182 Capel Street
A case study in sustainable workplace design

Stakeholders in the Built Outcome

Design Team
- Architects
- Consultants

Procurement
- Builders
- Sub-contractors
- Suppliers

Client

Users
- Facility Managers
- Occupants

Briefing

Stakeholders

FMSA
www.fmsa.com.au
EXISTING: 2 STAR NABERS RATING

TARGET: 5 STAR NABERS RATING

total building rating from 2 star to 5 star

129 tonnes CO₂ per annum reduced 79 tonnes CO₂ per annum including 25% Green Power

IMPROVING ENERGY USE

FMSA

ENERGY CONSUMPTION
Building Systems Control

- Public Display of Energy Usage
- Window Operation
- Air Conditioning
- Natural Ventilation
- Ceiling Fans
- Night Purging
  + Basement
  + Upper Levels & Cross Ventilation
  + Foyer
- External Blinds
- Lighting Control
- Security
WAYS TO IMPLEMENT CHANGE

+ EDUCATION
  - Understanding Rating Systems
  - Eco Product Selection database

+ OFFICE MATERIALS & STATIONERY
  - Carbon Neutral & Certified Paper
  - Recycling bins at each desk

+ WASTE OPTIONS
  - Recycling bins
  - Compost & Bokashi bins

+ ALTERNATIVE TRANSPORT OPTIONS
  + CITY SWITCH
  + CARBON AUDIT

STAGE 2 - CHANGING THE WORKPLACE

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VEGETATION IN THE WORKPLACE

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BALCONY PLANTS & VEGETABLE GARDEN

INDOOR PLANTS

STAGE 2: RECYCLING CYCLE

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3.0 CREATE ORGANIC MATTER

2.0 COMPOST IN BOKASHI

1.0 COLLECT KITCHEN WASTE

4.0 USE TO COMPOST + FERTILISE THE GARDEN