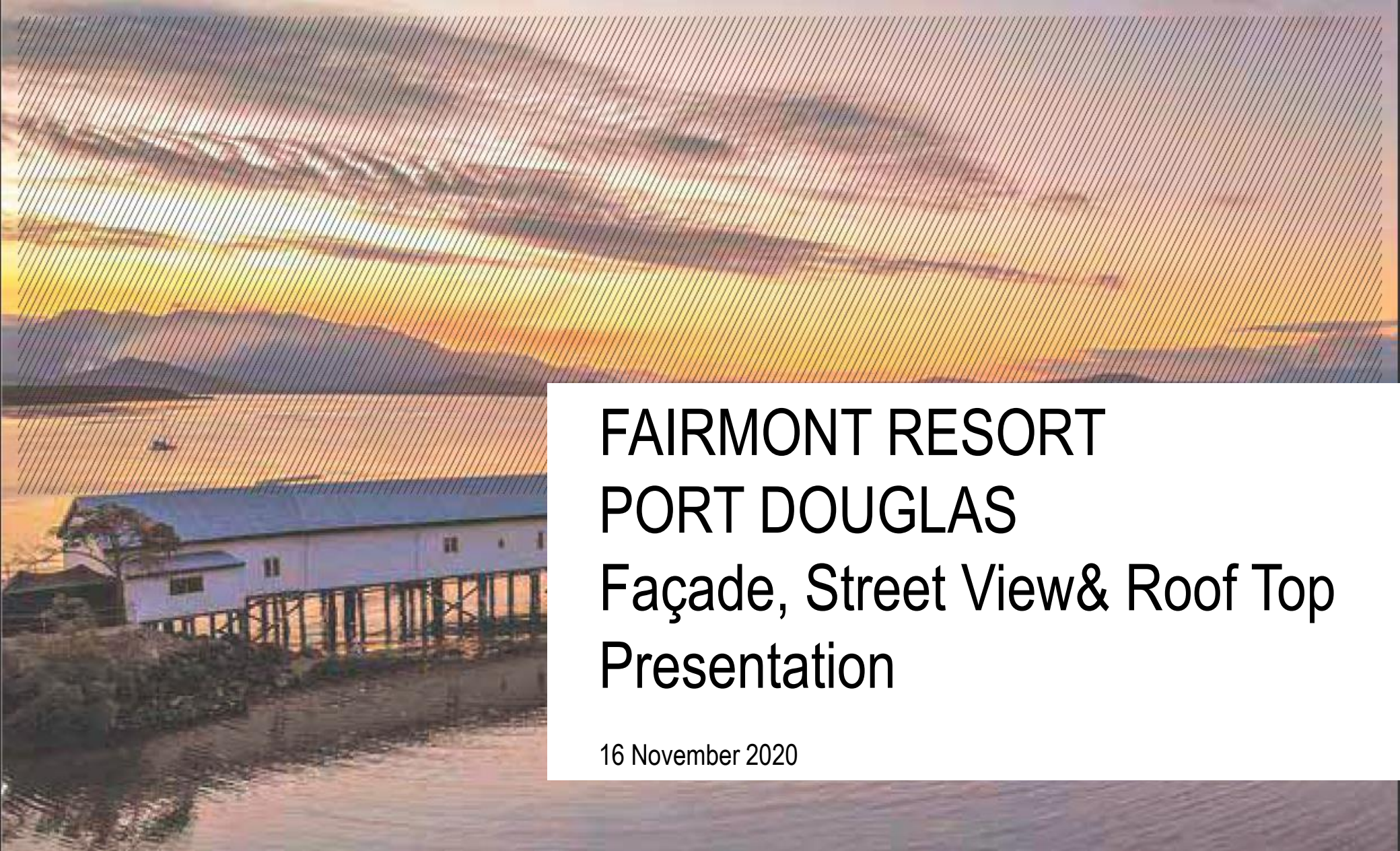


Appendix B – Building Height Supporting Information



FAIRMONT RESORT PORT DOUGLAS Façade, Street View& Roof Top Presentation

16 November 2020



Façade Design Philosophy

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THE BUILDING FORM & ARTICULATION

The form and articulation of the facade provides a connection and immersion for guests into the unique Port Douglas experience.

The Architecture, Interior and Landscape design are expressed in one seem-less language that is inspired from the surrounding natural environment.

The principles of biophilic design connect humans to nature in enchanting ways around the facade.

Water is the constant element that links these ecosystems and is manifested in form and landscape across the facade and site.

Reflecting the interconnected ecosystems that work together to create the unique landscape that is Port Douglas.



THE RAINFOREST
MOSSMAN GORGE



THE MANGROVES
PACKERS CREEK

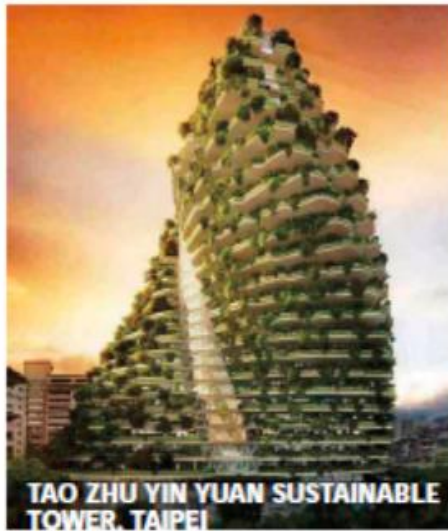


THE BEACH
FOUR MILE BEACH

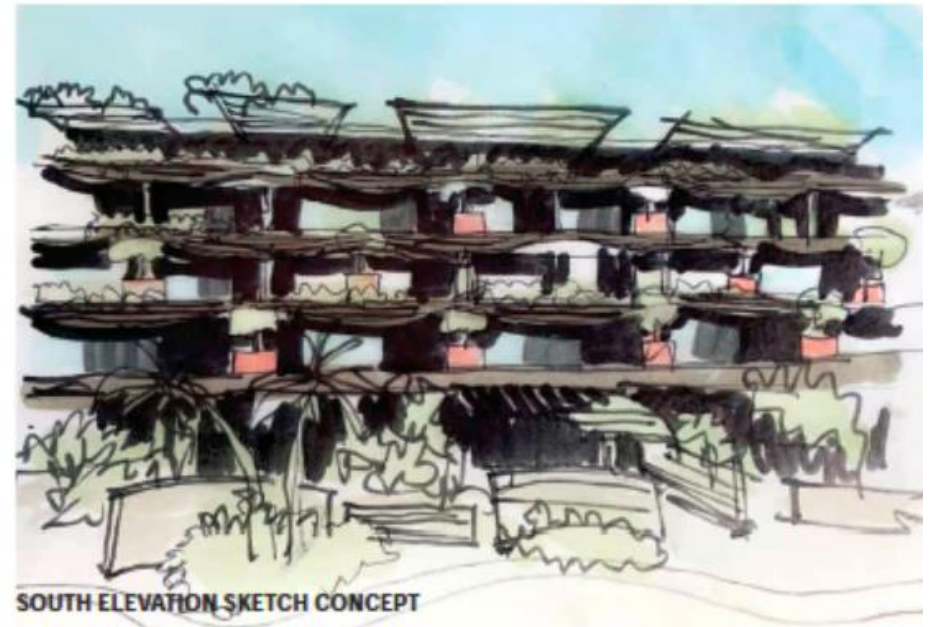
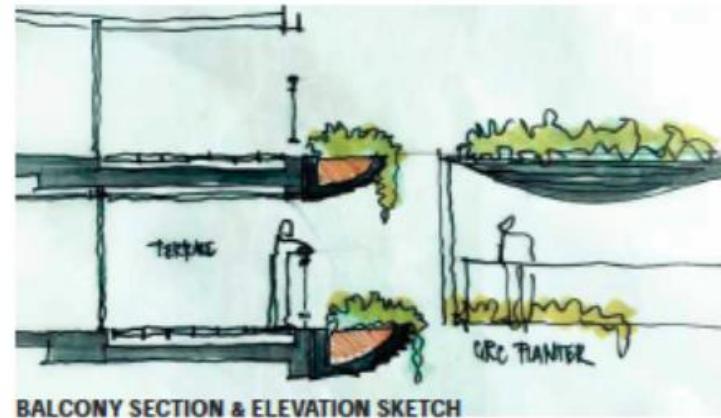


THE REEF
THE GREAT BARRIER REEF

FACADE - BIOMIMICRY & TROPICAL IMMERSION



The essence of the rainforest is captured down the facade enhanced with luscious planting.



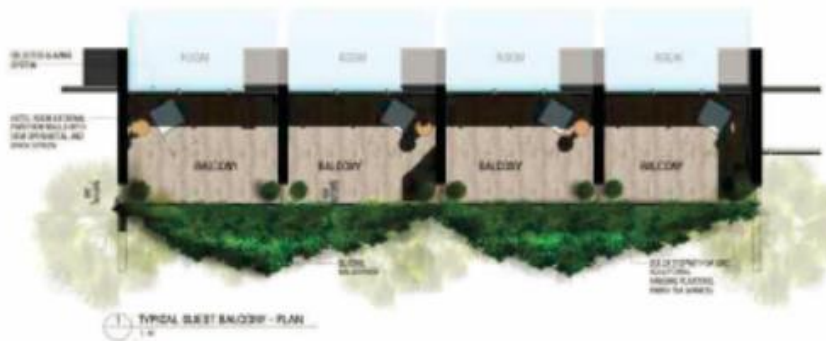
FACADE DETAILS



2 TYPICAL GUEST BALCONY - ELEVATION
1/8"



3 TYPICAL GUEST BALCONY - SECTION
1/8"



4 TYPICAL GUEST BALCONY - PLAN
1/8"



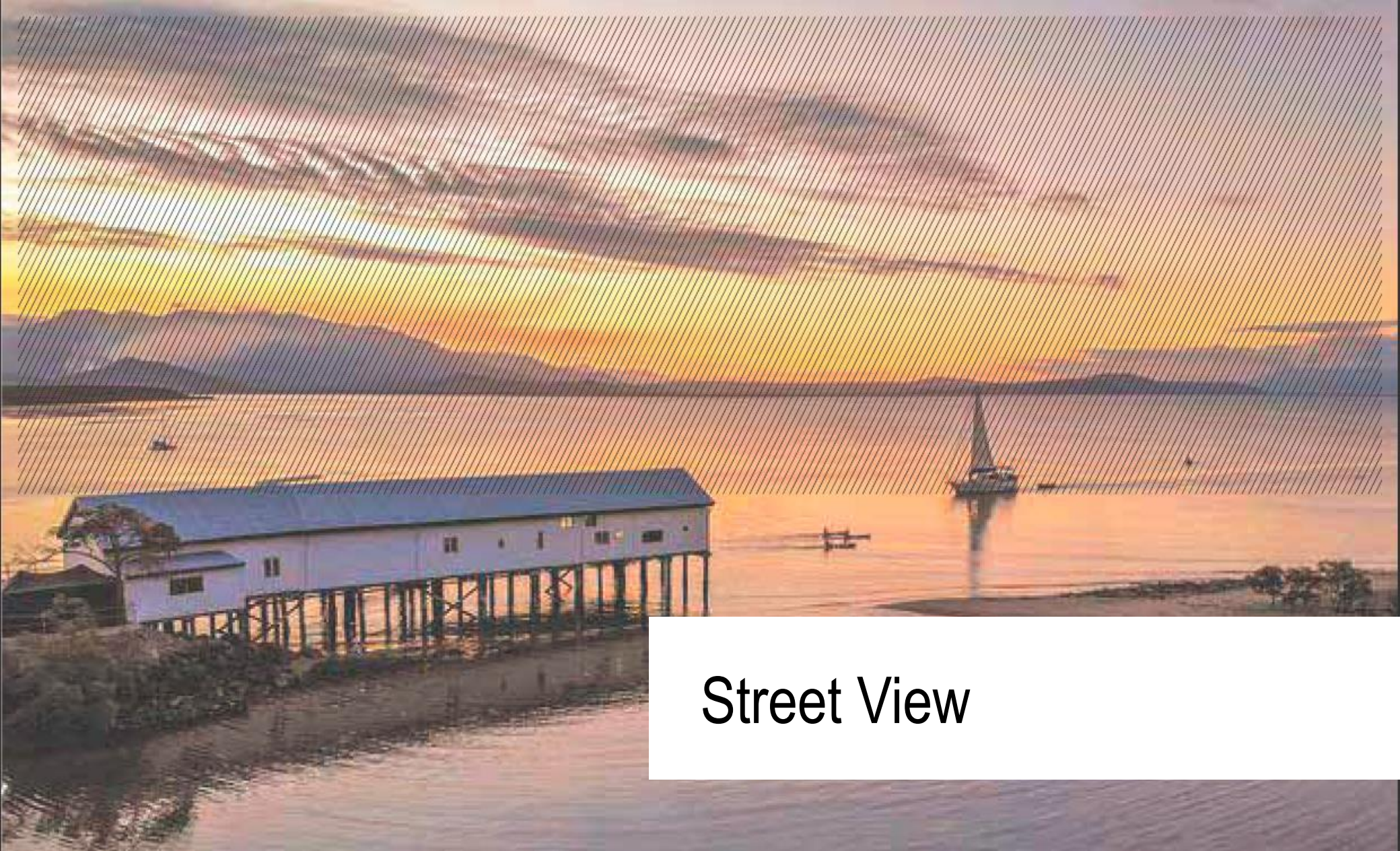
MATERIALITY

A base palette of concrete contrasts the vibrant green planting alongside a mix of local stone & timber with pops of bronze patina. Aged-brass adds a touch-of-luxe to entries & premium suites.

1. Bronze metal patina
2. Aged Brass
3. Charcoal micaceous paint
4. Ironbark Timber

5. Concrete with timber grain
6. Local Stone
7. Porous paving





Street View

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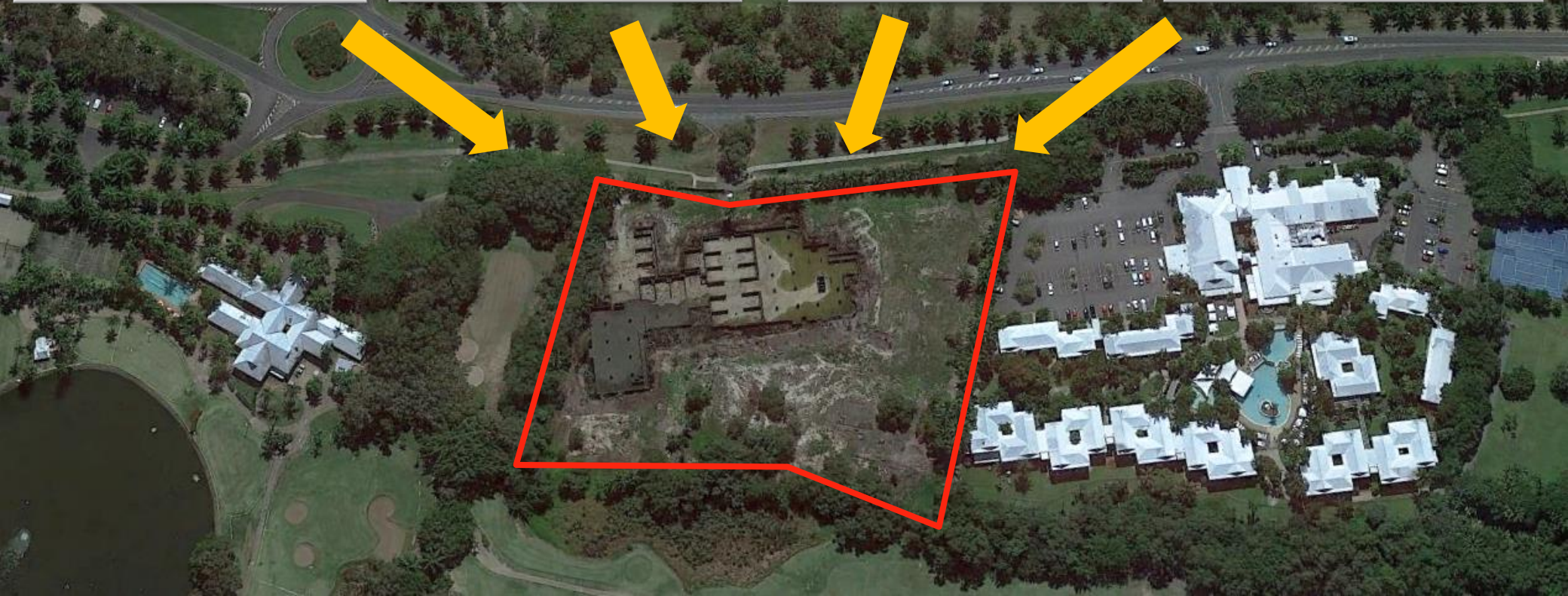
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Street View from South East Walking Path

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Street View from Port Douglas Road at Driveway Cross Over

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Street View from Port Douglas Road at Loading Dock Driveway Cross Over

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Street View from Port Douglas Road at Driveway Entrance

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Street View from Port Douglas Road at Looking South

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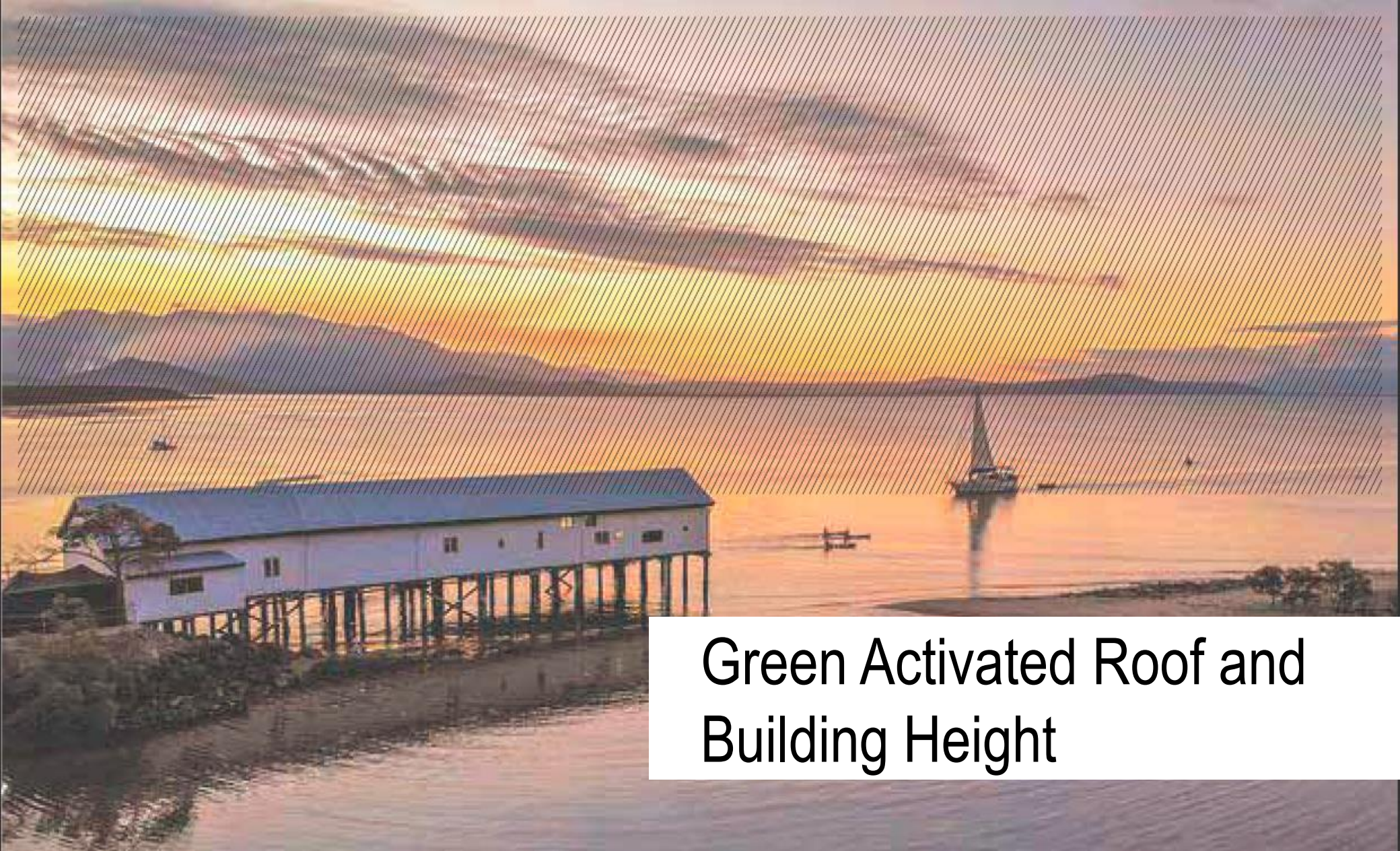
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Green Activated Roof and Building Height

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Fairmont Green and Activated Roof

To provide a unique space and experience that is not available in the region and to take advantage of the views to Mossman Gorge the design of the Fairmont Port Douglas has activated the roof top with Pools, F&B , Wedding Platforms and extensive Landscaping to create a truly unique space and experience.

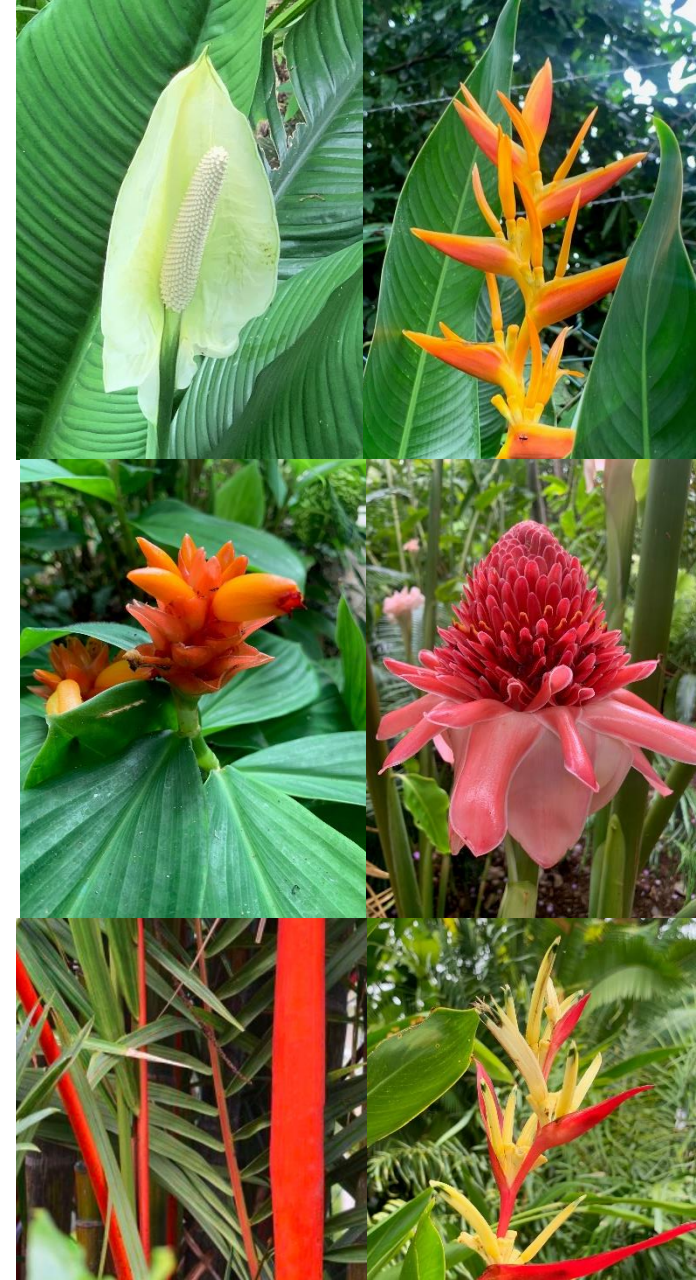
In addition to the beautification and greening of the roof there are also herb gardens to support the kitchens / food preparation and bee hives to support the local ecology which are important parts of the Accor and Fairmont brand globally.

Other environmental benefits green roofs is the ability to take away a traditional roof that is a heat sink on the local environment and convert the roof to a lush landscaped area that provides a CO2 generating thermal insulation barrier to the building which when combined with the greening of the building facades resulting in a reduction in energy consumption of approx. 10-12%

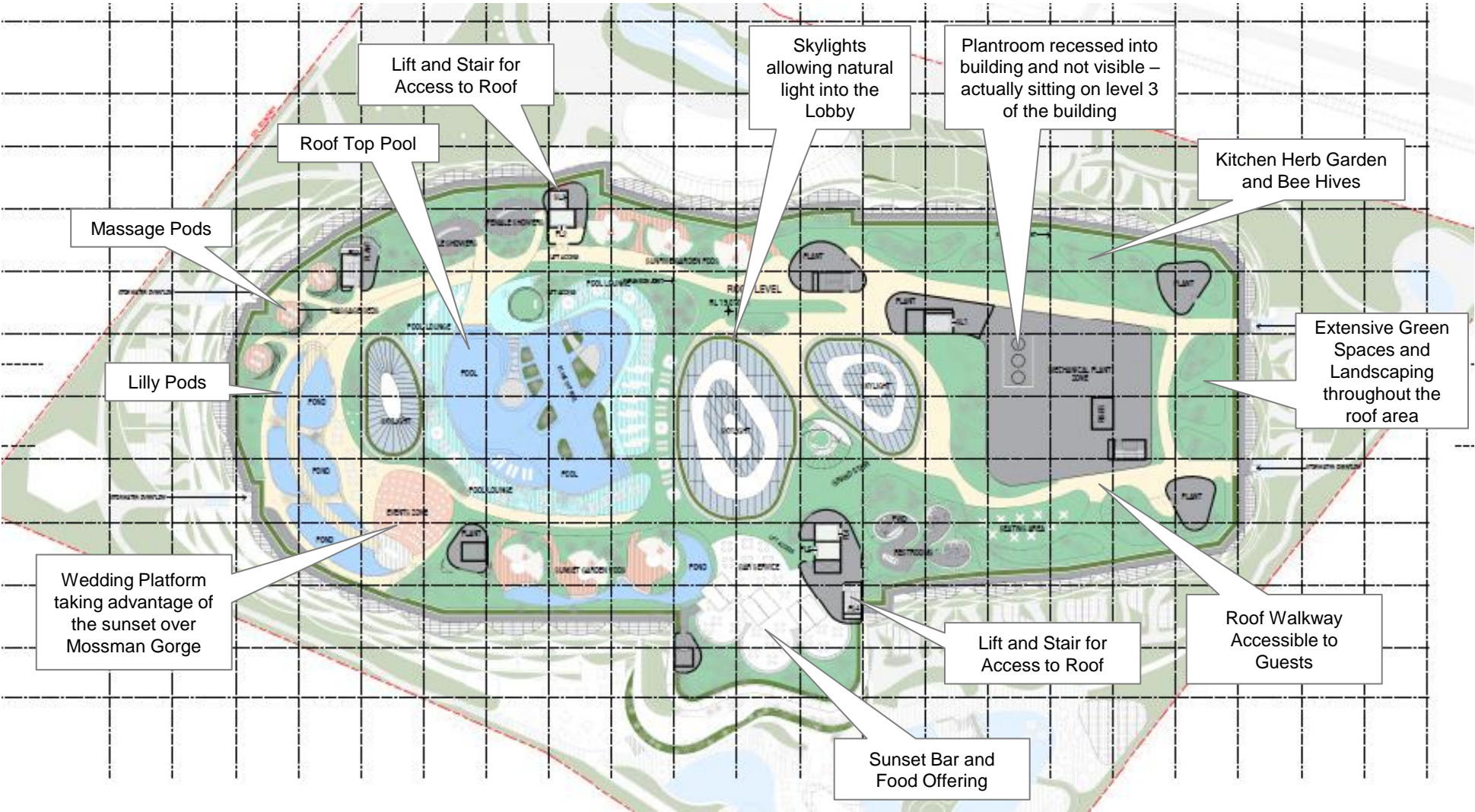
With a Wedding Venue and Pool facing west to taking advantage of the sunsets over Mossman Gorge the Roof Top at the new Fairmont Port Douglas is intended to be an iconic destination that will provide memorable experiences that the travel industry and guests will talk about and want to return to over and over both being aligned with the unique experiences that the Fairmont Brand prides itself on and elevating the brand position of Port Douglas as a destination.

Key benefits of the Fairmont Port Douglas Green Roof:

- Beautification of the roof
- Improving the thermal efficiency and therefore energy efficiency of the building
- Providing more nature on the site encouraging bee's, butterfly and bird life
- Reding the CO2 impact of the building



Fairmont Green and Activated Roof

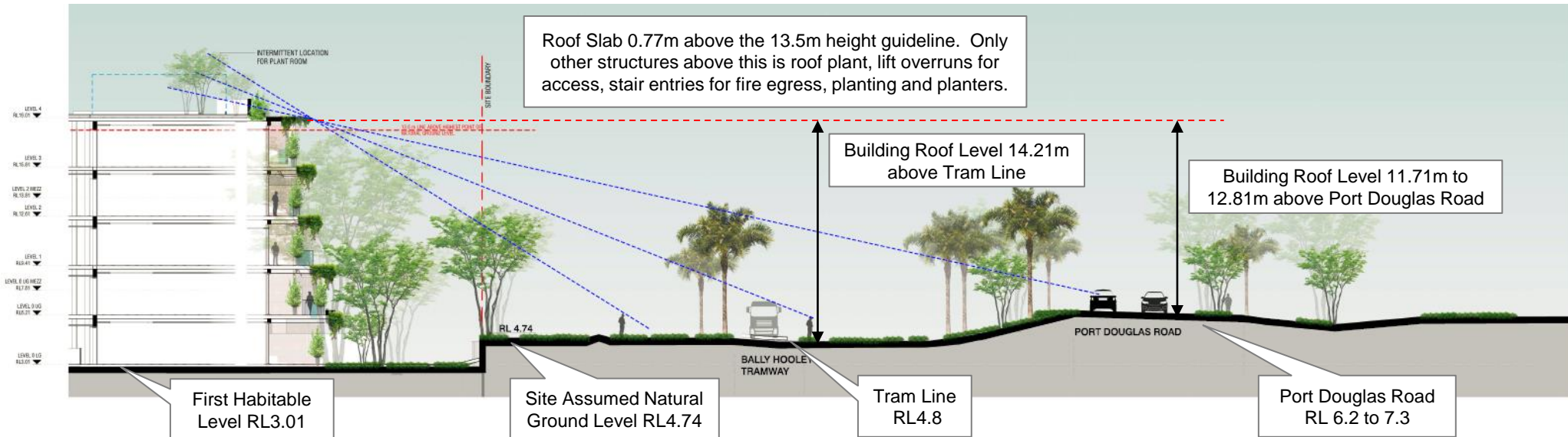


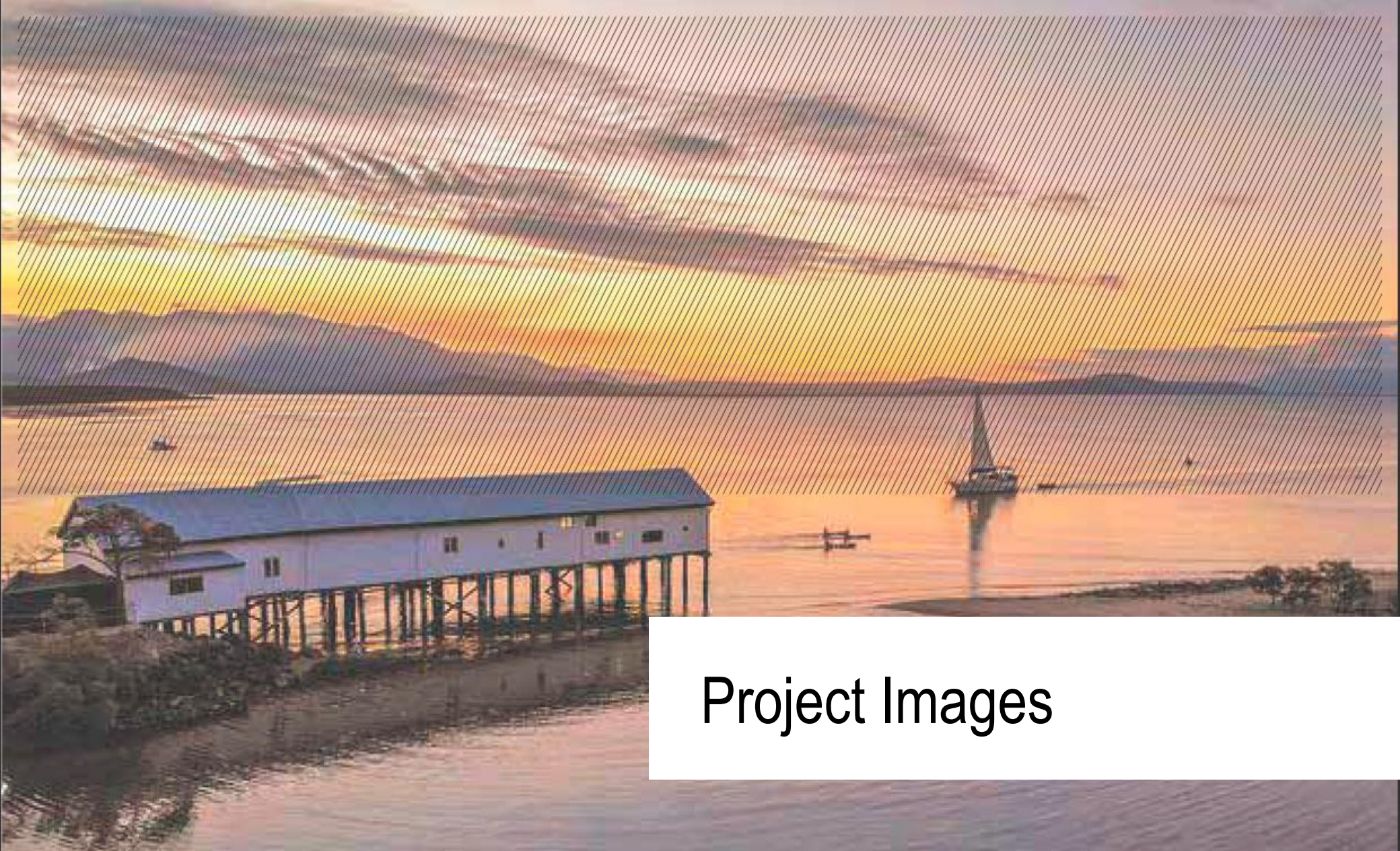
Building Height Analysis

To cater for the international requirements of Fairmont the design team have pushed to minimise the height of the building and minimise its impact on the surroundings, with the incorporation of extensive landscaping to the façade of the hotel the design intent is to have the building blend in with the backdrop of the Mossman Gorge and the neighbouring golf course with terraced balconies dripping with greenery cascading down the building.

The roof slab of the proposed Fairmont Port Douglas as currently designed is 0.77m above the 13.5m height guideline and as the site is lower than Port Douglas Road the roof is 11.71 – 12.81m above the road therefore minimising the height impact of the site.

Sight line analysis has been undertaken and as seen below the increase in the height of has little to no effect on the visual impact on its surrounds, this is also assisted by the terraced back nature of the building and the roof border landscaping. With these contributing factors we believe that the design and height of the building has considered the surrounding environment and is in context with the planning guidelines while still achieving the spatial and wow factors that Fairmont International require. The minimal visual impact of the roof activation is also supported by the street view analysis undertaken and captured earlier in this presentation.





Project Images



Fairmont Resort - Port Cochere

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Resort Pool & Wet Bar

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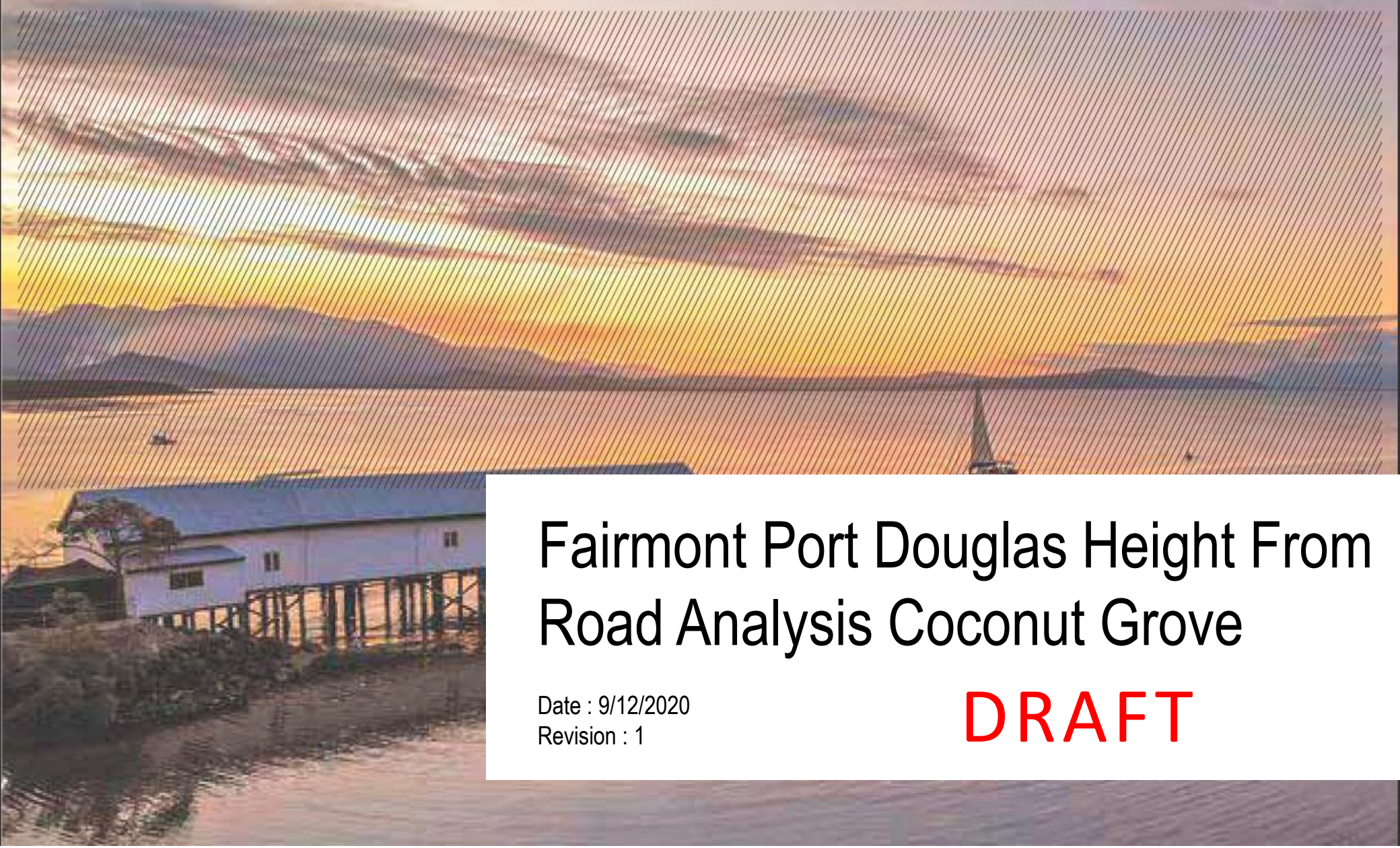
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Fairmont Port Douglas Height From Road Analysis Coconut Grove

Date : 9/12/2020
Revision : 1

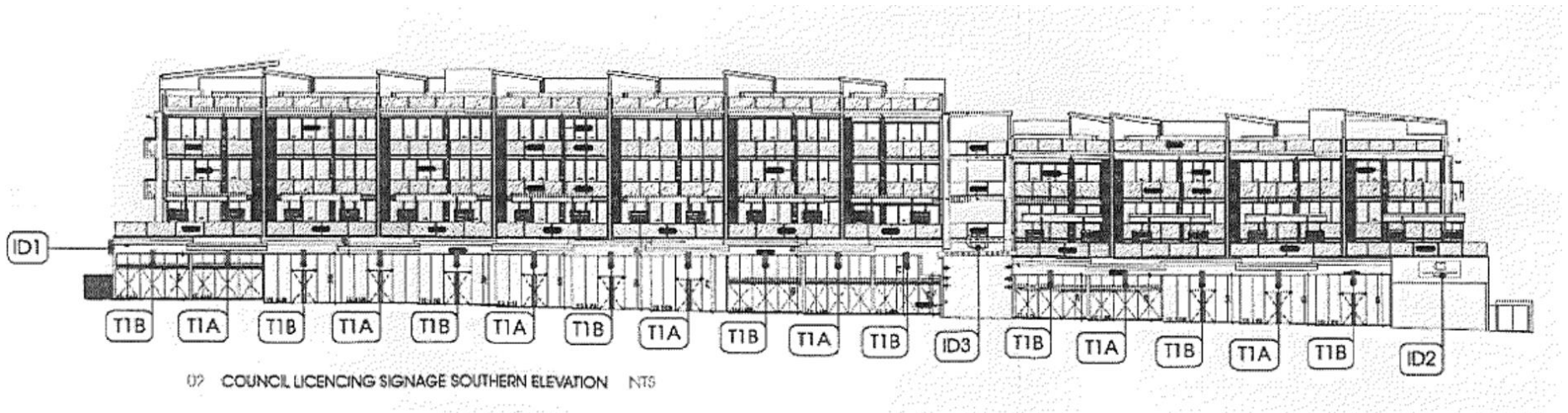
DRAFT

Review of the Coconut Grove Development

The following is an analysis of the Coconut grove development located at 103 Coconut Grove, 56-64 Macrossan St., Port Douglas, 4877, Queensland within the main CBD area of Port Douglas. We believe that this project is a good example as it sets some precedence in terms of number of levels, building heights and activated roof spaces. Also we consider the visual impact of the development from the road as an important criteria as this is the real impact of any development on the surrounding area sand the community.

Based our preliminary analysis with the information available via web searches following are details of the existing and approved development:

Development Name :	Coconut Grove
Land Uses :	Short Term Accommodation / Retail
Total Number of Levels :	5 levels (L1 Retail /L2-4 Accommodation / L5 Pool and Enclosed Entertaining Space)
Est. Height from Road :	15.5m (to top of structures)



Images of the Coconut Grove Development



Comparison of Development Visual Impact

The following is an analysis and comparative of the visual impact of both the existing Coconut Grove Development and the Proposed Fairmont Port Douglas. Based on our review we believe that the height and massing of the proposed Fairmont Port Douglas is in context to other already approved and constructed developments in the Douglas Shire Council LGA

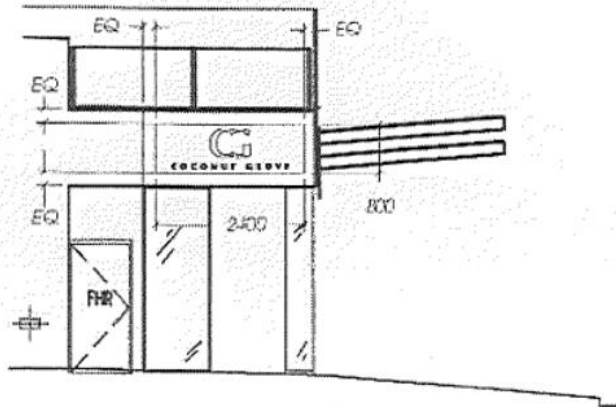
Based our preliminary analysis with the information available via web searches following are details of the existing and approved development:

Development Name :	Coconut Grove	Proposed Fairmont
Land Uses :	Short Term Accommodation / Retail	Short Term Accommodation / Functions / F&D
Total Number of Levels :	5 levels (Basement Excluded)	6 levels (Basement Excluded)
Est. Height to Roof Slab from Road :	12.7m	11.71 to 12.81m
Est. Height from Road :	15.6m (to top of structures)	15.21 to 16.31 (to top of structures)

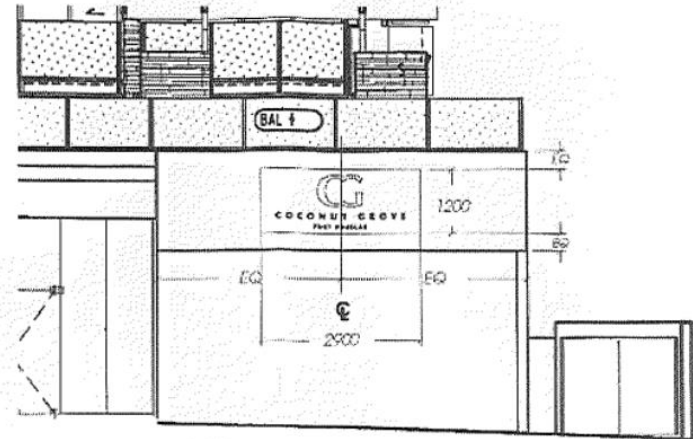
Based on the Douglas Shire Council guidelines the maximum height of a building should be 13.5m above natural ground level and 3 levels. We strongly feel that the criteria should be based on the visual impact of the building on the surround area and the community of Port Douglas as the roof top of both developments is activated both buildings have structures over the guideline.

Given the tiering back of the proposed Fairmont Port Douglas and the fact that the development site is significantly lower than the adjacent public road the visual impact of the roof and overall structure is further reduced

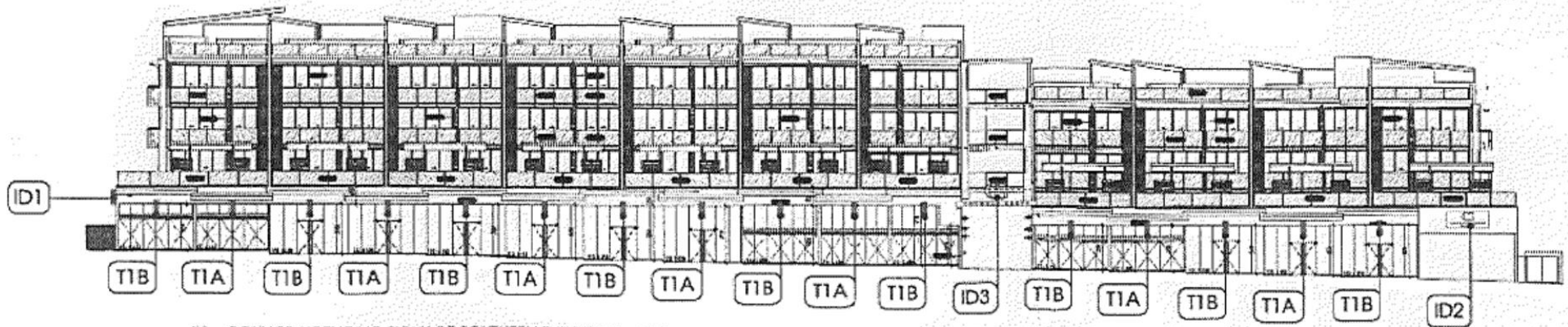
Coconut Grove Development - Elevations



01 WESTERN ELEVATION MAIN ID SIGNAGE 1:100



03 SOUTHERN CARPARK ELEVATION MAIN ID SIGNAGE 1:100



02 COUNCIL LICENCING SIGNAGE SOUTHERN ELEVATION NTS