

PROJECT UPDATE

Date: 31 July 2017

Demolition Contractor appointed

Townsville City Council in partnership with State Government will be delivering a new Townsville City Bus Hub. The Hub will be situated in Ogden and Hanran Streets and will allow Sunbus services to pass through a single arrival and departure point in the CBD.

The bus hub will provide bus passenger set down and pick up in close proximity to Flinders Street, Ross Creek, future waterfront redevelopments and the new stadium.

The project is funded by the Department of Transport and Main Roads, with Townsville City Council managing the design and construction of the City Bus Hub.

Local company Markwell Group has been contracted to undertake demolition of the former hardware store building in Ogden Street between Metro Quays and Urban Corner.

Markwell Group is highly experienced in demolition work, with some projects in the same area including the former T&G building and the former Townsville Bulletin building.

Demolition Questions and Answers

The following questions have been asked to date about the demolition process.

1. *Will a dilapidation survey be carried out?*

Yes. Before any demolition works, adjacent buildings will be surveyed as required by insurance companies. This will include internal videos and photographs of adjacent walls.

2. *When will demolition start, and how long will it continue?*

Demolition will start in early August and continue for around six weeks, weather and conditions permitting. Normal work hours will be **7.00am to 5.00pm Monday to Friday**. In exceptional cases, work may be required outside these hours.

3. *Will all town planning conditions on a demolition be enforced?*

Yes. All license, legal, and government regulations required of licensed demolition contractors will be met.

4. *What noise levels will there be?*

The noisiest work will be the roof removal, which will involve banging on tin. Markwell Group uses the greenest and quietest modern machinery, but there will be noise.

5. *Given that earlier operators in the building, Repco, used hydrocarbons involving oil and grease in the reconditioning process, how will any of these deposits be handled?*

The site is not on the contaminated land register. At this stage, there is no evidence of hydrocarbons, and the floor plan does not show any storage tanks. If hydrocarbons are found when slabs are removed, they will be handled according to regulatory requirements. Markwell Group has safely demolished service stations next to the river in the area of Urban Quarter, so the company is experienced in successfully managing removal of hydrocarbons.

6. *What is the nature of particles expected in the air? How widespread will they be?*

There is no evidence of contamination on the site and there is no asbestos. Materials being broken up and removed will be monitored for contaminants during the demolition. The concrete in the building will be recycled, with dust control and dust suppressant systems in place.

7. *How will materials be removed from the demolition site?*

Traffic control will be in place during the demolition to implement the approved traffic management plan. Residents, tenants, businesses and building owners in the vicinity of the works will be kept informed about the demolition process and traffic management through regular communications via letter boxes and email.

If you wish to receive further Project Updates by email, please email a note to that effect to mary@balfourconsulting.com.au

We appreciate your patience and cooperation while these works are conducted.

Key Contact: For further information, please contact **Mary Balfour on 0408 972 536 or email mary@balfourconsulting.com.au**

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