

VALUE, FLEXIBILITY AND DESIGN

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.