



Delivering a Custom BMU Solution for One of Brisbane's Most Architecturally Complex Towers

360 Queen Street is one of Brisbane's newest and most innovative commercial office developments. Designed by Blight Rayner Architecture and developed by Charter Hall, the building integrates sustainability, wellness, and community connection across its high-rise form. With a rooftop garden, landscaped terraces, and a complex plant structure, the builder, Hutchinson Builders, required a custom facade access solution that could navigate the building's intricate design and meet stringent performance expectations.

The Challenge: Engineering Around a Complex Roof Structure

The building's unique vertical apertures, plant zones, and limited rooftop access presented significant installation and operational challenges. Hutchinson Builders needed a facade access partner that could collaborate closely through the design and build process, adapt to evolving site conditions, and integrate seamlessly with other trades. Electrical wiring and track installation were especially complex due to the Building Maintenance Unit's height and the need for staged access to rooftop zones.

The Vertimax Solution: Custom Design, Local Expertise, Seamless Execution

Vertimax delivered a custom BMU system featuring two, two-stage telescopic cylinders which are 13 metres in length when retracted and extend to nearly 20 metres. The boom includes one fixed and three extendable stages, enabling full facade access. Maintenance platforms were integrated to simplify servicing and fault detection, while adjustable cross-arm sheaves were included to allow quick tool-free switchovers between two cradles of various sizes, with the smaller cage designed for access to tighter facade areas.

The BMU was also equipped with a 800kg glass replacement auxiliary hoist, which is one of the largest in Australia. The BMU has been designed to run on a twin-track system that navigates along the rooftop plant. Our experienced Brisbane-based engineer/project manager was a key advantage, enabling regular face-to-face engagement throughout the project and quick resolution of design complexities. Vertimax also supplied and installed all height safety systems on-site, providing a complete access solution from a single contractor.

The Result: A Reliable, Flexible Facade Access System for the Long Term

The BMU installation at 360 Queen Street, showcases Vertimax's ability to solve complex access challenges with intelligent design and close collaboration. Our Australian ownership, dedicated after-sales service, and reputation as the largest independent BMU installer in the country were key reasons Hutchinson Builders chose to partner with us.

With flexible project delivery, direct communication with our directors, and high-quality local support, Vertimax proved to be the right fit for one of Queensland's most innovative commercial buildings.

