

**BELL STREET**  
**340 BELL STREET, PRESTON**



**CONSTRUCTION COST**

\$10,000,000

**ARCHITECT**

Clarke Hopkins Clarke Architects

**CLIENT**

Accord Property Group Pty Ltd

**SNAPSHOT**

3500m<sup>2</sup> Commercial office

5 levels above ground

Double level basement car park

Completed 2009

4 Star Green Star Office Design V2 Rating

**ACHIEVEMENTS**

The developers brief to the design team was to produce a stylish building that incorporated ESD features in order to attract high quality government or corporate clients. A green building was also constructed in order to 'future proof' the investment as it was perceived that educated tenants would demand that their workplaces in the future were environmentally sustainable, minimize use of resources and provided user comfort and amenity.

**KEY ESD INITIATIVES**

High performance glazing

T5 low energy light fittings to all office areas

Motion sensors to all amenities & stores

Lighting control to perimeter lights in office spaces

Rain water harvesting

External views

Maximisation of natural light

Additional fresh air & economy cycle A/C

Low VOC paints / adhesives