



347 LYTTON ROAD

WAREHOUSE DEMOLITION

JUL - SEPT 2024
FIFE CAPITAL
\$0.79 M

Fife Capital, owners of the property at 347 Lytton Road, engaged DEMEX as principal contractor to undertake asbestos removal and demolition of the large cold store warehouse facility located on this development site. Comprised of two multi storey office buildings, and cold, freezer, and dry storage warehouses, the works involved asbestos removal and demolition works. The facility was located in a built up light industrial zone in east Brisbane, and surrounded by operating businesses, a factor which impacted both the demolition methodology and timing.

The team faced challenges associated with deterioration of the office buildings and containment of polystyrene located in the steel panels. Using a carefully sequenced methodology and a novel use of demolished sections of storage sheds to contain the polystyrene and prevent dispersal, the team effectively addressed these issues.

CHALLENGES

- Deteriorated condition of the office buildings' construction and engineering, which included a ring beam design.
- Close proximity of the site to neighbouring businesses and potential for works to impact operations, as well as pedestrian and vehicle traffic.
- Implementing a method for removal of steel cold storage panels filled with polystyrene that did not result in liberation of polystyrene fill.
- Polystyrene had adhered to concrete, which had been earmarked for recycling.

SOLUTIONS

- Strictly timed sequencing of asbestos removal and demolition works and optimal resource allocation onsite ensured the safest method was adopted for this phase of the project. This approach allowed the builder to mobilise to site and commence construction works earlier than planned.
- The onsite team maintained regular communication with neighbouring businesses impacted by the project, and restricted specific demolition works to days when impacts would be minimised.
- To prevent the liberation of polystyrene, a section of one shed was retained in place allowing polystyrene panels to be stockpiled and loaded out from a single location rather than progressively as each shed was deconstructed.
- Concrete impacted by polystyrene was mechanically scraped and cleaned, then processed to ensure it was available for recycling.

HIGHLIGHTS

One key feature of the project was the well timed and clear communications from the project management and onsite team who worked in with local business owners to minimise the impact from demolition works. DEMEX also engaged with the builder appointed by the developer to allow early works for construction to commence in advance of the timeframe nominated in the program. The team achieved a positive result in terms of HSEQ, with no environmental or safety incidents.