

BAILLIE LODGES SUSTAINABLE MANAGEMENT POLICY

Baillie Lodges is an intimate collection of globally celebrated luxury lodges in significant remote wilderness regions of Australia. A proactive approach to best managing the health of each property's environmental setting is key to guests' experience, to the ongoing appeal of the destination and to the sustainability of business in experiential tourism.

Baillie Lodges management boasts an impressive track record of operating lodges in remote locations often included in World Heritage-listed areas or bordering national and marine parks. Owner James Baillie's past role in the establishment and/or operation of lodges in such standout locations as Lizard, Heron and Bedarra Islands, the Daintree's Silky Oaks Lodge and Tasmania's Cradle Mountain Lodge brings to Baillie Lodges a wealth of knowledge and experience in high end nature-based tourism.

In 2003 Baillie Lodges was created to include the cherished **Capella Lodge** on World Heritage-listed Lord Howe Island and globally celebrated **Southern Ocean Lodge** on the untouched wilderness of Kangaroo Island's wildly beautiful south west coast.

Baillie Lodges has fast established its regard as a pre-eminent Australian tourism operator. Integral to this is the setting of new benchmarks for sustainable tourism development and the result is exciting new standards of luxury travel in Australia and the Asia Pacific region.

The Baillie Lodges environmental commitment is best expressed by the lodge's interaction with its local natural and cultural surroundings.

A dynamic environmental management plan featuring cutting edge and continually evolving technologies steers lodge operations and ultimately enhances each guest's experience.

Biodiversity Protection & Conservation

Southern Ocean Lodge was approved under the Commonwealth Environment Protection & Biodiversity Conservation Act and on a state level the South Australian Development Act, National Parks & Wildlife Act, Native Vegetation Act and Natural Resources Management Act.

One hectare of land was cleared in the construction of **Southern Ocean Lodge**, or approximately 1% of the total 102 hectares purchased by Baillie Lodges as private land. The remaining 99% is protected to guarantee its pristine state for future generations. Native vegetation clearing at Southern Ocean Lodge was minimised by

using existing fire-trails or tracks. The site ultimately chosen included the least native vegetation.

Prior to the construction of **Southern Ocean Lodge**, management undertook extensive flora and fauna surveys in 2005 and 2006, which identified that the rare and magnificent Osprey and vulnerable Hooded Plover bird species were found near to the site and called for management plans that were subsequently put in place, including:

- Buffer zones and strict access controls;
- Guest awareness programs;
- Signage; and
- Ongoing monitoring of sites.

Southern Ocean Lodge is situated on an important wildlife corridor between two National Parks – Kelly Hill Caves and Flinders Chase National Parks. Encumbrances are now secured on adjoining land limiting future development and protecting the wildlife corridor.

Boardwalks and signed walking tracks have been established around Southern Ocean Lodge to minimise potential "edge effect" of guest movements.

Capella Lodge management collaborate closely with the Lord Howe Island Board to implement management policies in keeping with the destination's World Heritage listing. In particular, the Board carefully controls visitation and accommodation of no more than 400 guests is allowed at any one time on the island.

Revegetation of two acres of land surrounding **Capella Lodge** is ongoing, where endemic species are planted to prevent erosion. Species include Kentia Palms, Hopwood, Sallywood, Melaluca, Juniper, Bulli Bush, Tee Tree, Berry Wood and Goat Wood.

Both properties engage local naturalist guides to provide expert interpretive experiences for guests, building awareness of the natural environment and encouraging a greater sensitivity for broader ecological issues.

Energy Management

A commitment to best manage energy is on-going at both **Capella** and **Southern Ocean Lodge**.

The aspect and architectural design of both properties has been planned to maximise benefits of each destination's natural weather patterns, encouraging flow-through ventilation and the use of glazing to capture sunlight and store natural heat.

Capella Lodge, in particular, takes advantage of its sub-tropical climate and does not require air conditioning.

Southern Ocean Lodge features an intricate Building Management System (BMS) whereby power usage to certain areas can be shut down during off-peak periods.

A Southern Solar System

In cooperation with Federal and State Governments, a visually impactful set of 225 solar panels has been installed by South Australian company [Solaris Technology](#) both on the **Southern Ocean Lodge** roof top and on suntracking frames adjacent to breezeway which links lodge to suites. Guests are amazed by the space-age appearance amongst the coastal scrub of this constantly moving renewable energy source that can generate 130kw.h per day on average, saving around 42000kg of carbon dioxide per year in reduced diesel fuel consumption.

"Solar power complements the environment and location of this unique and remote part of South Australia and suits the integrity of what Southern Ocean Lodge is all about" explains Dwayne Lange of Solaris.

The Lodge also employs the latest heat pump technology for an energy efficient hot water system, equivalent to a solar powered hot water supply.

Capella Lodge employs a solar powered hot water system, supported by a LPG booster facility.

Contemporary [EcoSmart](#) fires are fuelled by green energy (ethanol) as used to heat public areas and in-room fire places.

Both properties use low wattage, energy saver light globes and use LPG for laundry and kitchen facilities

Electric vehicles are used for guest needs at **Capella Lodge** and complemented by a "fleet" of mountain bikes, which are the primary source of transport around the island.

Waste Management

Waste management at remote **Southern Ocean Lodge** is a key issue as management aims to treat as much waste as possible on-site to avoid the impact of sending large amounts of recyclable material the long distance to the tip as landfill.

[The Nature Bin](#) organic compost system treats up to 100kg of organic waste a day, reducing it to around 10% of its original mass and converting it to powerful

natural fertilizer used to enrich the coastal soils surrounding the lodge, aiding regeneration. The chemical-free system is effectively a very large worm farm, and relies on a good balance of air, moisture and heat as well as a healthy mix of whiteworms, bugs, beetles and bacteria to produce rich compost on a daily basis. Worms might also on occasion find themselves as bait for early morning beach fishing!

The multi-award winning Australian owned and invented ['Biolytix Filter System'](#) treats wastewater at **Southern Ocean Lodge**. Using a chemical free process that is also odour absorbing, the system converts organic waste, wastewater and sewage to clean irrigation water which is utilised on plantings in the staff village area via a subsurface system that also ensures wildlife are not attracted by food wastes.

An Enviro-Cycle secondary sewage treatment plant manages **Capella Lodge** wastewater with treated water used for irrigation purposes.

Organic waste is sent the short distance to Lord Howe Island's leading edge Vertical Compost Unit for recycling and compost used for island regeneration and environmental projects.

Extensive recycling is undertaken at both properties, separating compost materials, cardboard and paper, glass, plastic, aluminium and rubbish. Biodegradable chemicals are used for cleaning.

Water Management

Water is harvested from all roof surfaces at **Southern Ocean Lodge** and stored in tanks with a total capacity in excess of 1.5 million litres. A key aim is to have the property rainwater self-sufficient nine out of ten years.

Capella Lodge captures up to 50% of all its water needs in rainwater tanks, with a total storage of 250,000 litres supplied by more regular rainfall patterns.

In accordance with the Commonwealth Government's Water Efficiency & Labelling Standards Act, both properties have accredited bathroom and shower fittings to ensure efficient systems for guests to minimise their water usage.

Guests are encouraged to opt for laundry services every third day of their stay, potentially saving 250,000 litres per annum as well as minimising detergent use for both properties.