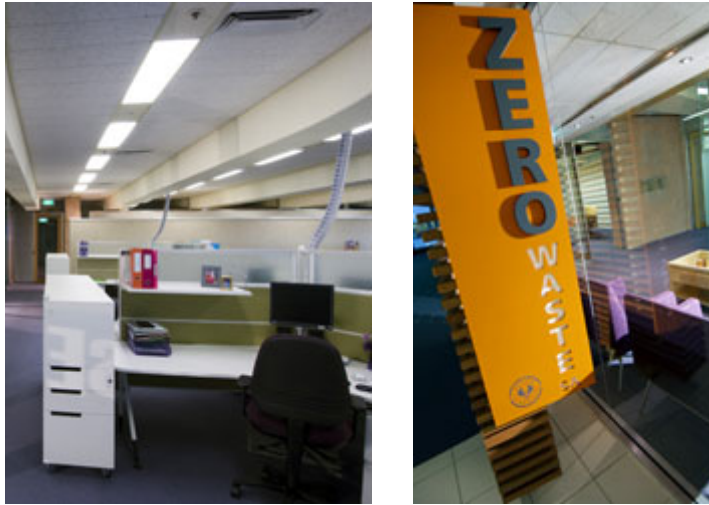


Zero Waste SA's green office fitout

Welcome to Zero Waste SA's office - and to our account of the green fitout undertaken here.



In January 2006 we relocated to Level 8 of Statewide House at 99 Gawler Place, Adelaide, taking up an area of approximately 400m². From the outset, we saw this office fitout project as an opportunity to live out our corporate objectives to, as far as possible, eliminate waste or its consignment to landfill, and promote the recovery and recycling of resources.

To others embarking on fitout projects, whether in the public or private sector, we hope this account will provide a useful case study of green fitout practice for you to draw on.

Greening of Government

This project is part of implementing the South Australian Government's Greening of Government Operations (GoGO) Framework, developed to improve the efficiency and reduce the environmental impact of all state government operations. Zero Waste SA is the lead agency for waste management, one of the framework's eight priority areas.

Since its launch in 2002, the Australian Green Building Council has issued a series of Green Star rating tools to enable building owners, managers and tenants to assess and improve the environmental performance of their building, whatever stage may apply – design, construction or operation. The tools can be downloaded for free.

Zero Waste SA has applied for a Green Star - Office Interiors rating certification from the Australian Green Building Council. The Zero Waste SA project demonstrates that green fitouts can be undertaken successfully within standard office buildings.

Objectives for Zero Waste SA's fitout

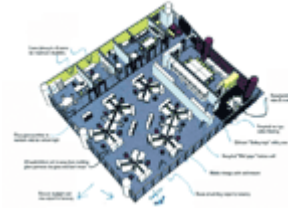
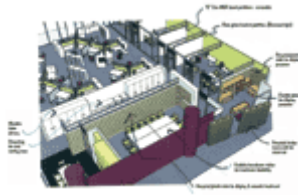
We specified that our fitout was to be designed using materials, fixtures, appliances and furniture that, where possible:

- support the implementation of GoGO priority areas and satisfy Green Star criteria by sourcing products and services that contribute to improved environmental outcomes, including energy and water conservation and efficiency
- are designed for disassembly, resource recovery and diversion of materials from landfill at the end of any product's useful life
- stimulate market demand for products with recycled content
- achieve standard longevity, given that the life cycle of the fitout is expected to be at least 10 years.

Overview of the project

Flying high for a good view ...

Highlighting some of the green strategies employed, the CAD-based images below provide a bird's-eye view of the fitout design.



... and diving deep to discover benefits

As you enter the office, some striking clues tell you this isn't a standard office fitout – a straw bale wall, a timber screen, slats lining walls (made of recycled plastic). Moving around inside, you may notice some key waste-not words (*Reduce, Reuse* ...) etched in glass, extra natural light and some other distinct features.



Detailed view of recycled plastic slats featured in Zero Waste SA's reception area

Much of what matters about this fitout is not readily apparent. It takes a more probing look to appreciate the environmental benefits that have been, are being, and will be harvested from decisions made here.

The medium-density fibreboard (or MDF) used in many aspects of the fitout – workstations, partitions and storage units, for instance – provides a good example.

The MDF was manufactured in Victoria according to strict protocols: less energy and water was consumed and only plantation timber was employed. At the factory where the workstations were manufactured, clever design meant less MDF was required. During construction of partitions and storage units, the physical dimensions specified ensured that less MDF was wasted and had to be trucked to landfill.

You can't see the difference and probably can't smell it, but less volatile organic chemicals (VOCs) are being emitted by the MDF, thanks to its modified composition; for the benefit of all those who work here, the air is cleaner.

If and when we choose to relocate or refurbish our office, the construction methods used mean that the MDF can be readily disassembled and reused. The amount of board that will be rendered waste has been slashed, and relocation or refurbishment costs will be lower.

To give another example, in terms of electrical power, every single workday this office is responsible for consuming less energy and producing less greenhouse gases, due to the selection of more efficient office and kitchen equipment, and improved lighting.



Contacting Zero Waste SA

Questions? If you would like to contact Zero Waste SA, please telephone +61 8 8204 2051, email zerowaste@zerowaste.sa.gov.au

Exploring other green options

This account provides an outline of the many choices made during our fitout, with a brief overview of the sustainability benefits. Of course there are other green options; some alternatives identified during the project are listed in the final section, Further options.