Project Profile
Former Mount Gambier Hospital Site Demolition

Client | City of Mount Gambier
Location | Mount Gambier, South Australia
Duration | October 2013 – January 2014
Contract | Demolition of the old Hospital
Cost | $2.2 Million

Project Overview

Asbestos removal and demolition works of derelict hospital and surrounding buildings.

This major demolition project involved the removal of one of Mount Gambier’s iconic buildings that sat prominently on the rim of the State Heritage listed Crater Lakes area for more than 40 years. The site was located within metres of an occupied multi-storey residential apartment building.

McMahon Services were engaged to carry out the demolition of the derelict Hospital, in preparation for the development of the area into parklands.

McMahon Services were employed based on their innovative methodology, which utilised the 45m High Reach Demolition Excavator to safely demolish the 6 storey main Hospital building. This consisted of a concrete column and beam construction with limestone block walls and a total floor space of 12,000 square metres.

Other onsite buildings with a total floor space of over 3,000 square metres with similar construction form to that of the main Hospital building also formed part of the contract as well as a series of underground service tunnels, storage fuel tanks and car
parking areas.

Asbestos was prevalent in various building components including window frame putty and required an extensive and careful separation of recyclable elements such as aluminium frames before this material could be safely disposed of. In addition, the removal of asbestos backed lino and tiles from some of the floors of the main hospital building allowed the processing and reuse of the concrete floor slabs. A total of 114 tonnes of asbestos products was safely removed and disposed of from site.

Overall, approximately 95% of demolished materials were recycled, with concrete rubble being processed into site fill to re-establish the original site contours and revegetate the site to 80% grass coverage by the end of the contract period. Over 200 tonnes of steel was also recovered from pulverising the concrete. This approach resulted in significant savings for the Council, in reducing landfill disposal costs.

McMahon Services were responsible for all statutory requirements (including environmental) such as noise, odor and dust emissions. This was immensely important considering the public nature of the project and the proximity of surrounding residential apartments.

The following actions were undertaken by McMahon Services acknowledging all stakeholders involved:

- Atmospheric monitoring for asbestos during the asbestos removal process.
- Underground radar survey of the site to identify any services or other unidentified objects.
- Air quality monitoring (dust particulates) prior to commencement of works (for determination of background levels) and during works to minimise air pollution.
- Dilapidation reports on adjacent apartment buildings.
- Vibration monitors during demolition of adjacent structures to the apartment building.
- Avoiding the main access road to the apartment building for construction vehicles.
- Focus on site cleanliness due to visible nature of the site.

Daily reports from McMahon Services provided confidence to the Council in communicating project milestones to the general public.

Working in partnership with a series of local subcontractors, the City of Mount Gambier and McMahon Services were pleased to be able to deliver this land back to the citizens of Mount Gambier as Community land that is now being used as a passive recreational area complimentary to the Crater Lakes.