

## **BUILDING FOR A SUSTAINABLE FUTURE**

Saffire has been built using a framework of environmental sustainability. Core principles underlying the development are “the protection of healthy sites” and the “healing of damaged sites”.

The original Saffire site was a caravan park and backpackers’ accommodation, and so had suffered a great deal of degradation and erosion. The Saffire site occupies a small portion of what had been cleared and eroded, and so a great deal of time has been spent revegetating the site with 30,000 native plants to encourage a return to its natural form.

Consideration has also been given to bushfire management, collection and conservation of rain water, minimal use of night lighting of landscaped areas, construction management and the long-term maintenance of the site.

The landscape design draws from the concept of a coastal sanctuary, reflecting what it might have looked like prior to Western civilisation and restoring the natural ecosystems where possible.

Ongoing environmentally sustainable practices include:

- Limiting further impacts on the landscape through activity
- Insulation
- Double glazing
- Highly energy efficient hot water usage and lighting
- Natural cycle air flow systems
- Use of Modwood as a wood alternative where appropriate

Tasmania’s East Coast enjoys more than 300 rain-free days a year. However, this has meant that the East Coast community has in the past been restricted in its water use.

In a collaboration between Federal Group, and state and local governments, we have provided a freshwater solution for the entire area. We have essentially drought-proofed the township, with a total of 350 megalitres currently in the catchment area. Saffire will use about five megalitres of this.

On ANZAC Day 2003, Coles Bay became Australia’s first plastic bag free town, following an initiative by local bakery owner, Ben Kearney, and Planet Ark to protect the ecological integrity of the region.

In our restaurant and bar area, we have sourced the finest in Tasmanian produce to help support the local community and economy. Highest standards of recycling are used throughout the property. In addition, there is an on-site vegetable garden used to sustainably grow our own produce, and appropriate waste from the kitchen is used to compost this garden. All Saffire staff are trained in environmentally sustainable work practices.

When looking at lighting design, of paramount importance was the need to preserve the purity of the environment at night so that the resort has minimal impact on the landscape after dark. The designers have placed great emphasis on maintaining the hillside as dark as possible so that the development has limited impact on night views within the locality.

Interior lighting was carefully considered from an exterior perspective, and is strictly managed to limit stray light. Exterior and landscape illumination is kept at low level, and treated in a stepping stone methodology to protect natural ambient qualities and avoid distracting spill light.

To conserve energy low wattage lamps are used, with wide application of LED technology, applied with precision and all networked through a comprehensive lighting control system. Presence detectors are employed to limit waste energy. In the guest suites control is designed to be intuitive and create flexible, exciting moods; elsewhere pre-set lighting scenes are automated to ensure that the resort always harmonises with ambient conditions.

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