



Circular Quay Tower: Redefining Access and Design in Sydney's Skyline

Facts & Figures

Commencement	March 2021
Completion	July 2023
Building Height	263 m (56 floors)
BMU Type	BMU 5000 series MHU (Material Handling Unit)
No. of BMUs	2
Outreach	Telescopic Jib 15m, Luffing Machine 3.95m
Building Type	Commercial



Elevating Building Performance Above the Harbor

Circular Quay Tower is a landmark addition to Sydney's central business district, designed by Foster and Partners and developed by Lendlease. Overlooking the harbour, the tower's expansive terraces demanded innovative maintenance solutions that would not compromise the building's visual harmony or public accessibility. To achieve this, two CoxGomyl Building Maintenance Units (BMUs), a folding terrace floor system, and a permanent materials hoist crane were engineered and installed to provide safe and efficient access for exterior maintenance whilst maintaining the tower's architectural integrity.

Meeting Complex Challenges with Precision

The project posed several demanding requirements:

- **Seamless Design Harmony:** The access equipment needed to complement the tower's striking design and remain discreet when idle.
- **Shared Public Space:** As the terrace is open to the public, the system had to conceal BMU tracks and machinery whilst ensuring full safety.
- **Safety in Motion:** The folding floor had to operate flawlessly in a high-traffic environment.
- **Tight Urban Constraints:** Limited site access in the city centre required careful planning and coordination throughout installation.

Smart Solutions for Modern Maintenance

To achieve these goals, two custom BMUs were designed and engineered to provide full coverage of the tower's complex geometry, ensuring efficient cleaning and maintenance of the curtain wall and glazing systems. Each BMU is equipped with advanced safety interlocks, telescopic jibs, and precision control mechanisms that allow smooth, accurate movement even in challenging weather conditions.

The folding terrace floor system was developed to conceal BMU tracks beneath a moveable platform. The flooring opens for maintenance and folds shut for regular building operations. This ensures the terrace remains fully open for public use when equipment is stowed, maintaining both safety and aesthetics.

Additionally, a permanent materials hoist crane mounted on a monorail system within the mid-level plant room provides long-term functionality for plant and equipment replacement. This permanent solution eliminates the need for temporary hoisting setups, minimising operational downtime and improving building lifecycle efficiency.

A Tower That Balances Form and Function

Circular Quay Tower demonstrates how engineering ingenuity can elevate architectural ambition. The integrated systems not only enhance maintenance efficiency and user safety but also protect the tower's aesthetic appeal and public accessibility. This project sets a new benchmark for sustainable building access design in high-density urban environments—one where innovation, safety, and usability coexist seamlessly.