



DEMEX

Demolition | Civil | Remediation

NIECON PLAZA

JULY 2022 - FEBRUARY 2023

CLIENT: IRIS CAPITAL

CONTRACT VALUE: \$2.18 M

DEMEX was engaged by property developer Iris Capital to undertake the demolition of iconic Niecon Plaza to make way for a new billion dollar development. Built in the 1980's, DEMEX's role on the project encompassed detailed service disconnections and isolations, detailed internal strip out, followed by demolition of four buildings, two of which had neighbouring properties within 100 millimetres of the demolition work zone.

Complexity was a factor due to the shape of the structure and the site's location in the heart of Broadbeach which had limited site access and was characterised by high pedestrian and vehicle traffic that required constant management for the project's duration.

PROJECT HIGHLIGHTS

- Strip out requiring detailed engineering completed from suspended slabs with substantial back propping to allow machinery up to 30 tonne excavators to undertake demolition and removal of materials safely in close proximity to road
- 450 tonnes of construction and demolition (C&D) waste removed from site with all timber de-nailed and recycled

- Works included demolition of 450 mm solid concrete vault
- Technically complex demolition of two 23 tonne mass poured concrete facades
- Use of three concurrent demolition teams to accelerate works
- Maintained positive communications with City of Gold Coast council for duration of works
- No serious safety or environmental incidents.

PROJECT METHODOLOGY

Once service disconnections and isolations were completed, DEMEX undertook an intense detailed strip out using multiple small machines. Due to the site's location and limitations, detailed engineering was completed to calculate capacity loads for suspended slabs, which were used to conduct the demolition. Ultimately, a significant amount of props were used to secure a load rating to drive a Franner into position to lift machines into the basement and complete the strip out and load out works in this section.