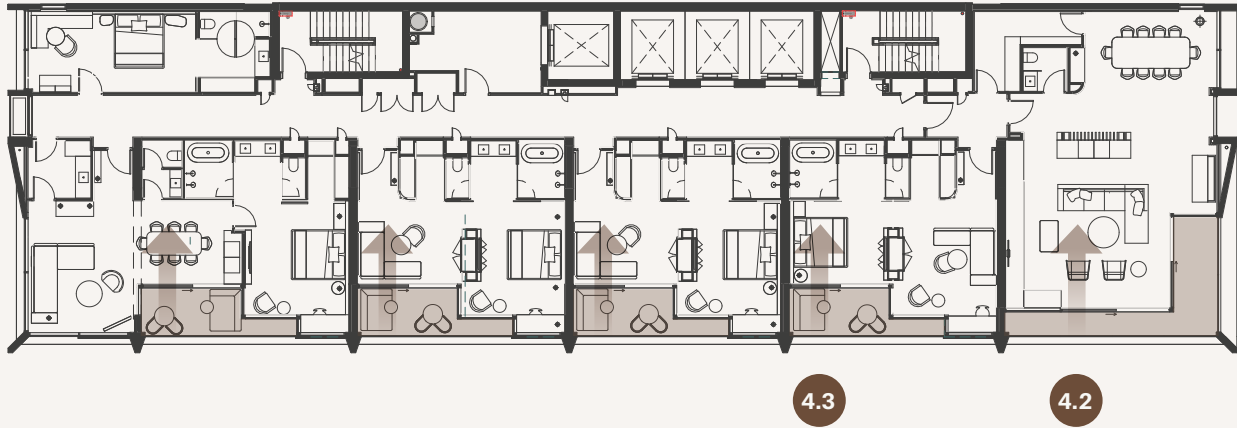
4.1 Operable Windows

- High level operable windows are achievable within the double height facade fronting the laneway, allowing for natural ventilation as well as light penetration.

4.2 Doors & Openings

- Suites equipped with sliding doors that open out to balconies for views & light.
- Large sliding & stacking doors on the ground floor allow the lounge and dining spaces to open up to the external laneway, merging and activating the interior and exterior.

Level 14 - Hotel Suites



4.3 Natural Ventilation

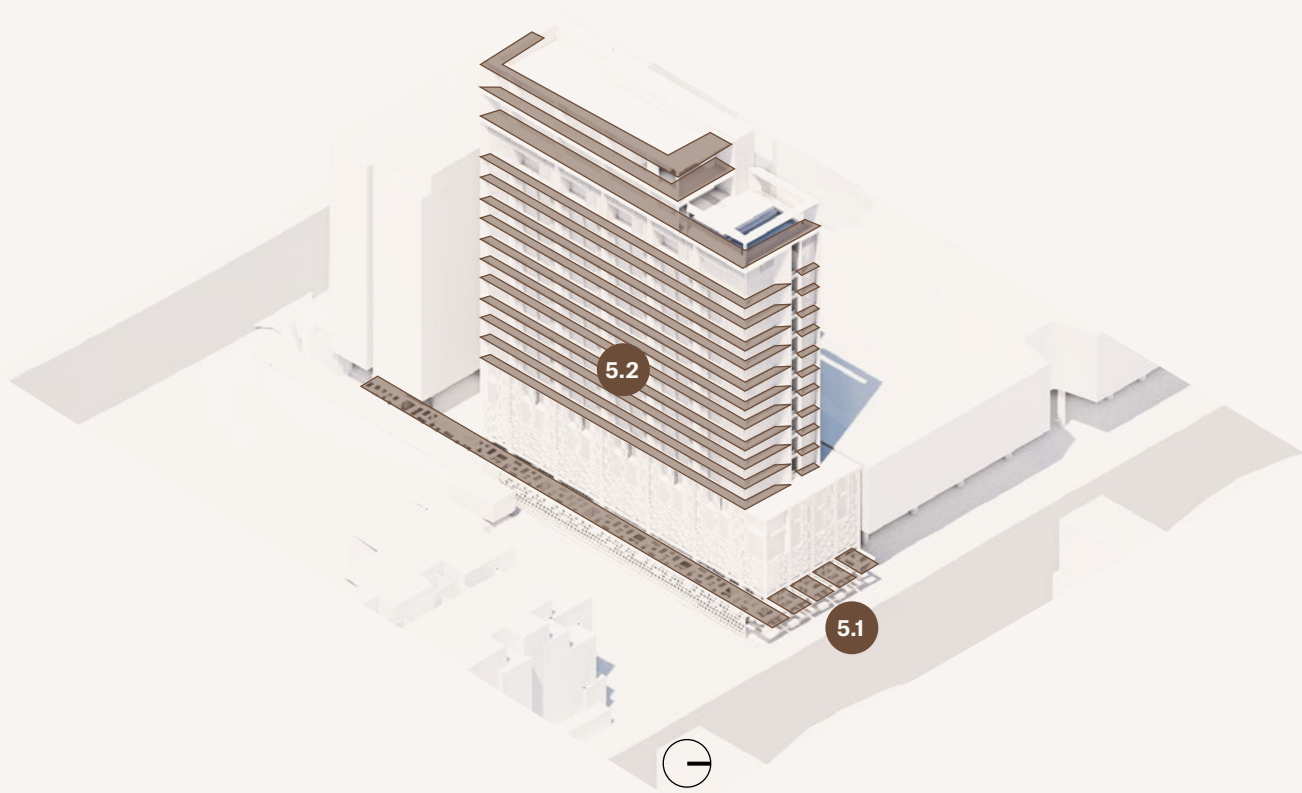
- Natural ventilation on the ground floor is provided by high-level operable windows and glazed sliding doors.
- Suites feature operable windows and sliding doors.

4.4 Layered Facades

- Screening on some suite glazing filters light and controls privacy for day beds.
- Generous overhangs provide shade and solar shading glazing throughout the building.

7.0 Buildings that Breathe

Shade & Protect



Axonometric

5.1 Awnings & Colonnades

- A colonnade runs the length of the laneway, with an architectural screen providing sun and weather protection.
- The screen creates dynamic, dappled light conditions.

5.2 Shading Devices

- Tapered slab extensions provide generous shading to the glazing on the typical facade.

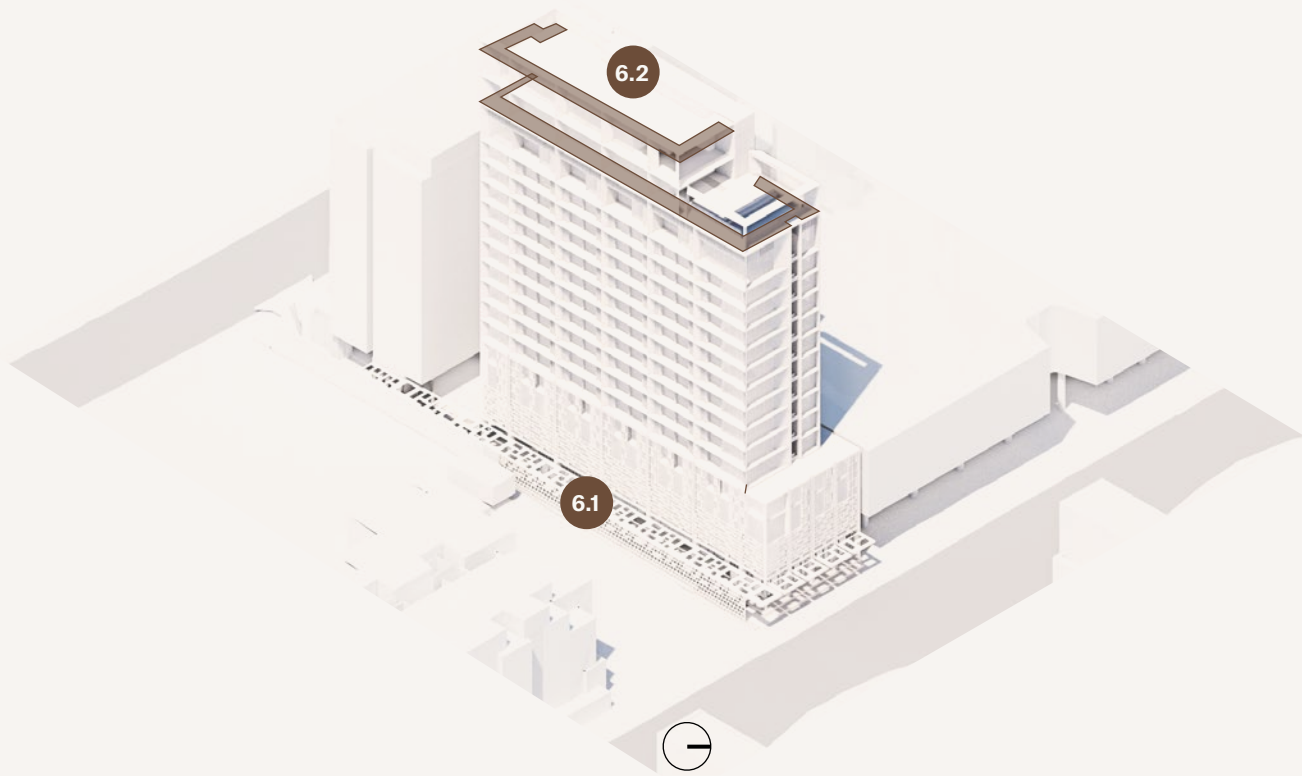


5.3 Shade Structures

- Shaded areas on the upper floors offer respite from the sun.
- The ground floor laneway features articulated, expressive weather protection.

7.0 Buildings that Breathe

Living Greenery



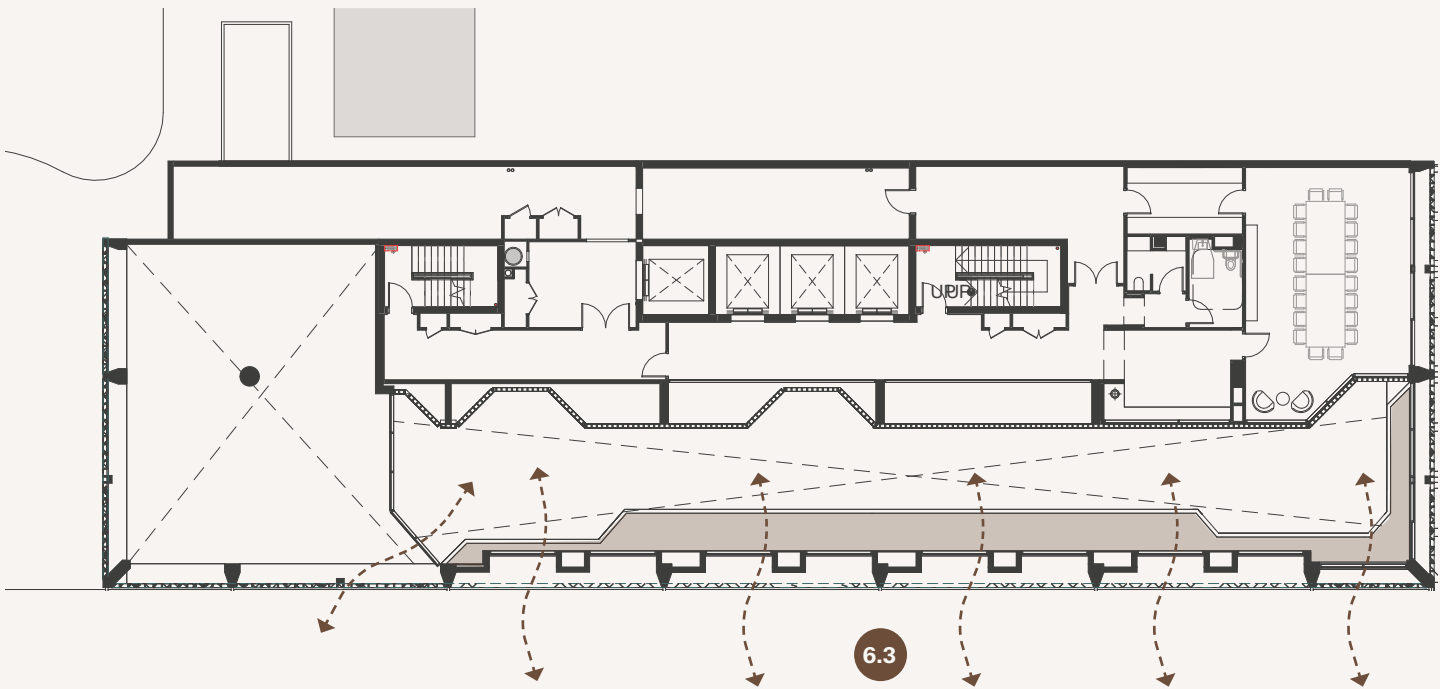
Axonometric

6.1 Vertical Greenery

- Vertical greenery is integrated into the laneway and extends into the ground floor lobby and public spaces.

6.2 Elevated Gardens

- Elevated gardens have been integrated into the upper floors, providing greenery and respite for dining and wellness area.



Mezzanine Plan

6.3 Internal Planting

- Internal planting is featured around the perimeter of the ground floor lobby and dining areas.
- Suspended planting runs the length of the double-height laneway space, creating a seamless blend between interior and exterior environments.

7.0 Buildings that Breathe

Living Greenery



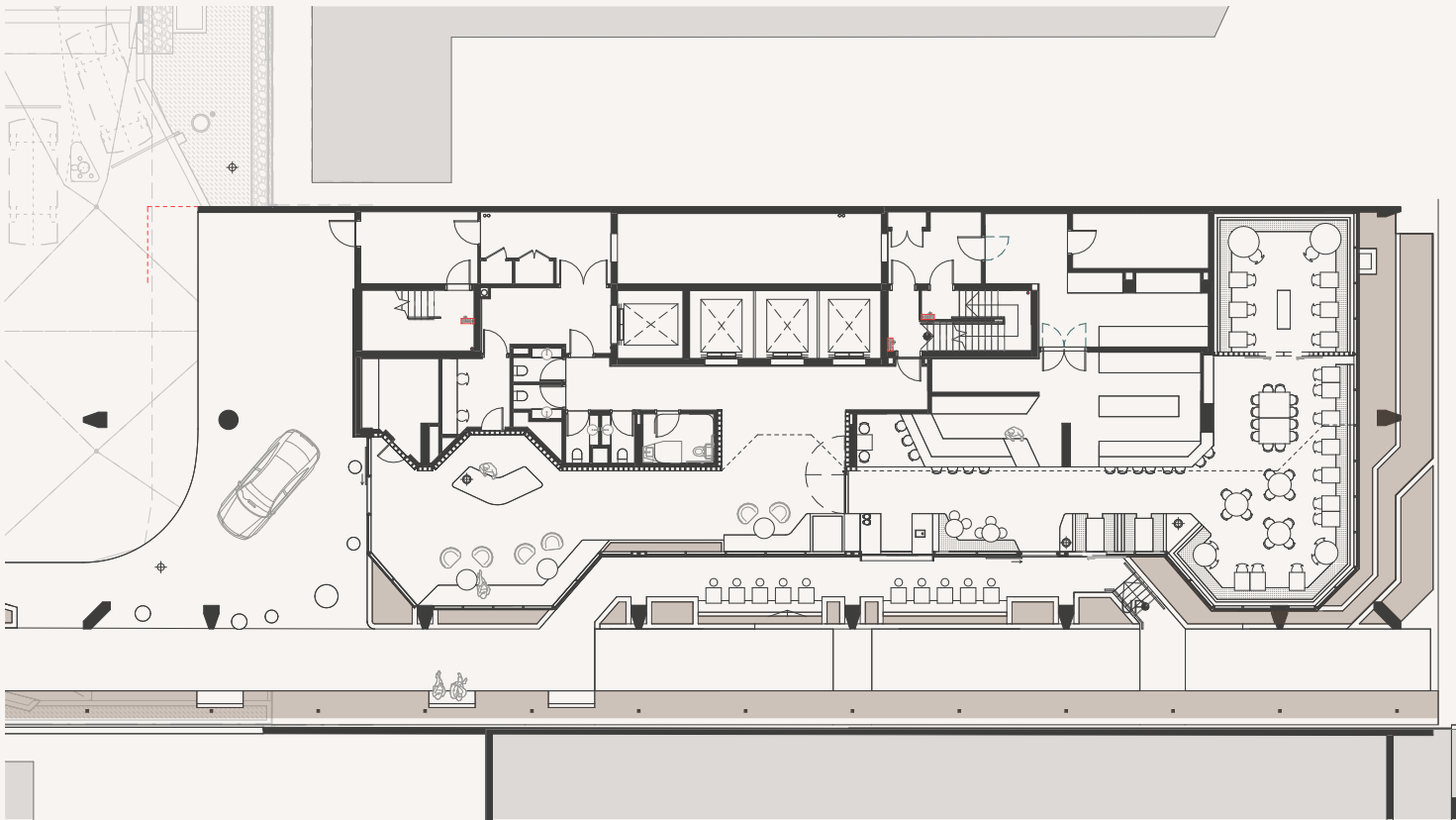
Axonometric

6.4 Ground Plane Gardens

- Generous planting along the ground-level laneway includes seating for restful moments.
- The eastern frontage is screened and buffered with low-level planting to enhance internal views and reduce the impact of busy Merivale Road traffic.

6.5 Maintain the Greenery

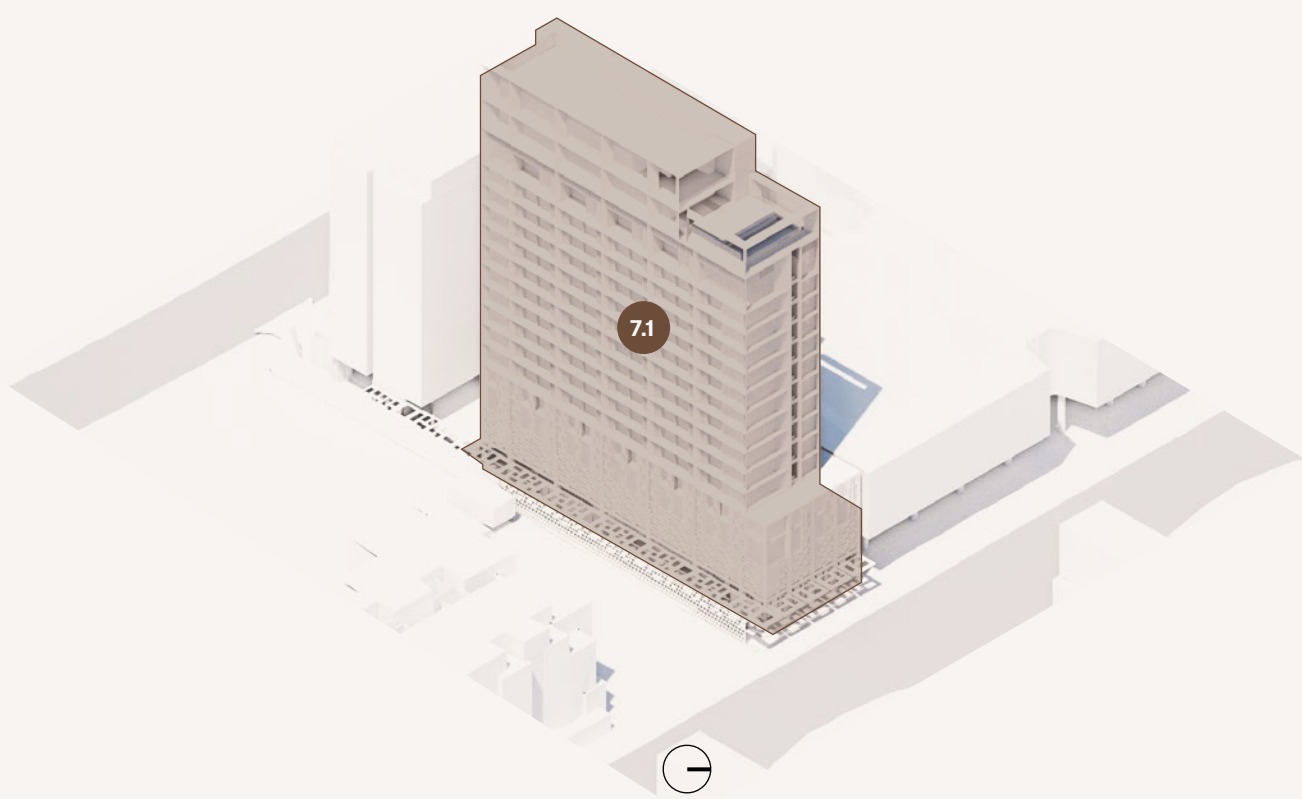
- An on-site irrigation tank is positioned on the plant floor level for efficient water management.
- High-level planters in public areas are designed for easy access by maintenance personnel.



Ground Floor Plan

7.0 Buildings that Breathe

Identity Matters



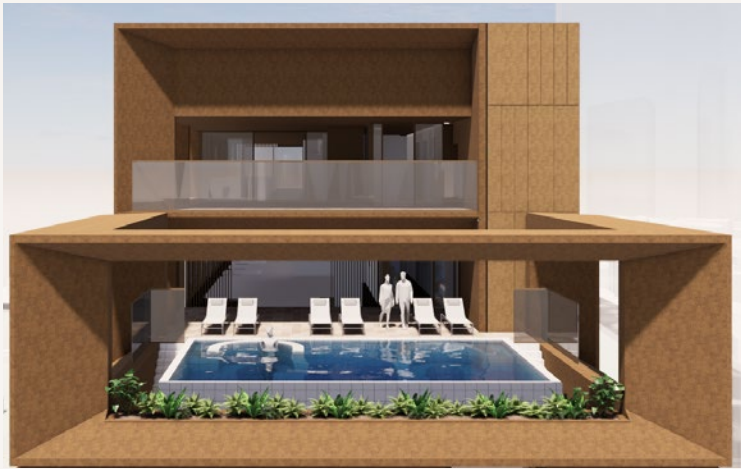
Axonometric

7.1 Choice of Materials

- Material choices are inspired by the local context, reflecting the prevalent use of expressed concrete buildings in South Brisbane & the geological history of ‘Brisbane Tuff’
- Authentic & robust materials have been chosen, for an enduring architectural language
- The crown of the building is clad with warm aluminium, to differentiate from the concrete and create a unique identity

7.2 Longevity

- Precast concrete has been selected for its durability and resilience.
- It is used both architecturally and structurally, allowing for expressive design elements.



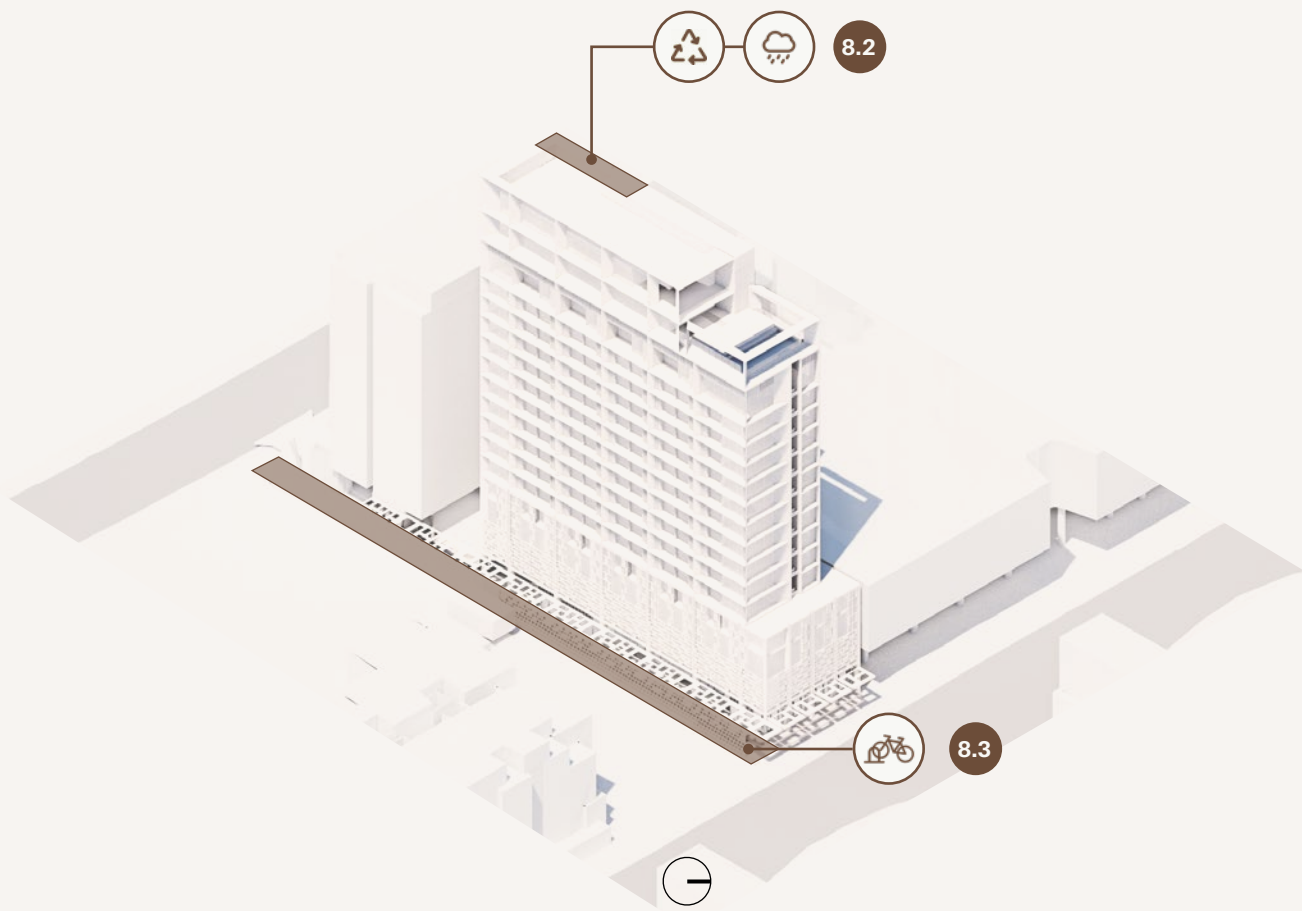
7.3 Creative Lighting

- Lighting plays a crucial role in enhancing the laneway experience.
- Uplighting adjacent to select planters and walls will softly guide pedestrians in low-light conditions.
- Feature lighting integrated into awnings creates dramatic spatial effects at night, serving as a wayfinding tool and safety device along the length of the laneway.



7.0 Buildings that Breathe

Reduce Energy & Waste



Axonometric

8.1 Energy & Technology

- Intelligent lighting systems are implemented where appropriate to reduce energy consumption when lighting is not needed.
- Rooftop solar panels are used to harvest sunlight, contributing to the building’s sustainability.

8.2 Waste & Water

- Water is harvested from the rooftop and stored in a tank located on the plant room floor.

8.3 Active Modes of Transport

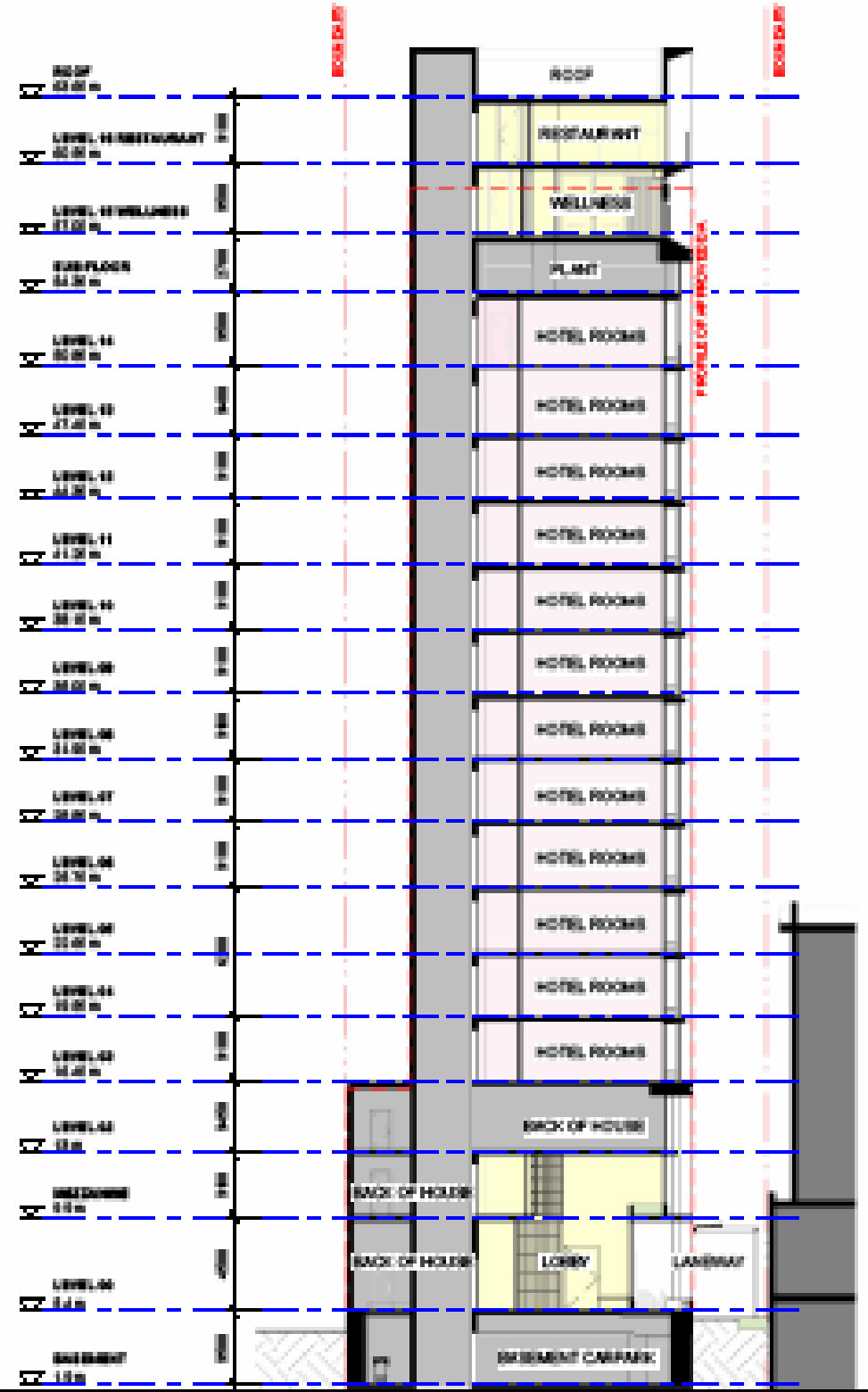
- The building planning features a fully active street frontage that enhances pedestrian access.
- Grades along the laneway are carefully considered to accommodate bicycle movement through the cross-block link.
- Bicycle parking is provided within the basement level of the development

9.0

Development Summary



9.0 Development Summary



TOTAL HOTEL GFA (sqm)	7,514
TOTAL GFA ABOVE GROUND (sqm)	7,514
TOTAL GBA (sqm)	11,663
TOTAL HOTEL ROOMS	144
TOTAL CARSPACES	75

	Area	Site Cover %
Site Area	3644	
Existing Tower Site Cover	1109	30%
Proposed Tower Site Cover	821.6	23%
Proposed Overall Site Tower Cover	1930.6	53%
Overall Site Cover	2871	79%

F to F (m)	AHD (m)	LEVEL		GBA (sqm)	GFA (sqm)	King	King Zip	Access. Rm	Deluxe King	Junior Suite	Superior Suite	Premium Suite	Pres. Suite	Total Rooms
3.10	60.550	L16	Hotel Amenity - Restaurant	499	265									
3.50	57.050	L15	Hotel Amenity - Wellness	635	314									
2.70	54.350	Plant	Plant	635	0									
3.50	50.850	L14	Hotel	635	439				1		2	1	1	5
3.40	47.450	L13	Hotel	635	477	8	1		1	1	1			12
3.10	44.350	L12	Hotel	635	477	8	1		1	1	1			12
3.10	41.250	L11	Hotel	635	477	8	1		1	1	1			12
3.10	38.150	L10	Hotel	635	477	9	1	1	2					13
3.10	35.050	L9	Hotel	635	477	9	1	1	2					13
3.10	31.950	L8	Hotel	635	477	9	1	1	2					13
3.10	28.850	L7	Hotel	635	477	9	1	1	2					13
3.10	25.750	L6	Hotel	635	477	9	1	1	2					13
3.10	22.650	L5	Hotel	635	477	9	1	1	2					13
3.10	19.550	L4	Hotel	635	477	9	1	1	2					13
3.10	16.450	L3	Hotel	834	477	8	1		1	1				12
3.45	13.000	L2	BOH	834	651									
3.10	9.900	Mezzanine	Staff/Service/Meeting Rooms	687	262									
4.50	5.400	Ground Floor	Lobby, Bar/Cafe & Resturant	554	336									
TOTAL				11,663	7,514	95	11	7	19	4	6	1	1	144

BASEMENT

F to F (m)	AHD (m)	LEVEL		GBA (sqm)		Existing Carspaces	Proposed Carspaces	Total Carspaces
3.30	1.900	Basement	Carparking	801.0		63	12	75
TOTAL				801.0		63	12	75

				GBA (sqm)	GFA (sqm)	Existing Carspaces	Proposed Carspaces	Total Carspaces
TOTAL				12,464.0	7,514.0	63	12	75

General Notes:

Note: All area calculations are advisory only and all figures should be checked and verified by a licensed surveyor
The figures presented here are preliminary and are subject to further detailed design and relevant authority approvals

Area Definitions:

GBA: Gross Building Area (GBA)
GFA: Gross Floor Area (GFA) has been calculated based on the Brisbane City Council City PLAN 2014
NSA: Net Saleable Area (NSA) has been calculated based on the definition of the Property Council of Australia Method of Measurement.
NLA: Net Lettable Area (NLA) has been calculated based on the definition of the Property Council of Australia Method of Measurement Commercial 2018.
GLAR: Gross Lettable Area - Retail (GLAR) has been calculated based on the definition of the Property Council of Australia Method of Measurement Commercial 2018.

Appendix A

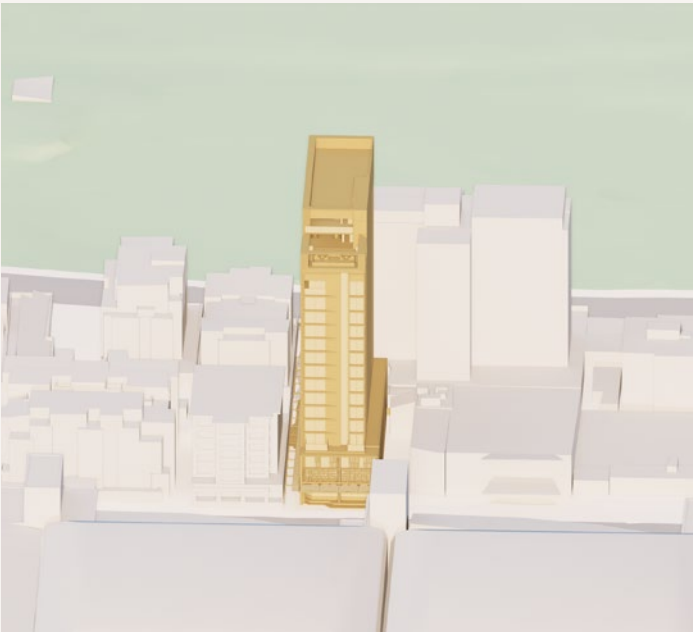
Sun Studies



Solar Studies
Sun Eye Views - Winter June 21st



8 AM



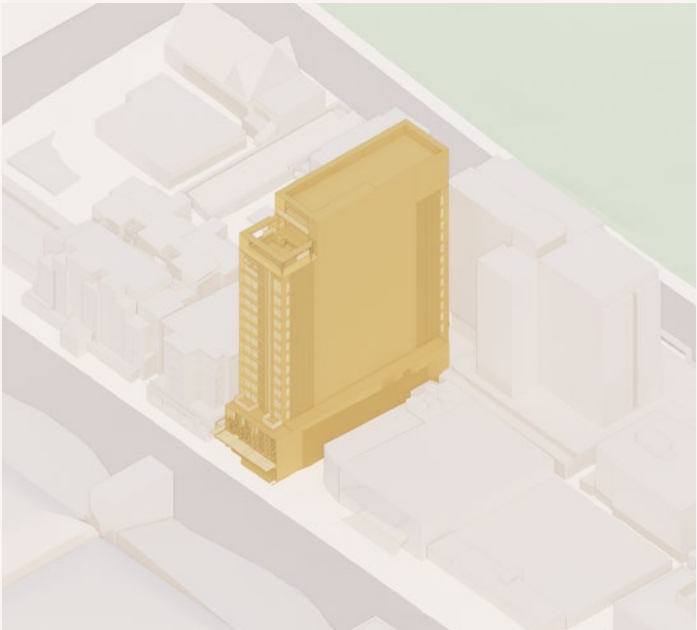
9 AM



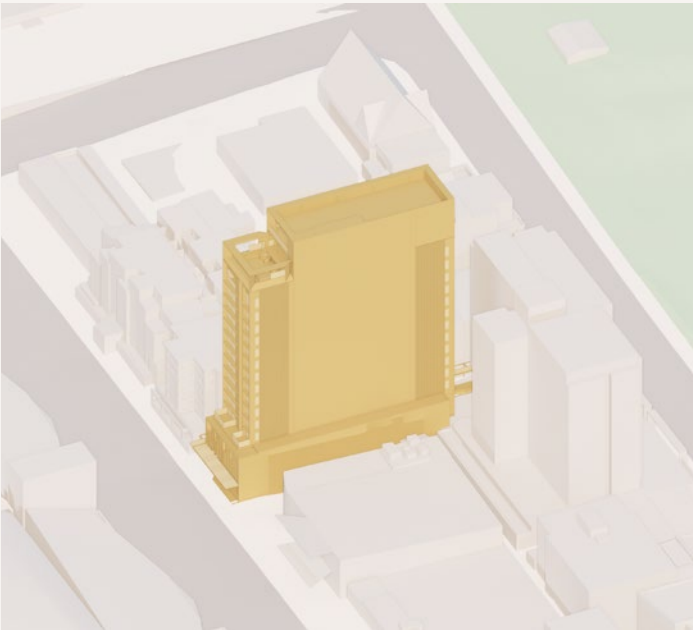
10 AM



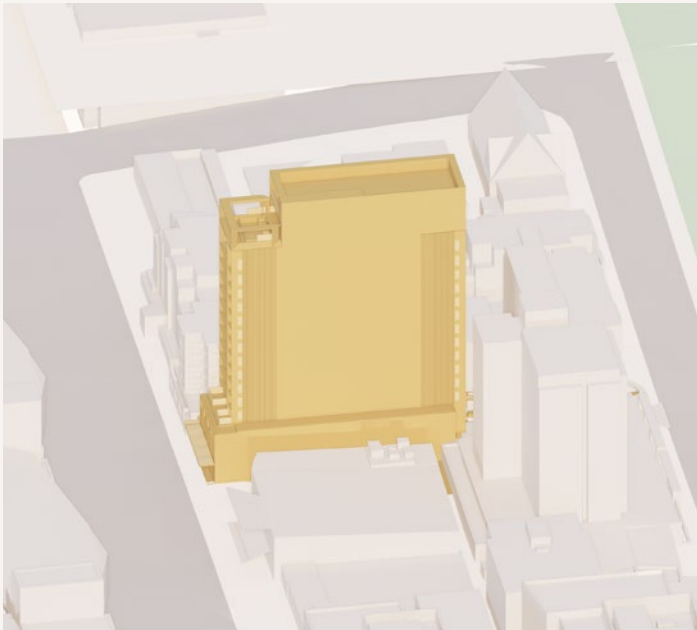
11 AM



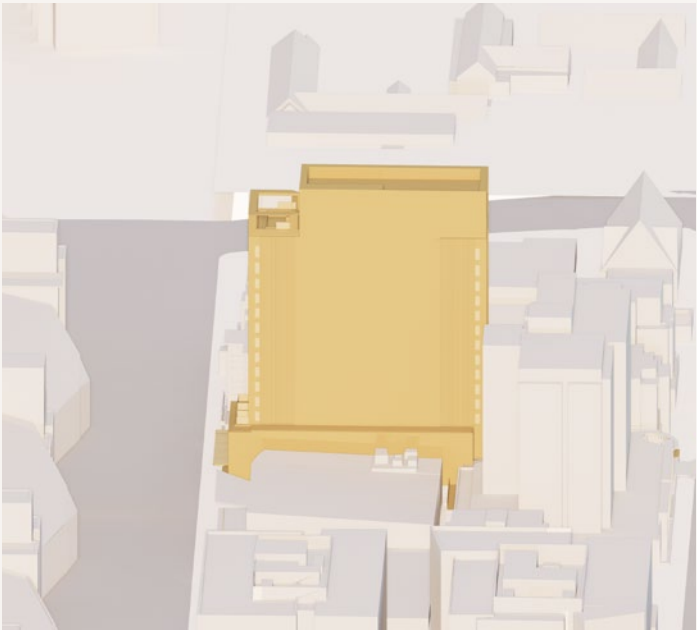
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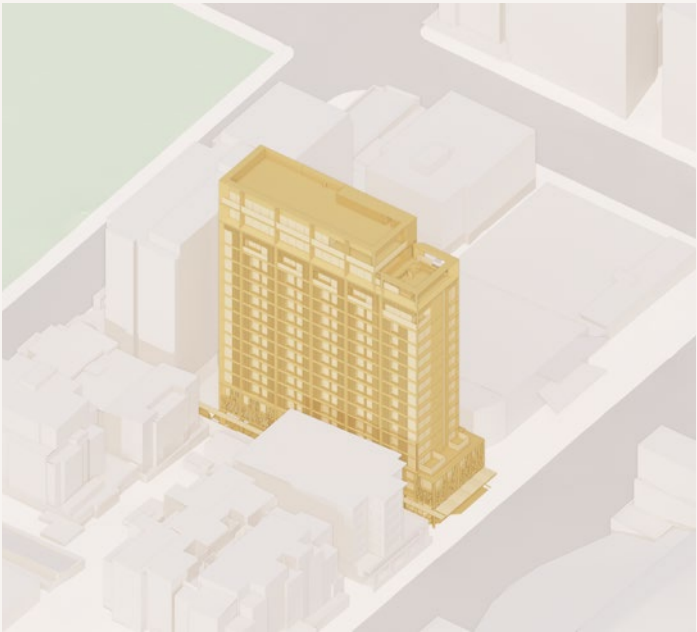


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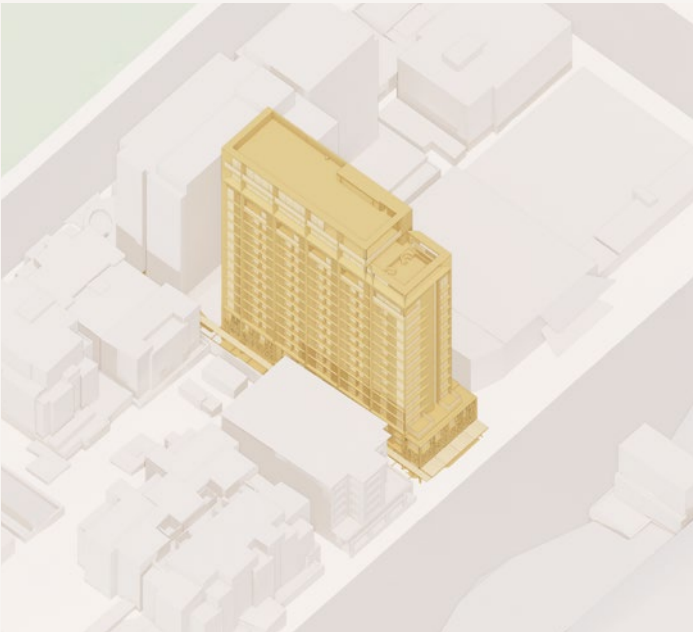


3 PM

Solar Studies
Sun Eye Views - Summer December 21st



8 AM



9 AM



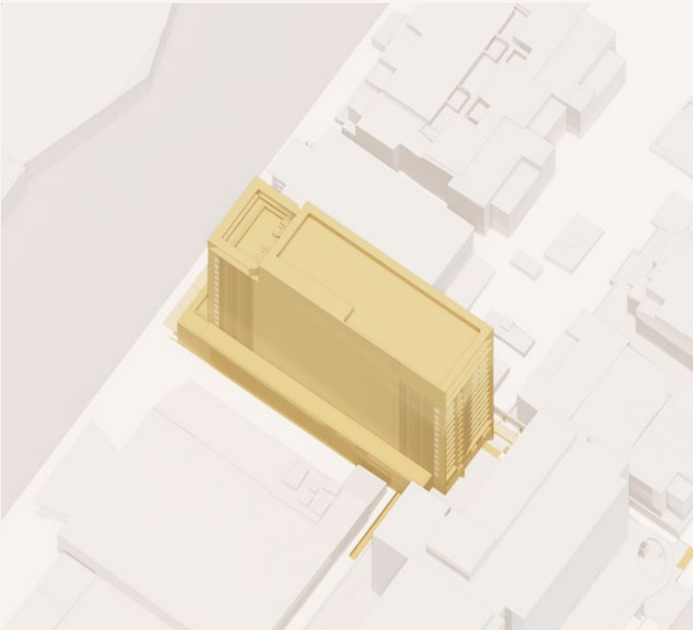
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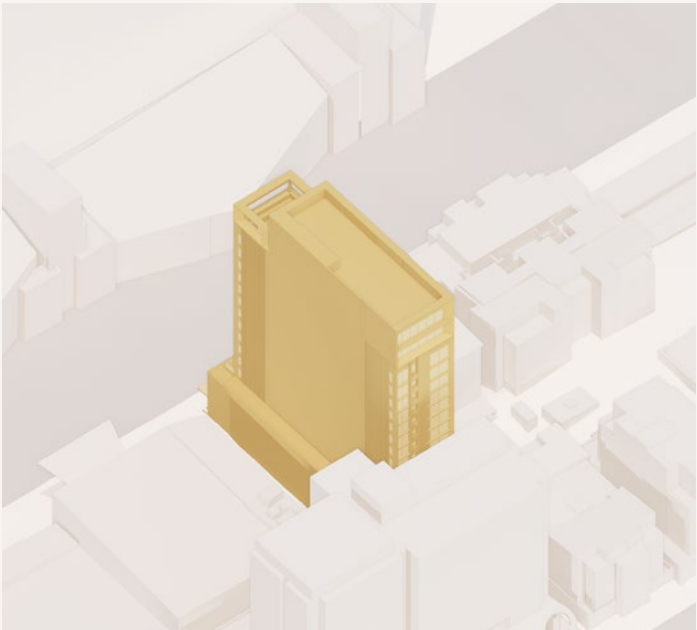
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Appendix B

Architectural Drawing Set



Appendix C

Landscape Drawing Set

