



# 120 FOX ROAD

AUG 2022 - MAY 2023  
ESR  
\$5.5M

DEMEX was engaged as principal contractor by the developer ESR to complete asbestos removal, demolition, and civil earthworks at this 17 hectare site located in the outer Brisbane suburb of Acacia Ridge. Constructed during the 1960's, the warehouse was originally used by General Motors Holden as a car assembly plant, and in 1985 was converted to warehouses when Holden ceased operations in Queensland. Stage 1 involved removal of four kilometres of friable asbestos pipe, followed by demolition, which commenced at one end of the warehouse. The roof was then removed, with steel trusses and posts removed thereafter. Works then progressed into a separation cut of the factory to complete the structural demolition.

The site was characterised by several elements that required additional work. For example, there was a legacy rail tunnel onsite, which was used as a loading point for vehicles completed and ready for distribution. Asbestos materials were removed from the tunnel, which was then backfilled with level 1 compaction material, allowing a road to be built over it.

## CHALLENGES

Among the challenges for the project was the volume of asbestos, which presented in over 50 kilometres of mastic asbestos windows. Sixteen kilometres of concrete was also mastic contaminated, which resulted in a total of 32 kilometres of concrete cutting, in itself a major task on the job. Additional challenges arose with the number of concrete tanks, pits, and footings found below the slab, which resulted in many thousands of tonnes of concrete being dug up. Excavation required digging the tank up and resulted in discovery of hydrocarbons and removal of additional contaminated materials from site.

At all times during the project, the team worked well together, from labourers to project manager. There were no major environmental or safety incidents during the project, despite the majority of works being conducted during the intense heat of Brisbane's summer and the vastness of the site.

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## PROJECT HIGHLIGHTS

- No major safety or environmental incidents
- Active dust suppression for the project's duration to protect workers from asbestos and silica dust
- Exceptional teamwork from all DEMEX workers, from labourers to the project manager
- 50,000m<sup>2</sup> demolition site
- 4 kilometres of friable 200 mm asbestos pipe removal
- 32 kilometres of concrete cutting
- Crushing and processing of 25,000 tonnes of concrete slabs to allow a percentage of this concrete to be processed onsite and used as backfill
- Green Star reporting in keeping with client's requirements.

ASBESTOS REMOVED	4,630 TONNES
CONCRETE RECYCLED	13,349 TONNES
SCRAP STEEL RECYCLED	3,262 TONNES

