



Restoring Safe Facade Access to a 33 Storey Sydney Commercial Tower

580 George Street is a 33-storey commercial tower in the heart of Sydney's CBD, managed by GPT. When both Building Maintenance Units on the building became non-functional, facade access was shut down entirely. With no safe means of reaching the exterior, routine window cleaning and facade maintenance could not go ahead. GPT needed both BMUs replaced promptly, with minimum disruption across a complex, multi-party project.

The Challenge: Replacing Two BMUs on a CBD Tower

Replacing two BMUs simultaneously on a high-rise in a dense CBD location brought several logistical and structural challenges requiring careful management throughout.

- **Structural load management:** Works had to be staged carefully to avoid overloading the rooftop while both sets of equipment were present at the same time, requiring close coordination with the client's structural engineering contractor.

- **Removing 23.5 tonnes of steel:** The two existing BMUs had to be decommissioned and removed from site for recycling, a significant undertaking on a constrained CBD site.
- **Track and restraint upgrades:** New rear running plates were installed on one level to reduce concrete fatigue. Restraint pins were installed throughout the building perimeter, replacing the old suction fan system which was no longer an accepted approach.
- **Height safety compliance:** All height safety components between Level 34 and Level 37 required upgrading to provide safe, compliant access for maintenance personnel.
- **Multi-party coordination:** The project involved Elevator Project Management, Integralift, TTW structural engineers, CORE engineering, and Risk Factors, all requiring alignment across design, planning, and delivery.

The Vertimax Solution: Two New GinD Building Maintenance Units, Fully Coordinated

Vertimax replaced both non-functional units with new GinD-manufactured BMUs, restoring full facade access to the building. New tracks were installed and the restraint system replaced with a pin-based arrangement around the full perimeter.

Throughout the project, Vertimax worked closely with Risk Factors to identify and manage risks at every stage. The staging plan was developed in direct consultation with the structural engineering team to keep rooftop loads within safe limits as old equipment was removed and new equipment lifted into place.

The Result: Full Facade Access Restored

Both Building Maintenance Units were commissioned and put to work immediately. One BMU was deployed for window cleaning operations and the other for complex sign removal works on the building exterior. Approximately 23.5 tonnes of steel was removed from site without incident. 580 George Street now has two reliable, modern facade access systems with a track and restraint arrangement built for long-term durability.

