

SOUTHERN OCEAN LODGE

Business with purpose

Re-creating a leading light in luxury tourism

When **Southern Ocean Lodge** opened in 2008, it was lauded for setting a new standard in Australian luxury tourism; a property that could hold its head high among the finest in the world. However, it wasn't the traditional concept of 'luxury' that set the lodge apart; it was a new holistic approach to creating a premium nature-based experience with a real sense of place and a strong focus on sustainability.

"We engaged Kangaroo Island-born architect, Max Pritchard – known for his organic forms and environmentally considerate approach – to create a high-end property that paid homage to its wild location and astonishing Southern Ocean views," said Beckons Chief Operating Officer Craig Bradbery.

"The lodge itself was sensitively designed to minimise its impact on the landscape and delicate coastal ecosystem. We cleared just one-hectare – less than one per cent – of the total property," said Craig Bradbery.

"Southern Ocean Lodge was an absolute catalyst and leader in the evolution of the Australian luxury lodge. It gave quality tourism and hospitality operators the confidence to invest deeply in this style of high-end experiential product in incredible, often very remote Australian regions. It was a game changer for **Kangaroo Island**, South Australia, and Australia globally," said Luxury Lodges of Australia Executive Chair Penny Rafferty.

In January 2020, Southern Ocean Lodge was razed by devastating bushfires that swept across Kangaroo Island, affecting around half of the 440,500-hectare island.

"Our immediate response was to pledge to rebuild Southern Ocean Lodge," said Craig Bradbery.

In late 2023, the promise was realised, with Southern Ocean Lodge reopening to once again crown the clifftops of Kangaroo Island.



Southern Ocean Lodge 2.0

Max Pritchard was again commissioned as architect for the rebuild, with the South Australian Government, National Parks and Adelaide University joining in a whole-of-government approach to create a property that is a model for sustainable development.

Honouring the original designs, the reimagined lodge introduced thoughtful enhancements, underpinned by technological advances in energy sustainability and fire resilience.

Once again, Southern Ocean Lodge showcases contemporary Australian design, custom furnishings and locally-commissioned artworks, drawing on the strong connections with South Australia's leading designers.

Setting the standard for sustainable luxury

Subtle architectural changes in the new build provide each of the 25 suites with even better views of the ocean and coastal wilderness. At the same time, the design makes the most of aspect and weather patterns to encourage flow-through ventilation, and strategic glazing captures sunlight and helps store natural heat.

Advances in building materials and energy-efficient technology – such as LED lighting, double insulated glass and wall insulation – will see a 25% reduction in energy use over the original lodge.

Hybrid solar and battery infrastructure allows the lodge to continue to run off-grid in its remote location while reducing diesel fuel consumption by more than 50%. The combined effect of the sustainability measures undertaken in the new lodge's development will likewise result in a 50% reduction in carbon emissions.

Water resilience has been enhanced through a larger reverse osmosis system, producing the same volume of fresh water in half the time and operating within the solar curve. Potable water storage now totals 5.2 million litres, complemented by rain savers on each tank that capture some 12,000 litres of pure rainwater for every millimetre of rainfall on site.

Encircling the lodge, a 20-metre buffer has been replanted with fire-retardant succulents and native juniper. A state-of-the-art external bushfire and internal sprinkler system is powered by electric standby pumps, with a high-capacity diesel pump engaged at full operation.

Integrated sitewide CCTV coverage and web-based software allow all safety systems to be activated swiftly and managed remotely.

Other sustainability initiatives (Our mandates):

Southern Ocean Lodge operates under a detailed and evolving Sustainable Management Policy, which steers operations and uses the best available technology to reduce energy consumption and waste and to minimise environmental impact, ultimately enhancing guests' experience of the destination.

Top level environmentally sustainable initiatives include:

- State-of-the-art hybrid power generation harnessing the latest in renewable technologies.
- Wastewater converted for use on native plantings as part of new bushfire protection buffers.
- Rainwater harvesting from roof surfaces, delivering 12000L per 1mm of rain to the potable water storage facility which has a capacity of 5.2 megalitres.
- Hydronic underfloor heating powered by a heat pump uses considerably less energy than electric or gas heating.
- Low volatile organic compound paints and natural timbers limit the use of harmful chemicals and ensure the lowest environmental impact at end of life.
- Native vegetation has been planted over 200-acres of the property, helping to offset carbon emissions.
- Boardwalks and signed walking tracks have been established around Southern Ocean Lodge to minimise potential 'edge effect' of guest movements and protect the coastal heathland, while offering learning opportunities for guests.
- E-bikes are available for guests to explore the lodge grounds and local area complemented by on-site electric vehicle charging.
- Toiletry amenities are presented in refillable vessels in guest suites.
- The original Southern Ocean Lodge Environmental Fund contributed \$10 per guest to Kangaroo Island environmental projects, raising more than \$500,000 in its first decade.

