



Noosa Biosphere Limited: Phase 2. How modern developments can exist within the natural beauty and ecology of the Noosa Biosphere

Outrigger Little Hastings Street Resort & Spa opened on July 8, 2010, and is not only the region's first internationally-managed 5-star resort in 20 years, it also heralds a new era of environmentally sustainable resort design - exemplifying how modern developments can exist within the natural beauty and ecology of the Noosa Biosphere Reserve

Demonstrably embrace the values and principles of the Noosa Biosphere in their approach to being who they are and what they do

Outrigger Little Hastings Street Resort & Spa contains 198 self-contained suites, villas and penthouses designed by award-winning architect John Mainwaring.

Sustainable design elements include:

- Durable yet lightweight materials are used throughout, chosen for their suitability to the Australian coastal climate
- High raked ceilings, extensive louvers and ceiling fans to allow for natural cross ventilation
- Wide 900mm overhangs and fixed external sun control screens for passive solar control on Western facing buildings
- Water storage tanks for rainwater harvesting
- Sliding and fixed vertical bladed screening to deflect direct sunlight
- A combination of large operable openings and louvers to the external walls allowing air to be drawn into the building
- The resort units have apertures front and back with louvered fanlights, doors and sidelights as required to allow cross ventilation through units
- Balustrades provide a combination of aluminium battens and expanded mesh balustrades, with aluminium louver screens to maximise cross ventilation into the apartments.

In-room fixtures and fittings

While daily servicing is standard with Outrigger's five-star facilities, guests are encouraged through in-room

collateral to help save on water/energy use. Features include:

- Energy efficient lighting throughout
- Gas cook tops
- Solar hot water units with gas boost to Villas
- Gas powered hot water systems to units and central facilities
- Plumbed in harvested water to service toilets
- Water saving AAA rated showerheads and tap fittings
- Front loading washing machines for greater water efficiency
- Clothes dryers, dishwashers and microwaves that meet environmental standards
- Ducted split system air-conditioning with inverters
- Balcony doors are fitted with sensors that cut power to air-conditioning when doors are opened
- In-room swipe card energy limiters
- 100% biodegradable, organic bathroom amenities
- Environmentally-friendly cleaning products used in room (dishwasher, laundry), by housekeeping for rooms and public areas and in the kitchen.



Resort facilities

Using the basic design principles of a Scandinavian hillside village, the main artery through the resort - Little Hastings Street - has been configured to provide a seamless and enjoyable pedestrian transition and journey to Hastings Street. This encourages cars to be left in the garages for the ten-minute walk to Hastings Street.

Furthermore, facilities provided throughout resort include:

- Gas heated swimming pools
- Electric buggies used by housekeeping and resort staff, together with internal guest transfers

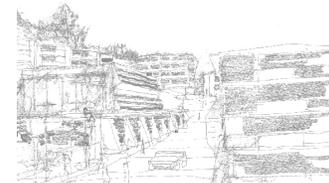
- Mopeds available to guests to minimise car use
- Reticulated gas storage system

Flora & wildlife corridors

The site Outrigger is located on what was formerly a banana plantation and grazing property that had been heavily degraded of native vegetation

- Almost 50% of the site has been gifted back to the Sunshine Coast Regional Council after being extensively revegetated with some 36,000 trees to form an important wildlife corridor to Noosa National Park
- Old growth trees including Bunya Pines and a giant native Fig were carefully incorporated into the overall design and stand proudly within the Village
- Over 1170 species of native plants and animals are found within the Noosa National Park beside Outrigger Little Hastings Street Resort & Spa.

Participate with Noosa Biosphere on activities that deliver outcomes across the values and principles so that the work of the biosphere is made relevant to the community, industry and business



The Caretaker is accountable under the By-Laws and Caretaker agreements for the following under the Environmental Management Plan:

1. Hazardous substances management plan
2. Noise and vibration management plan
3. Air quality and dust management plan
4. Stormwater, sediment and erosion management plan
5. Environmental emergencies management plan
6. Water quality management plan

Outrigger Little Hastings Street Resort & Spa, Noosa

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7. Flora and fauna management plan
8. Waste management plan
9. Community liaison management plan
10. Site management plan for contaminated land
11. Cultural heritage management plan
12. Koala management plan
13. Cockatoo management plan
14. Fire management & bushfire prevention plan
15. Freshwater habitat management plan

These site specific obligations ensure that above and beyond the Acts and Regulations governing Australian businesses the operations undertaken on site maintain the integrity of the National Park and environmentally sustainable resort design.

Doing things in and of themselves that exhibit good stewardship of the environment, conservation, preservation and sustainability of endeavour for all

The Australian government wants its 18 carbon tax bills passed so the Carbon Tax can come into effect from July 1, 2012. As Australians and Australian Businesses seek to internalise and understand the potential impacts, many businesses make conscious effort to minimise greenhouse gas emissions. The design, build and regulatory requirements of the Resort assist with the operational effectiveness and efficiency in managing an environmentally sustainable resort.

Managing Emissions

It would be fair to say, despite the build, design and operating procedures in place at Outrigger Little Hastings Street Resort & Spa, that the understanding of managing emissions and indeed what carbon emission relates to is minimal and a project being undertaken by management and staff in its infancy.

Energy Management

Certainly, listed on the front page are numerous function and activity that allow the Resort to operate in an Eco / Green friendly manner; a luxury not undervalued by Outrigger or the owners of the individual lots. It is under a commitment from all stakeholders within the Resort that from this positive base, the property looks to excel as a leader within the Hospitality and Tourism industry in the effective management of energy.

Our Action Plan

Our commitment to maintain sustainability and achieve mutually beneficial outcomes remains our highest priority; this includes:

1. Environmental sustainability with our commitment to preservation of our nature reserves and our place within the Biosphere.
2. Commercial sustainability with our commitment to best practice operationally and with marketing to provide strong business outcomes and ensure long term operating potential in the community..
3. Health sustainability with our commitment to the promotion of: healthy lifestyle through fresh produce and product, physical activity through partnership with local operators (eg Kayak, SUP, outrigger Canoes and surfing) and wellbeing through provision of employee assistance (counselling) programs and promotion of work / life balance.

Doing less harm to the living environment by reducing carbon footprint and encouraging others to also seek best-practice outcomes

Outrigger Little Hastings Street Resort and Spa is involved with Tourism Noosa (Niel Mason General Manager is a Director on the Board) and involved in the establishment of a Sustainable Tourism group under the Noosa Biosphere umbrella. Those involved ensure the achievement of valued outcomes (copied from the working group).

Goals:

- Identify opportunities for developing & promoting Noosa Biosphere as a flagship for sustainable tourism development, ecotourism destination and educational tourism destination;
- Review and promote relevant accreditation and recognition schemes and build an alliance of sustainable tourism operators that can be promoted under the Noosa Biosphere umbrella;
- Develop and/or support education, training & awareness raising with tourism operators and businesses about Noosa Biosphere and related agendas; and
- Promote & support relevant research which links to and supports on the ground practice - around accreditation, training programs, promotions and sustainability measures.

Role of members - Members will be expected to attend monthly meetings and to be involved in taking carriage of actions between meetings to ensure productive outcomes are achieved by the working party. Activities may also be supported through utilising

resources and personnel of the participating groups.

Lynne Scanlan (Front Office Manager) has recently joined the Cultural Board at the Noosa Biosphere. The lush natural surroundings of the property, commitment of the Resort to live in harmony with the natural Eco system & local conservation has inspired Lynne to take on board a role with the Biosphere Committee. Noosa Biosphere reserve was recognized by UNESCO in 2007 and was the first Biosphere to be recognized in Queensland. To put in simple terms Biosphere is like being World Heritage listed without all the protocol - the aim is to live in the environment in a sustainable way, leaving behind minimal footprint & educating for the future. Being a member of the Cultural Board will involve many exciting projects such as Noosa Biosphere Festival & Floating Land Festival which is held bi-annually on the shore of Lake Cootharaba. Floating Land acknowledges this land and it's aboriginal people and recognizes their physical & spiritual relationship reaching back 1000's of years & into the future. Recently the Koala Summit for South East Queensland was also held in Noosa and was attended by Lynne. In 1997 there was estimated 90 koalas to be in the National Park surrounding the Resort now statistics are saying we are lucky if this is 10. The Koala population is now listed as being vulnerable in our Region and unless some action is taken experts predict koalas could become extinct in South East Queensland in less than a decade. Given we have our own Koala population within the Resort boundaries, we need to take a active role in preserving our resident koala's time with us. Working with the local team from Koala Diaries we hope to be able to assist with bringing attention and resources to this issue. We are looking forward to reporting back some progress with these initiatives

Promote the values and principles of biosphere to their staff, customers and others so that the message of the importance and value of Noosa Biosphere is made evident

Revenue stream and marketing opportunities have presented over the short time the Resort has been in operation including: The opportunity to host the 2010 Global Eco Conference in October 2010; such exposure has opened lines off communication to a number of related commercially valuable business for the future.

Jamie Durie launched his new book 100 Gardens, the property gaining accolade when the TV star chose to extend his stay to take more time to have a look at what he called “an outstanding use of plant and landscape design”.

Europe’s biggest eco lifestyle magazine Green (www.greennatgeo.co.uk) in association with the ‘Guardian’ in the UK, formally with National Geographic, provided further opportunity to expose the ECO friendly designs of the Resort.



Awards

Outrigger Little Hastings Street Resort & Spa is part of the \$350 million Viridian Village residential and resort precinct developed by Leighton Properties and Macquarie Group of Companies.

The developers have been recognised with no fewer than 7 awards for Viridian Village’s excellence in environmentally sustainable design for stages one and two, including:

- 2008: Australian Institute of Landscape Architecture (AILA) – National Excellence Award for Land Management
- 2007: Australian Institute of Landscape Architecture (AILA) – Queensland Excellence Award for Land Management
- 2007: Urban Development Institute of Australia (UDIA) – National Award for Excellence, Large-Medium Density Housing, Viridian Residences

- 2006: Urban Development Institute of Australia (UDIA) – Queensland Award, Large-Medium Density Housing, Viridian Residences
- 2006: Royal Australian Institute of Architects (RAIA) – Queensland Award, Medium Density Residential, Viridian Residences
- 2006: Royal Australian Institute of Architects (RAIA) – Regional Commendation, Viridian Homes
- 2006: Noosa Glossies – Regional Award, Climate and Context, Viridian Noosa

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