



Sustainable Management at Southern Ocean Lodge

Baillie Lodges is a collection of environmentally sustainable luxury lodges in remarkable wilderness destinations. A proactive approach to environmental management is essential to the guest experience at each property, to the ongoing well-being of the destination and to the sustainability of business in experiential tourism.

Baillie Lodges' management holds an impressive track record of operating environmentally considered lodges in remote locations; they are often included in World Heritage-listed regions or bordering national and marine parks.

The company's commitment to the environment is best seen in each lodge's day-to-day interaction with its local natural and cultural surroundings. A dynamic environmental management plan featuring state-of-the-art, continually evolving technologies steers lodge operations and ultimately enhances each guest's experience of the destination.

Biodiversity Protection & Conservation

Development plans for Southern Ocean Lodge were approved under the Commonwealth Environment Protection & Biodiversity Conservation Act, the South Australian Development Act, the National Parks & Wildlife Act, the Native Vegetation Act and the Natural Resources Management Act.

One hectare of land was cleared in the construction of Southern Ocean Lodge, or approximately one per cent of the total 102 hectares of private land purchased by Baillie Lodges. Clearing of native vegetation on the site was minimised by using existing fire-trails and tracks as access. The remaining 99 per cent is protected as a nature sanctuary to guarantee its pristine state for future generations of people as well as wildlife! Encumbrances were secured on adjoining land limiting future development and protecting the wildlife sanctuary.

In 2005 and 2006, prior to the start of construction, management undertook extensive flora and fauna surveys which identified that the rare Osprey and vulnerable Hooded Plover bird species were found near the site. Environmental Management plans were subsequently put in place, including:

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

Boardwalks and signed walking tracks have been established around Southern Ocean Lodge to minimise potential 'edge effect' of guest movements on neighbouring Kelly Hill Caves National Park and Flinders Chase National Park.

Energy Management

A commitment to best-manage energy is ongoing at Southern Ocean Lodge. The aspect and architectural design of the property has been planned to maximise benefits of the natural weather patterns of the location, encouraging flow-through ventilation and the use of glazing to capture sunlight and store natural heat.

Southern Ocean Lodge features an intricate Building Management System (BMS) whereby power usage in certain areas can be shut down during off-peak periods. Additionally, the guest suites and lounge areas face south, welcoming cool ocean breezes.



Renewable Energy and Energy Savings

In cooperation with Federal and South Australian governments, a set of 225 solar panels has been installed by South Australian company Solaris Technology both on the Southern Ocean Lodge roof and on sun-tracking frames adjacent to the breezeway which links the lodge to guest suites. This constantly moving renewable energy source can generate 130kw.h per day on average, saving around 42000kg of carbon dioxide per year in reduced diesel fuel consumption. The solar panels are very visible to guests, and a daily report shows just how much energy has been generated and saved.

The lodge also employs the latest heat pump technology for an energy-efficient hot water system, equivalent to a solar powered hot water supply in its sustainable value.

Ethanol-fuelled EcoSmart fires offer an element of heat to several guest suites. Low wattage, energy-saving light globes are used throughout the lodge while LPG is used for laundry and kitchen facilities.

Waste Management

Extensive recycling is undertaken at Southern Ocean Lodge, with staff separating compostable materials, cardboard and paper, glass, plastic, aluminium and rubbish. Biodegradable chemicals are used for cleaning.

Waste management is a key issue as management aims to treat as much waste as possible onsite to avoid sending large amounts of recyclable material to the tip as landfill.

The award winning Australian-owned and invented 'Biolytix Filter System' was installed at development stage to treat 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. This grey water is used on plantings in the staff village area via a subsurface system that also ensures wildlife are not attracted by food wastes.

Water Management

Southern Ocean Lodge features accredited bathroom and shower fittings to ensure efficient systems for guests to minimise their water usage. Guests are encouraged to opt for towel and linen changes every third day of their stay, potentially saving 250,000 litres a year per lodge as well as minimising detergent use. 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.

Multi-use Vessels

Southern Ocean Lodge uses refillable water bottles for guest use on outdoor adventures. There are no single-use (plastic) drinking straws on offer for guests in the bar or restaurant. Guest amenities (shampoo, conditioner, liquid soap and hand cream) are all presented in guest suites in stylish, refillable vessels, which are refilled as needed as part of the daily housekeeping service.