



309 NORTH QUAY

SEPT 2024 - JUNE 2025
SHAYHER GROUP
\$4.8 M

Engaged as principal contractor by repeat client Shayher Group, DEMEX undertook asbestos removal and demolition works at this prominent CBD site. Uniquely positioned as a convergence point of entry corridors along the Brisbane River and across William Jolly Bridge, 309 North Quay. Over 6,600 m², the original building at 309 North Quay was constructed as a flour mill in the late 1890's. More recently the building was home to Brisbane's popular FM radio stations Triple M and B105, as well as a large self storage facility. Despite the three street frontage, there was limited and narrow site access.

For this project, DEMEX undertook works above slab as all risk, including extensive asbestos removal required in the main two storey brick building. Both manual and mechanical demolition was used, with the sequence of activity commencing with the L-shaped brick building, then followed by the adjoining predominantly steel storage facility. At its peak, a workforce of 24 asbestos and demolition technicians was engaged for the project, which was conducted safely and on time with no significant safety incidents.

Among the project's challenges was managing the machine and truck movements from a single access point on a high traffic thoroughfare, managing noise, dust, and vibration to avoid disturbance to the neighbouring hotel; traffic; extensive nightworks to minimise disruption to traffic flow; installation and removal of scaffold in line with project works. Highlights included the overall safe delivery of the project and salvage of hardwood timber that was to be recycled.

CHALLENGES & SOLUTIONS

- **Site security** – Due to the inner city location, vagrancy was initially an issue impacting site safety. To address this, full time security was engaged for the project's duration. Implementing a 24/7 security service also prevented any other unauthorised entry to the site during day works.
- **Onsite space for equipment movements** – Limited onsite space meant that equipment size and machine movements needed to be carefully considered for the project. For this reason, a 5 tonne bobcat was used to undertake the internal strip out. This allowed for ease of manoeuvre in confined internal zones. In addition, elements of the project were conducted as night works, allowing demolition of the Roma Street building façade to be constructed within a traffic lane exclusion zone that prevented impacts to busy daytime traffic flow.
- **Scaffolding** – The brick building's façade was scaffolded and braced, allowing it to remain upright for the duration of works. This ensured maximum privacy for the site, improved security, and prevented workers from being distracted by the high volume of daytime traffic passing by. Removed scaffold during demolition. Night demo for safety reasons.
- **Service connections** – Given the densely built up location, service disconnections remained a challenge through the project. A service incorrectly disconnected would have serious consequences for local businesses.