



## **MEDIA BACKGROUNDER**

### **Luxury at its greenest**

*When Outrigger Little Hastings Street Resort & Spa opened on the 1<sup>st</sup> August 2010, not only was it the region's first internationally-managed resort with five-star facilities in 20 years, but also heralds in 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\*.*

## **Environmentally sustainable design**

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 resort component contains 197 suites, villas and penthouses.

### **Sustainable design elements include:**

- Durable yet lightweight materials are used throughout, chosen for their suitability to the Australian coastal climate
- High raked ceilings, extensive louvres 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 louvres to the external walls allowing air to be drawn into the building
- The resort units have apertures front and back with louvred 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 louvre 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 cooktops
- 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 two-minute walk to Hastings Street.

**Furthermore, facilities provided throughout resort include:**

- Rainwater harvesting for landscaping and toilets
- 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 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.

## 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

## About the Noosa Biosphere Reserve

*This information has been kindly provided by the Noosa Biosphere Reserve Committee*

<http://www.noosabiosphere.org.au/>

*In 2007, UNESCO (United Nations Educational, Scientific and Cultural Organisation) awarded Noosa with a biosphere reserve status. It was a first for Queensland. The second biosphere reserve in Queensland is the Great Sandy Biosphere and both biospheres work closely together.*

The Noosa Biosphere Reserve is the first in Queensland and covers approximately 150,000 hectares of freshwater/tidal and terrestrial areas.

## What is a biosphere reserve?

**Biosphere reserves are sites that demonstrate innovative approaches to conservation and sustainable development.** They share their experience and ideas regionally, nationally and internationally within a world network of biosphere reserves.

**Biosphere reserves go beyond confined protected areas** to where sustainable economic development is made possible through partnerships with local people.

**Biosphere reserves are about developing quality economies** based on local community action and entrepreneurship, sound science, public-private sector partnerships and networking.

**Biosphere reserves also provide living laboratories** to experiment with and showcase various approaches to sustainable development that are culturally relevant to local communities.

**There are over 550 biosphere reserves in 102 countries.**

## The aims of the Noosa Biosphere Reserve

**Contribute to the implementation** of existing international agreements promoting conservation in Australia.

**Include a wide variety of environmental**, biological, economic and cultural programs, incorporating largely undisturbed areas, and extending to include major towns and cities, and taking in coastal and marine environments.

**Strengthen the emerging** regional and thematic global components of the functioning world network of Biosphere Reserves.

**Promote scientific** research, monitoring, training and education.

**Contain an extensive** and functional occurrence of all Biosphere Reserve zones that fully reflect the natural and human dimensions of the area.

## **Aims (continued)**

**Operate on the basis** of open, evolving and adaptive relationships with all sections of the community to promote management that is culturally creative and ecologically, economically and socially sustainable.

**Promote awareness** and understanding through information exchange, community capacity and network building, collaborative partnerships, education programs of sustainability and responsible stewardship of the area's ecosystems, resources and values.

## **Every biosphere reserve has 3 objectives:**

- **conservation** – genetic resources, species and ecosystems
- **sustainable development** – economic, environmental, human and cultural
- **learning** – research, monitoring, environmental education and training

## **ENDS**

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