



Project in Focus | Quay Quarter Tower

AMP Capital's Quay Quarter Sydney precinct is one of the city's most important and significant urban renewal developments in decades. Designed by Danish Architects 3XN, and currently being constructed by MULTIPLEX, the boldly conceived Quay Quarter Tower is the landmark centrepiece of that vision and one that is rapidly coming to life in material structural form. The construction project sees the 47-storey existing structure - comprising the original "AMP Building" on 50 Bridge Street - retained throughout the redevelopment. It is augmented by 3 additional floors and with the original tower floor plates extending northwards an additional 60%, providing some 89,000 m² of nett commercial space and 6,000 m² of retail space.

Quay Quarter Tower sets a new global benchmark in high performance workplace design and innovation. Designed as a "vertical village", the Tower takes the ambience and social character of the street and translates it into a vertical community. This is achieved through a series of shifting glass volumes stacked upon each other. Multi-level atria with interconnecting spiral stairs create expansive open spaces throughout the Tower that encourage interaction, provide natural light into the floorplate and offer spectacular views to the harbour and beyond.

Quay Quarter Tower is engineered to perform, utilising the latest innovations in building technology and advancing the latest thinking in workplace architecture and design. The large floorplates of approximately 2,000sqm provide a high degree of efficient, contiguous workspace, support a diversity in the type and character of spaces and allow a broad range of experiences to be created. Quay Quarter Tower's unique façade uses a high-performance shading system to maximise the daylight and views whilst minimising the need for blinds and ensuring excellent thermal comfort. Utilising the latest technologies and engineered for performance, Quay



Quarter Tower provides an innovative workplace as well as forming the heart of a vibrant neighbourhood – a global building for a global city.

The building will provide over one acre of green space in its terraces and podium gardens. The lobby, designed by Tom Dixon's Design Research Studio, incorporates a retail podium that will feature a Market Hall, supermarket, and a range of dining, wellbeing and lifestyle retailers. End-of trip-facilities will cater for customer tenant needs. Two floors of Flexible Workspace will extend choice far beyond the traditional commercial tenancy, offering more opportunities for customers to achieve business performance outcomes. Public art, heritage interpretation, place activation and customer service strategies support the development of Quay Quarter Tower as part of the overall vision for Quay Quarter Sydney to become a vibrant new neighbourhood.

Anchor commercial tenants AMP and Deloitte will be proud of their new 6 Green Star, v3 rated home which will also attain 5.5 Star NABERS Office energy Rating Base Building.

Our Role

AMP Capital engaged Thelem to provide commercial management expertise which includes playing a key role in the D&C Contract conversion team, providing structure and management of internal development financial and risk reporting systems and taking a lead role in the management and resolution of head contract time and cost claims as well as providing a wealth of contractual and commercial advice and management.