

# SURF PORT DOUGLAS

## ARCHITECTURAL REPORT



**SURF PD - DESIGN STATEMENT ..... 2**

**PROJECT OVERVIEW ..... 3**

RESORT HOTEL PRECINCT .....	3
OPEN AIR LOBBY .....	3
RESORT HOTEL SUITES .....	3
RESORT RESTAURANT & BAR .....	3
RESORT POOL .....	4
WELLNESS FACILITIES .....	4
SPORTS SCIENCE .....	4
FUNCTION SPACES.....	4
RETAIL SPACES .....	5
SURF PARK PRECINCT .....	5
WAVE BAR AND DECK .....	5
SURF BAR .....	5
SURF LOUNGES .....	6
BEACH KIOSK.....	6
VIP ROOM.....	6
SURF PARK .....	6
AQUAPARK .....	7
LAGOON .....	8
SURF CAMP.....	9
SHORT TERM ACCOMMODATION PRECINCT.....	9
ANCILLARY STRUCTURES AND SERVICES.....	11

## SURF PD - DESIGN STATEMENT

The concept for the Surf Park in Port Douglas takes inspiration from the ethos of the modern surfer.

The underlying principle of the design reflects the surfing communities deep respect for nature, conservation and communion with other people.

It plays on the contradiction of solitude and communal spaces. Through inspiration from nature the design embodies a relaxed lifestyle whilst embracing modern day technology.

Surf PD provides open spaces away from crowds, allowing everyone to breathe in the fresh air. A place to encourage all enjoying the luxury of time and take a step back from the stresses of daily life to reset the mind and body. A place to completely disconnect, whilst being focussed on doing things with those close to you without interruption.

The development will provide an authentic and relevant experience that will appeal to guests and locals. Surf PD is offering a unique viewpoint to a new breed of traveller to Port Douglas with a passion for nature and physical activity. And a new capability of surfing in Tropical North Queensland. The design philosophy will encourage guests to nurture genuine connections with themselves and actively engage with the local environment.

The master plan incorporates public spaces that are open, transparent and inviting. It has a communal beating heart with spaces to play, relax, work and dine throughout all periods of the day.

The architecture of Surf PD seeks to create an exemplary built environment through thoughtful architecture and biophilic design. The simple, modern façade of the hotel takes reference from the shape of a wave. The curvilinear footprint of the Hotel is emphasised with sweeping floating horizontal forms on the wide balcony edges. These shapes also act as planters providing a greening of the façade. Behind the balconies are vertical planes encompassing high tech glazing elements and mass timber CLT framed construction.

Every aspect of Surf PD is focused on the use of environmentally sustainable practices. Mass timber construction utilised for the three storey Resort Hotel reduces the building's carbon footprint. Reduced waste on site is achieved using factory panel fabrication whilst all timbers are sourced from sustainably managed forests.

Rainwater harvesting from all hard surfaces will be directed into a water storage dam, treated to a drinking standard and used to water the garden areas. Solar panels on all buildings will feed a community battery bank for reticulation to the short term accommodation buildings. High energy demands for hotel operations, including air-conditioning, will be scheduled to align with peak solar generation periods.

The master plan provides for a significant amount of land to re-instate natural habitats. This will help protect the river environment and nurture fauna and flora damaged by years of farming. Locals and guests will be encouraged to experience the natural environs by utilising a network of walking and bike paths. Guided educational walks will encourage visitors to acquire an emotional and physical connection to the site and a new respect for a precious environment.



## PROJECT OVERVIEW

### RESORT HOTEL PRECINCT

#### OPEN AIR LOBBY

The hotel is designed to be open to its environs whilst connecting all of the resort and surf park facilities. Guests will be greeted in the open-air lobby by casually dressed staff echoing the surfer lifestyle. By utilising the latest digital check-in technology guests will not need to visit a conventional reception desk. They will be met by staff in a relaxed atmosphere, advised of the amenities and features of the Resort and then guided to their suites. The open-air lobby will also be the nexus point between the guest's side of the hotel and the broader community side of the wave park.

#### RESORT HOTEL SUITES

The Resort will offer a range of room types catering to wide spectrum of demographics and tastes.

Premium suites on the upper levels facing the swimming lagoon are large and many incorporate an indulgent Spa facility centred on a luxurious bath and open showers. Some suites will be interconnected for families with well proportioned separate Lounge areas. Junior and Grand suites offer separate living and sleeping spaces .... and that extra level of luxury.

Other suites have the traveller working away from home in mind by providing good workstation facilities on larger desks. PWD suites are designed to offer an exemplary ambience and not just a tacked-on afterthought. On the active surf side of the hotel the rooms are light and breezy with wide balconies for guests wanting to take in the action on the waves.

Families are also catered for on the lower level facing the swimming lagoon with oversized suites and fenced outdoor play areas for younger guests.

#### RESORT RESTAURANT & BAR

Located on the lower level of the Resort, overlooking the main swimming Lagoon, the restaurant is entered from the open Lobby. Adjacent to the Lobby Lounge the Cocktail Bar services the Lounge, Restaurant, Alfresco dining and Pool surrounds.

The signature Restaurant has views over the alfresco deck to the shimmering waters of the main Lagoon. Designed for the tropics, the external window walls can slide back to create a seamless transition between internal and external spaces. Through careful design, the Restaurant can cater for casual breakfasts and lunches, as well as a premium dining experience in the evenings.

The Main Kitchen has been conceived to service the Restaurant, Function rooms, In-room dining, alfresco areas and the Spa.

## RESORT POOL

Immediately adjacent to the alfresco deck and restaurant is a swimming pool dedicated to Resort guests. Sunlounges around the pool, concierge style bar and snack service, towels and partly shaded areas will all contribute to a premium experience.

## WELLNESS FACILITIES

The Spa is located on Level One and will offer a range of modalities and facilities. The treatment rooms are spacious and can be adapted to suit different types of treatments including couples' suites, wet and dry options, Hamman, Spa baths, chill out spaces, spa food offerings and comfortable amenities and change areas.

The Spa is complemented by a Gym and Sports Science facility.

As well as the usual high tech gym machines and free weights, the Gym will also cater for Pilates, Yoga and other group activities. It will also support outdoor facilities for physical wellbeing including "Jungle Gyms", boot camps, hiking and mountain bike trails and of course water based activities

## SPORTS SCIENCE

Recognising the extraordinary health benefits of the activities proposed for the Surf Park, complemented by the Gym and Wellness facilities, it became obvious that a Sports Science Facility would be an ideal complementary offering. Such a facility is seen to capture competitors from all sporting disciplines. Surfers fine tuning for surfing events will be able to practice in the surf and at the same time access a venue able to analyse performance, improve physical characteristics and immerse into the mental / psychological aspects of optimum performance. In reality it is seen that the Sports Science facility can be an excellent asset for the region for a plethora of sports and individuals seeking to improve their capabilities.

The facilities are on Level One and include advanced teaching rooms with state-of-the-art video analytical equipment, AV capabilities, as well as consulting rooms and specialised therapies.

## FUNCTION SPACES

Level Two contains the conference and function rooms for the Resort.

Accessed from a spacious breakout area and wide balcony there are four function rooms of varying sizes. The larger rooms may be subdivided into smaller spaces and all have immediate access to service corridors, plate up kitchens and function storage

In the opposite western wing on Level One is a further fully serviced external function area with stunning mountain views adjacent to another deck function space looking towards the sea.

Additionally, there are other satellite facilities such as co-worker offices, library and cinema catering for a range of functions of varying sizes and requirements.

There are numerous other spaces at all levels of the hotel building and in the surrounding gardens that are designed to have alternative capabilities for functions. Many are ideal for such activities as weddings, birthday celebrations and corporate speciality events.

## RETAIL SPACES

The major retail space on the Ground Level of the Resort locates the Surf Park concierge, surf shop, board hire, change rooms and amenities. Adjacent are 3 café/restaurant outlets opening out onto extensive alfresco decks and the surf beaches primarily focussed upon servicing visitors to the park as well as Resort Hotel guests.

More Retail facilities are located under the eastern wing of the Resort

This includes an office space, 4 retail shops circa 75 m<sup>2</sup> each and another speciality food outlet. It is expected that one of the shops would be configured as a market/convenience store that would be appreciated by Hotel guests and visitors staying in the short term accommodation facilities.

## SURF PARK PRECINCT

### WAVE BAR AND DECK

On the western side of the hotel is a large deck area which will include a circular bar floating amongst the outdoor lounge area. This bar will be the hangout for people watching the participants in the Surf Park as well as servicing the adjacent lounges and cabanas on the wave park side of the complex. Wave Bar operation may come under the control of the hotel or more likely an independent Beach Club operator.

The Architecture of the various buildings external to the Resort buildings, and adjacent to the various water bodies, is best described as an evolution of a tropical vernacular style. Characterised by simple shapes, broad verandahs over timber decks, great cross ventilation and protection from sun and rain these buildings complement the bare foot chic ambience of the environs.

By using natural materials such as hardwood timbers allowed to weather, “green” roofs, discrete stone detailing, and blurring indoor and outdoor spaces, these buildings actively contribute to the design ethos of the whole development.

### SURF BAR

Situated above the surf wall the Surf Bar will open in afternoons and provide service to the VIP surf lounges located at the western end of the wave lagoon. A storage space will also be positioned beside the bar to hold furniture and items required in the surf lounge area.

Ample protection from the sun and rain will be provided by simple pergola structures utilising timber and structural steel elements. Vertical green walls and hanging plants will soften the visual presence of these structures.

## SURF LOUNGES

4 VIP surf lounges are located adjacent to the Surf Bar. The lounge spaces are shaded with tables and discrete seating areas with stunning, immediate views of the western surf wave break and can be hired by Hotel guests or visitors with concierge style service from the Surf Bar.

## BEACH KIOSK

The Beach Kiosk will sit between the Waterpark and the Surf Park. The Kiosk will sell package foods, ice cream, drinks and have limited heating facilities for food. At the rear of the Kiosk will be extra amenities convenient to the VIP lounges and the Waterpark. Overlooking the Waterpark will be a deck which will have tables and chairs to provide a viewing area for adults with children in the waterpark. Shaded seating on the raised deck will further enhance the amenity in this part of the site.

## VIP ROOM

A VIP space is planned at the eastern end of the lake and will be capable of being able to be configured as a multi-purpose facility. For example, the room may be adapted for hire by surf groups in conjunction with activities in the Surf Park or swimming Lagoon, utilised by officials for surf events or functions, transformed as a facility for education or High-performance sports groups as well as operating as a remote function Centre for the hotel. Resort guests and special interest groups could utilise it for a range of functions such as MICE activities, yoga, teambuilding or simply as a private space for VIP groups.

The simple circular architectural form elevated with vertical hardwood timber battens left to weather to a soft grey patina, will be a centrepiece of this part of the site. Broad cantilevered pergolas with varying degrees of protection from sun and rain will be dynamic spaces interfacing with the internal functional areas.

## SURF PARK

The centre piece and raison d'être for the whole complex is the Surf Park

Surf Parks have come of age over the last few years, to the point that there is an explosion in new venues globally. The success has come from the capability of precisely curating a perfect, repeatable series of waves. They have captured the imagination of surfers world-wide instead of waiting for the ideal combination of weather and sea conditions to generate a few rideable waves an hour. This ability to generate a tailored wave to suit every skill level from novice to elite professional surfers is a game changer. Typically, a wave is produced every 10 seconds, allowing a surfer to have between 15 and 20 rides per hour.

The PD Surf Park is a further enhancement of Surf Parks to date which typically are in urban locations and quite often more industrial in terms of presentation. By placing the Port Douglas facility into a rural location, the ambience is much softer and close to the natural values of the surrounding area. Being close to arguably the most highly rated tourism town in Australia with immense global recognition will further add to the appeal of the integrated facility.

The views to the surrounding World Heritage mountain ranges are stunning. And the design of the whole facility is carefully presented in harmony with nature with extensive native landscaping, wide open spaces utterly capturing the tropical lifestyle of the Region.

The proponent has selected the industry leader in creating Surf Parks – Endless Surf

This company was chosen to install a Surf Park in Paris for the Olympic Games until Covid relocated the venue to Tahiti.

Their technology is well proven, and the system chosen for Port Douglas is their top-of-the-range installation capable of generating left- and right-hand waves of varying heights and profiles tailored to a wide range of surfers.

Some 300 metres long the heart shaped pool is visually attractive and functionally first class.

Further amenity is provided with life-saving towers, Cabanas, shade structures, beaches and sunlounges are provided for visitors enjoying soaking up the atmosphere and watching the water-based activities.

Undoubtedly the optics, visitor generation and the draw of a brand-new attraction in the Region is an extraordinary asset for Regional Tourism as well as a wonderful recreational facility for the local and nearby communities

## AQUAPARK

As an important and complementary facility, the “AquaGlide” water body adjacent to the surf park is conceived to offer a further water-based activity in the precinct. This will expand the visitor market and demographics attracted to the Surf Park complex.

The water park is 3,200m<sup>2</sup> in area and incorporates a start of the art commercial inflatable structure carefully designed to offer a range of features. They are focussed on varying types of water-based slides, climbing and creative components designed to challenge and delight users. A remarkable recreational asset unavailable in Port Douglas that will have a widely based appeal for regional visitors and those from further afield.

It is envisaged that this type of water based energetic feature will be popular with local kids, school groups and community organisations.

Furthermore, the combination of the Surf & Aqua Park and swimming Lagoon potentially will provide a lifeline to the local Life Saving Club which has seen a distinct drop-off in Nippers membership. This is due to parents concerns with possible threats from crocodiles and marine stingers in the open waters at the Club on Four Mile Beach.

The opportunity to teach life saving skills and fun activities in a safe environment has the potential to attract a new cohort of kids wanting to join the Club. Similarly, it can be expected that regional life saving clubs will see this as a fantastic venue for their members to visit as a special experience. Furthermore, the availability of a Surf Camp with lower cost accommodation is certain to appeal.





## LAGOON

One of the other focal points of the Surf Park development is an all-year round swimming lagoon.

The freeform shaped Lagoon is over 4 hectares in size with an average depth around 2 metres. The water is crystal clear and is treated to offer safe swimming in a stunning aqua blue water feature.

Within the lagoon are islands that can be used for functions such as weddings, yoga and the like. A lap for swimmers around the lagoon is 1 kilometre long.

Access for visitors is available from a sandy beach, on effectively a peninsula, between the Surf Park and the Lagoon.

Water based activities in the Lagoon are limited to more passive pursuits including swimming, paddleboards, SUP's and the like to minimise impact on guests staying in the short-term accommodation areas. Travellers can enter the Lagoon from the homes or private parks for residences that do not front the Lagoon.

Offering stinger free swimming all year around will be a popular attraction to the Surf Park for people in a unique enclave focussed on the surf lifestyle.

## SURF CAMP

Located in close proximity to the Surf and Aqua lagoons is a “Surf Camp”

Designed as a low-key facility consisting of some 30 individual cabins set within the natural vegetation, the concept is to offer a low-cost alternative to the Resort with usage by school camps, budget travellers and kids on surf camps. It is also well positioned to offer a refuge for hikers on the Wangetti Trail.

Ancillary facilities will include a Camp Kitchen and communal dining and recreation area, Managers Residence and a check-in Kiosk

## SHORT TERM ACCOMMODATION PRECINCT

Critically, the design of the Surf Park recognises that a broad demographic of patrons will have vastly different requirements for their accommodation.

The first demographic is Budget travellers unable to afford the price of a Resort Hotel suite or the short-term accommodation offerings.

To that end, the surf park will accommodate travellers on a lower budget or requiring no frills accommodation. This sector will be accommodated in Surf Cabins as noted above.

A second demographic catered for at Surf PD, is couples and singles looking to be pampered in a high-end resort hotel environment.

A third major demographic is patrons seeking accommodation in residences or villas. This demographic will be seeking self-contained accommodation with the ability to have the comforts of home including preparing and cooking their own meals, dining within their own facility, direct access to a car, private courtyards and the ability to be more independent.

Within this demographic a number of sectors have been identified.

- **Families** - typically this sector stays longer, often for the length of school holidays. They need separate bedrooms catering from the newborn through to semi-independent teenagers. This sector seek a cost-effective alternative to an extended hotel stay achieved through self-catering and responsibility for onsite activities and protection from creating nuisance to guests in an Hotel style environment.
- **Training groups** - An Olympic standard venue, as seen at other surfing facilities of a similar nature, have noted that high calibre surfers wishing to hone their skills are attracted to man-made waves that can be customised to suit their training regimes.

Repeatability of the waves is a huge bonus. The option of renting a multi bedroom self-catered house or villa is ideal for team building and cost-effective accommodation for a group sharing the tariff.

Some elite surfers also wish to travel with their families as well as training partners

Other training groups expected to utilise free-standing accommodation types may include corporate team building events and Clubs wishing to improve their lifesaving skills and readiness for competitions.

There is also a potential for Surfing Instruction educational camps as seen at places like Byron Bay and dedicated stand-alone accommodation is perfect for this type of activity..

- **Surfing aficionados** - Research has identified that there are many surfers that have grown older and been successful in the business world, yet still wishing to indulge in their passion for surfing. This sector often travels to international venues, charters luxury yachts to access remote surfing spots, and have undertaken curated surfing safaris, often with a bunch of mates or family.

Many of these older generation surfers have multiple homes - urban residences generally for business or family purposes - and a holiday place that could be at a hot surfing location or anywhere that the surf is good within Australia - or pre Covid - overseas.

This sector has been identified as being attracted to a venue with perfect waves all year round in an ideal climate, for surfing in boardies or bikinis. Typically, this group will stay longer, and can be expected to be at Surf PD during the cooler winter months experienced elsewhere in Australia. To cater for this sector, and others seeking a more secluded independent accommodation with direct access to the aquatic activities, the Master Plan has incorporated up to 90 villa and residence style products.

These products are capable of being under the umbrella of the Resort management team and the level of service required will be at the discretion of the individual staying in the facility.

To ensure a consistent “ look and fell ” to the integrated Resort, each building will be architecturally similar, and materials and colours will be selected from a curated palette. Similarly, all of the landscaped gardens will have a common design and theme, focussed on native species, and each building will be set within the landscape maintained by the Resort team.

The key driver for the Residential portions of the site is to capture the fundamental ethos of the Surf Park. A place where nature and sport coalesce. A residential environment at peace with nature and offering a wide range of physical and spiritual well-being activities.

The Master Plan offers a range of housing types, book-ended by a small number of luxury Residences for the more affluent, and more affordable apartment style homes at the other end of the scale.

Lake front housing consisting of individual Residences and two storey, luxury Villas will be set within lush tropical gardens populated with species native to the region.

Another tranche of housing. with a mix of single residences, villas and apartments face towards the landscaped and rehabilitated seaward side of the site. This will ensure travellers of differing budgets and expectations can be catered for within the total spectrum of accommodation types.

A cornerstone of the short term accommodation enclave is to imbue a relaxed outdoor lifestyle and ensure that the architecture is totally responsive to the tropical climate. This will

be underlined through a vernacular that pivots on protection from the rain and sun, coolness driven by gentle breezes through excellent cross ventilation, subdued materiality and expression of natural finishes and oneness with the water elements and surrounding natural environment.

The roads will gently wind through a garden between the land set aside for housing creating a sense of space and park side living.

## **ANCILLARY STRUCTURES AND SERVICES**

In support of the total development the underlying desire is to make the whole project as self-sufficient and environmentally responsible as possible. To that end the public carpark will have shade structures with solar panels that offer a dual benefit of keeping cars cool whilst generating power to operate the various consumers around the site including air-conditioning the Resort Hotel.

Other ancillary structures will include maintenance sheds, water treatment plant, landscape nurseries, helipads and service infrastructure.