

# FACT SHEET

December 2019

## Maryborough Council Administration Building Demolition 431 Kent Street



### Background

The Council's **Maryborough Administration Building, Demaine House** was built around 1965 and has served the region well. Due to its age and failing internal infrastructure it has been deemed to have reached the end of its lifespan. The Council has decided to demolish the old building and reuse the site for a new **Administration Centre** and a new **Maryborough Library**.

### Works Location

The above diagram shows the existing building that will be demolished at 431 Kent St and its effects on the surrounding area for the duration of works.

CORPORATE AND MAJOR PROJECTS

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REGIONAL COUNCIL

## Timing

The demolition of 431 Kent St will commence on the 2nd March 2020. It is anticipated that work will conclude on the 28th May 2020.

## Works

The Council has insisted on control measures to minimise the impact of the demolition on the community.

No large hydraulic jack hammers are to be used for the main demolition of the building. This will minimise ground vibrations. Instead, a hydraulic crusher type pincer may be used.

Smaller jack hammers may be used.

Air quality monitoring:

- 24hr Dust particle monitoring
- 24hr Asbestos Air monitoring
- Vibration monitoring

Asbestos removal will be performed by a licenced contractor and it will adhere to the Queensland legislative requirements for removal and disposal of asbestos.

Works will be done during the day and traffic control measures will be in place during working hours for the duration of the works.

The demolition project will run in parallel with another Council project in the area, the **Maryborough CBD Revitalisation** project.

The two Council projects will be coordinated so that minimal disruption to the public occurs.



## Closures

The diagram on the front page shows the closures that will occur for the duration of the works.

The **School of Arts** building will be closed for the duration of works. It will also be closed for an anticipated 3 week period prior to the demolition works so that Council can make the area safe. Definite timing of this closure is not available at this time.



The Maryborough **Toy Library** will be re-located early January. The new location is not known at this point in time.

The bus stop closure will be coordinated via the **Maryborough CBD Revitalisation** project.

Other closures include lane way access and access to Council's car park.

## Future Works

Future works will involve the construction of a new Council Administration Centre and a new Main Library for the Maryborough region.

The Council is aware that this site has a tendency to flood. It is proposed to design the site with car parking on the lower level(s) and keep the ground floor above the flood line. The car parking area will be allowed to flood and design will take this into consideration.

No design for the new buildings has commenced as yet. The project is still in its early days.

The development of the new site is very important for the community of Maryborough as it will provide modern services and facilities in the heart of the CBD. The site development is part of the Council's plan to revitalise the Maryborough CBD area.

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