

Sky City is a blend of innovative construction, attractive architecture, effective space usage, high quality finishes and overall functionality. It's not just Sydney's best value workplace - it is truly a great place to work!

Performance and Flexibility

- ◆ Flexible floor plates for efficient use of floor space
- ◆ Minimal columns enabling flexible layouts
- ◆ Insulated walls between office suites
- ◆ Air conditioned lobbies and corridors
- ◆ Environmentally controlled waste and recycling
- ◆ Six modern, high speed security lifts to all office levels and car parks

Design

- ◆ Terraces or balconies create staff breakout areas
- ◆ Architecturally designed water features
- ◆ Resort-style podium and landscaping
- ◆ Clever fusion of granite, marble, glass and sandstone in the foyer.
- ◆ High ratio of car parking (1 space per 25m² plus 63 visitor spaces) increases amenity for staff and visitors.
- ◆ The hard and soft landscaping around all buildings and on the podium level offers an attractive and inviting environment.



Environmentally Sustainable Design

An Environmentally Sustainable Design (ESD) methodology is a defining element of Sky City. Traditional systems with known performance characteristics are enhanced by a well considered green approach. Key ESD principals encompass:

Health and Safety

- ◆ Dedicated air conditioning systems for each tenancy reduces the possibility of spreading airborne bacteria
- ◆ No water cooled towers means Legionella is not a consideration

Waste Minimisation

- ◆ Recycling of office waste is facilitated by provision of 'co-mingle' recycling in the basement
- ◆ Cardboard bailing facility aids recycling and reduces removal costs.

Energy Efficiency

- ◆ Double glazed curtain wall incorporates a 'low E' coating, reducing the load on air conditioning and helping to reduce greenhouse gas emissions.
- ◆ Floor to ceiling windows maximise natural light, reducing reliance on artificial light.
- ◆ Zoned air conditioning enables unoccupied areas to be shut down.
- ◆ Showers on all floors and extensive secure bicycle parking encourages cycling to work, resulting in less exhaust emissions.

SELECTED FINISHES

The vision of Sky City involved the creation of a new benchmark in premium grade business environments. This vision has been the prime motivator behind the meticulous selection of Sky City’s finishes and fittings.

Over 5,500sqm of natural stone, including granite, marble and sandstone features in the project, as well as premium quality wool carpet, stainless steel and glass.

Lifts and Lift Lobbies



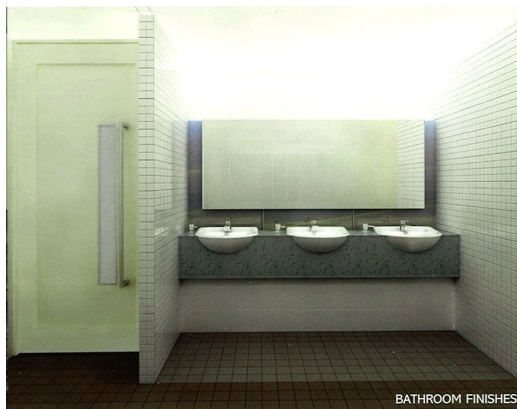
Lift doors and close surrounds are of stainless steel. Walls surrounding the lifts are faced with green marble and the remainder of the lobby is finished with painted surfaces of a complimentary colour.

Bathroom Finishes

Bathroom walls surrounding the wash area are tiled on the floor and walls.

Sanitary fixtures are of a high quality vitreous china with in wall cisterns. The urinals are fitted with infra red motion detectors to provide flushing water when necessary, thus conserving water.

Tap ware and associated fittings, spouts, shower roses etc are of chrome plated brass. Hot water is supplied to all basin taps.



Floor Coverings

All office and public areas (with the exception of entrance foyers and podium level lift lobbies which are tiled) are covered with high quality low pile wool carpet of a neutral shade which will suit the majority of decorating styles that occupants may wish to chose.

Glazing

Extensive use of double glazing have produced a curtain wall system which enhances the appearance of the building and provides maximum natural light. The curtain walls connect visually with the podium level to produce a modern façade with simple classic lines to ensure a timeless appearance.

Podium level entry to either of the two office towers is via a double storey high lift lobby showcased by frameless glass walls.



Lighting



Subtle yet sufficient lighting in public areas is provided by fixtures which are in sympathy with the building architecture and which have a “security” mode for after hours operation. Office lighting consists of modular rectangular fittings with K12 diffusers spaced to suit the ceiling grid and the area to be lit.