

Capability Statement

Asbestos Consulting
and Environmental Advisory



INTRODUCTION

BBN CONSULTING IS A MARKET-LEADING SPECIALIST IN THE FAST, ACCURATE ASSESSMENT OF ASBESTOS AND OTHER ENVIRONMENTAL CONTAMINANTS AT COMMERCIAL AND INDUSTRIAL SITES.

Removing environmental risks quickly and safely is essential to every project's success – and to community wellbeing.

Since our founding in 2018, we've earned a trusted reputation for delivering precise, practical solutions that exceed client expectations. Every engagement combines cutting-edge imaging and analysis, robust risk management, and a commitment to compliance and service excellence.

Based in South East Queensland, we work across Australia – from urban sites in Sydney and Melbourne, to mine rehabilitation projects in Western and Central Australia, and remote resorts in the Coral Sea.

Our licensed team operates under the National Environment Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013) and all relevant state and territory asbestos and hazardous materials codes of practice. Work is carried out in line with the safety frameworks of Safe Work Australia, SafeWork NSW, WorkSafe Queensland and equivalent regulators nationwide.

We understand the realities of complex developments – and help our clients navigate regulatory obligations while protecting timelines, budgets and reputation.



CERTIFICATIONS



National Association of Testing Authorities
NATA (due late 2026)



ISO Certified
Quality Management
Environmental Management
Health & Safety Management

INDUSTRY MEMBERSHIPS



Australasian Groundwater and Land Association ALGA



Environment Institute of Australia & New Zealand EIANZ



Centre of Decommissioning Australia CODA

SERVICES

PROTECTING WHAT MATTERS MOST.

PEOPLE. PLACES. PROJECTS.

OUR INTEGRATED CAPABILITIES ARE CRITICAL FOR DETECTING SITE CONTAMINANTS THAT PRESENT HEALTH HAZARDS AND REGULATORY COMPLIANCE RISKS.

BROADLY, BBN WORKS ACROSS THREE SERVICE AREAS:

01 ASBESTOS CONSULTING

02 ENVIRONMENTAL ADVISORY

03 OCCUPATIONAL HYGIENE



ADVANCED TECHNOLOGY FOR SMARTER SITE DECISIONS

Our advanced drone technology and software further help to map every site with complete clarity and 3D accuracy.

This gives clients a faster, safer and far more complete understanding of site conditions before critical decisions are made. Using high resolution aerial surveying, intelligent mapping software and immersive 3D modelling, we capture complex sites in exceptional detail and turn that data into practical insight.

Clients can digitally walk through a project, review tested areas, inspect hard to access locations and identify risks that traditional ground-based methods often miss. It means fewer surprises, stronger planning, better cost control and greater confidence from day one.

ASBESTOS CONSULTING

Asbestos still lingers in an estimated one-third of Australian built structures, despite being banned since 2003 as a building material.

We are fully licensed assessors who help clients throughout the public and private sectors to identify asbestos, and receive effective management or remedial solutions over three successive phases:

1. Testing and inspections

Our work determines the location and extent of any asbestos, and classification as Class A (friable) or Class B (non-friable) asbestos. Samples are collected in compliance with safe-work guidelines, then tested with independent NATA-accredited labs.

2. Registers and management plans

Work includes ensuring your documentation meets the exacting standards of state authorities and any future site owners.

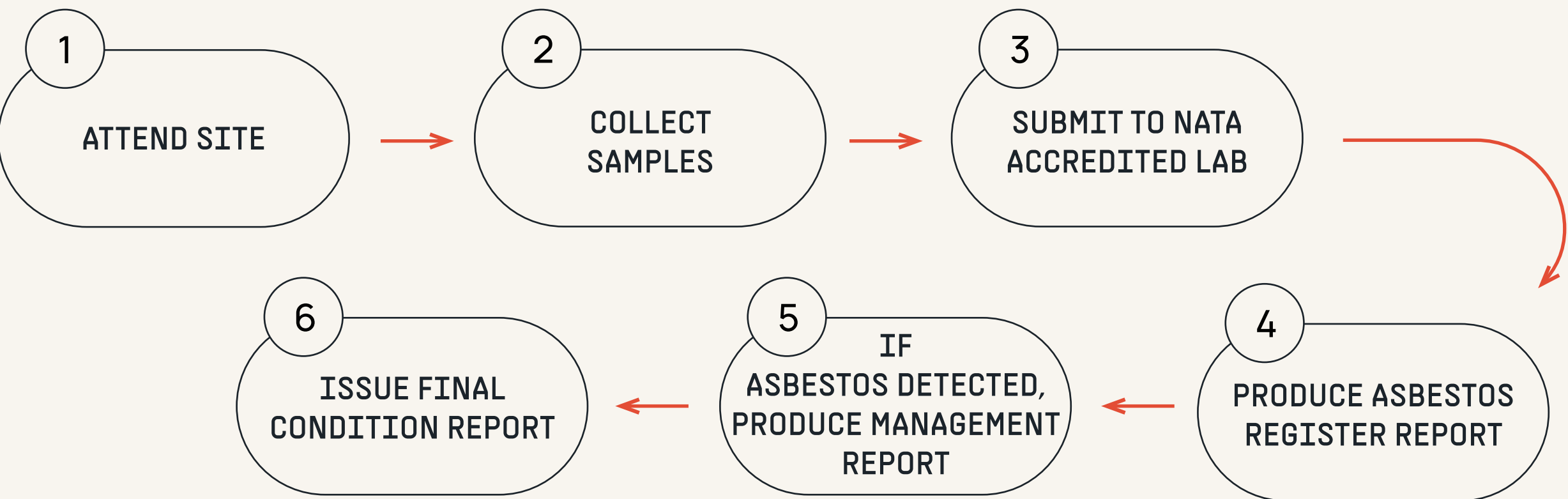
3. Air monitoring and clearances

BBN conducts checks to ensure site works comply with relevant standards for air safety.



Process: Asbestos assessments

Our asbestos assessments follow the proven process below, and comply with stringent workplace health and safety regulations governing asbestos management.



ENVIRONMENTAL ADVISORY

Land contamination is a complex issue, with different state and national regulations determining how to treat and manage hazardous substances appropriately.

BBN Consulting helps clients to manage soil, water and air contaminants including heavy metals, pesticides, PFAS and hydrocarbons.

We work across sites including mines, quarries, defence bases, residential construction, roadworks, major infrastructure works and landfill.

Environmental due diligence

Assessing the environmental risks and liabilities of a site, particularly ahead of an acquisition, refinancing or development.

Environmental monitoring

Services include monitoring pollutant levels in the land, air and water of sites, reviewing existing control measures, or recommending measures in line with requirements.

Waste classification

We work with the guidelines of that state's Environmental Protection Authority to correctly classify waste contained in soil, then advise on valid disposal methods or even whether the soil can be safely repurposed.

Contaminated land management

Determining the correct management of contaminants identified during an environmental due diligence assessment, or at any other stage of managing the site.



ON EVERY PROJECT

Collaborative and goals-based approach

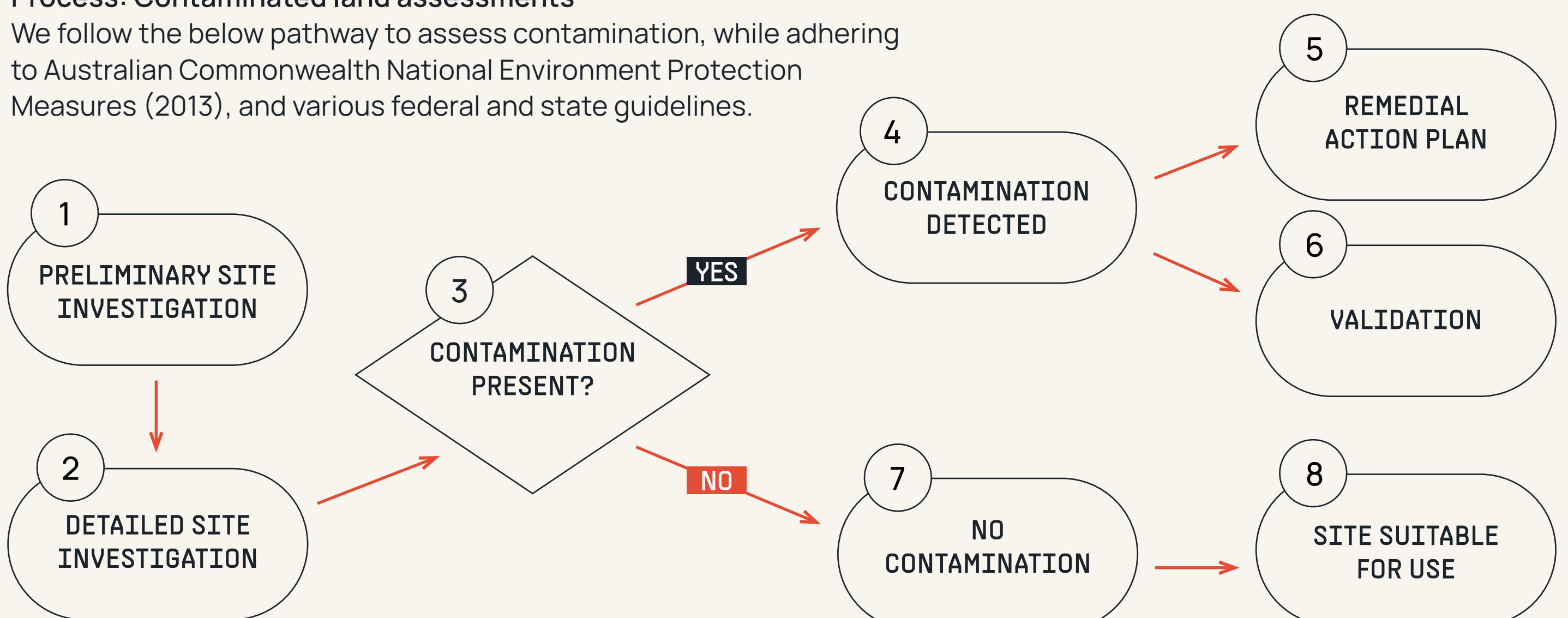
Industry-leading methodologies

3D imaging and clear reporting

Long-term approach to project success

Process: Contaminated land assessments

We follow the below pathway to assess contamination, while adhering to Australian Commonwealth National Environment Protection Measures (2013), and various federal and state guidelines.



OCCUPATIONAL HYGIENE

New hazards regularly emerge within the built environment, potentially placing your workforce at risk.

BBN Consulting provides a range of training, assessment and monitoring services that help to safeguard your workers.

Respirable silica dust monitoring

The first step is ensuring that workers are not exposed to legacy materials containing crystalline silica, banned for use in Australia since 2024.

Workplace exposure monitoring

Tasks include analysing clients' existing worker safety guidelines, then advising on how to update these to protect against potential exposure to contaminants.

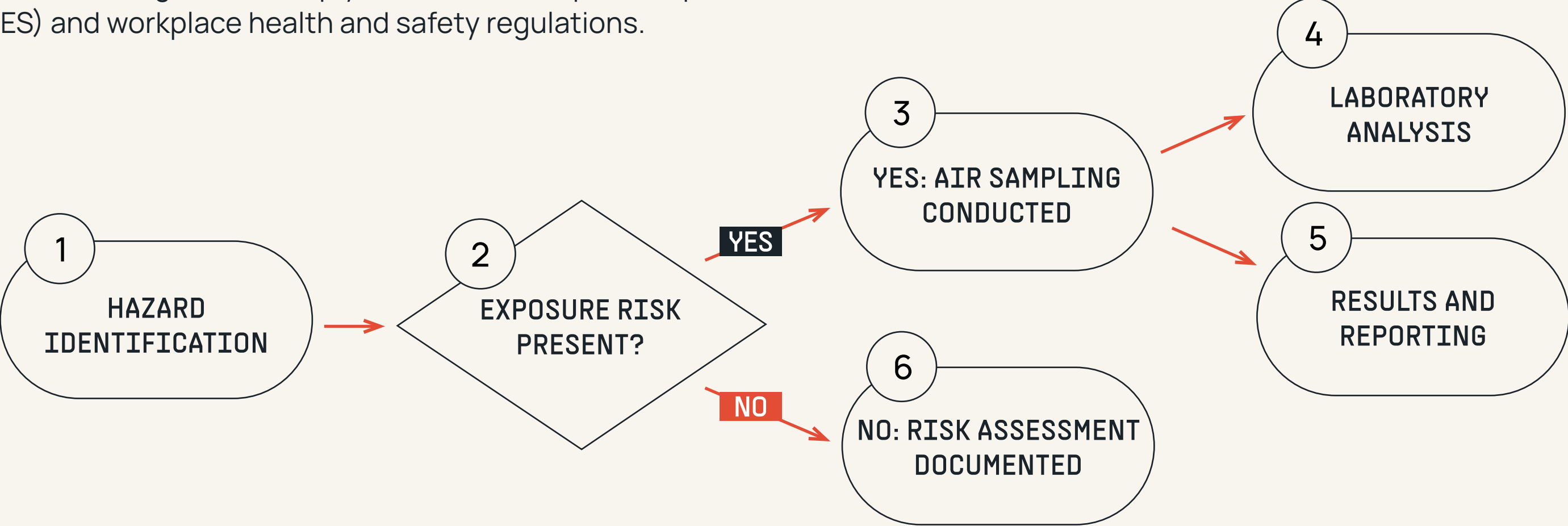
Mould assessment

If mould is suspected due to site conditions or weather events, we first assess critical areas to determine mould levels. The next step is to create action plans to remediate mould on site, ensuring moisture is correctly managed to prevent future mould growth.



Process: Crystalline silica monitoring

Testing for silica dust, respirable dust, biological contaminants and other potentially hazardous airborne substances follows the process below. Works are designed to comply with strict Workplace Exposure Standard (WES) and workplace health and safety regulations.



OUR STORY

FOUNDED IN 2018, BBN CONSULTING DELIVERS ENVIRONMENTAL AND CONTAMINATED LAND SERVICES TO AUSTRALIA'S PROPERTY, INFRASTRUCTURE, MINING AND DEFENCE SECTORS.

We've remained committed to the sector because we believe all Australians deserve to live and work in clean, contamination-free environments. Our work protects what matters most – people, places and projects.

Our experienced team is headed by founders and principals Nick Braid and Bradley Andriske, who offer more than 10 years' experience each in different aspects of environmental consulting.

Nick and Bradley's professional association dates back many years, from their shared university studies to multiple collaborations in the field since. They are supported by a team hand-vetted for their skill and dedication.



DIRECTORS



Nick Braid, Director | Principal Environmental Consultant

An experienced Environmental Consultant and Licensed Asbestos Assessor, Nick helps clients reduce project remediation costs and still hit completion deadlines.

Nick has worked on a diverse range of projects, providing both fieldwork and management advice for sectors including infrastructure, mining, commercial, industrial and residential developments.

Central to his practice is a genuine belief that communities everywhere deserve to live in safe, clean environments.

Nick has been instrumental in shaping BBN Consulting's reputation for technically precise and visually engaging reports.

His leadership has also strengthened our culture of client-focused service, ensuring every project is communicated with transparency and genuine care.

Bachelor of Environmental Science
SafeWork NSW Licensed Asbestos Assessor
LAA001232



Bradley Andriske, Director | Principal Hazardous Materials Consultant

As our Principal Hazardous Materials Consultant and a Licensed Asbestos Assessor, Bradley is known for his ability to think outside the box, maximising client returns while adhering to strict regulations.

Early in his career, Bradley worked briefly in mining and construction. Both experiences fostered a genuine drive to help create cleaner, safer built environments in Australia, drawing him to the world of environmental consulting. He retains a strong awareness of the business priorities at stake for clients, and how to align their objectives with regulatory compliance.

Bradley has a strong sense for innovation and ensures BBN's team is equipped with advanced technology that enables fast, precise and reliable reporting outcomes.

Bachelor of Science [Geology Major]
SafeWork NSW Licensed Asbestos Assessor
LAA002018

OUR GROWING CAPACITY

Our team is always expanding and currently consists of environmental consultants, licensed asbestos assessors, health and safety officers, and laboratory technicians.

CLIENTS AND REACH

WE WORK WITH CLIENTS IN SETTINGS INCLUDING MULTI-RESIDENTIAL AND COMMERCIAL PROPERTY DEVELOPMENT, PUBLIC WORKS, MINING AND DEFENCE. OUR WORK TAKES US FROM URBAN TO SMALL-TOWN, COASTAL AND OUTBACK SETTINGS ACROSS AUSTRALIA. HERE'S HOW WE HAVE HELPED SOME OF OUR CLIENTS RECENTLY.



01: MULTI-RESIDENTIAL PROPERTY

SYDNEY CBD, NSW

Challenge

Previous site investigations had identified elevated levels of lead at a multistory residential development in Sydney, as well as friable asbestos within the fill material. The recommendations were to excavate and dispose of a minimum 800 millimetres of fill material across the entire site. Concerned at this expense so early in the project, the client engaged BBN Consulting to provide a review and propose alternative options.

Approach

From examining the preliminary site investigations and related reports, BBN believed that the contamination could be

limited to only a small number of hotspots across the site. We provided a letter of alternative remedial options and were subsequently engaged to undertake additional sampling and create a new Remediation Action Plan (RAP) for the site. Our delineation sampling of the hotspots and surrounding areas confirmed that contamination was limited in extent, reducing the scope of contaminant removal and disposal, and saving our client approximately \$160,000.

Outcome

Our RAP was subsequently carried out by a remediation contractor. They excavated the identified hotspots, and disposed of the material offsite to a licensed facility. Validation sampling of the hotspot materials confirmed that removal was effective, and development could continue immediately.

PROJECT

Requirement:
Asbestos assessment

Risks managed:
Mitigated
over-scoping and
over-budgeting risk
for client

Impact:
Reduced proposed
remediation costs by
\$160,000 compared
to earlier estimate

02: HOTEL DEMOLITION
COOLANGATTA, QUEENSLAND



Challenge
A demolition contractor was due to demolish a hotel, and wanted certainty on any contaminants before quoting their client on costs. The existing site report included only basic information on its condition.

Approach
Following an extensive survey, BBN uncovered asbestos throughout the building’s external render, which was then cross-checked by another consultant.

Despite a remediation cost well in excess of \$1 million, the report was delivered early enough for the contractor to factor this into their quote. The developer in turn revised their total project cost estimate, and agreed to the contractor’s remediation quote.

Outcome
Our assessment helped the contractor secure a sizable job, and the developer to achieve a timely and compliant outcome.

No client wants to hear that their site is full of asbestos. However, obtaining a detailed, accurate report early ensures that budgets, timelines and reputations are upheld.

PROJECT

Requirement:
Environmental assessment

Risks managed:
Mitigated risk of late-stage financial shock, timeline penalties and reputational damage

Impact:
Timely control of project budget, timelines and compliance reporting

03: REGIONAL ROAD PROJECT
ORANGE, NSW



Challenge
Following geotechnical investigations, specialists identified naturally occurring asbestos beneath a major road being built in Central West NSW. The area is known for its naturally occurring asbestos (NOA). BBN Consulting was engaged to verify the samples and advise on remediation.

Approach
BBN carried out targeted investigations to define NOA-affected areas and volumes, which were found to be substantially less than thought. We then prepared an Asbestos Management Plan to guide safe onsite consolidation and encapsulation. Our work also included asbestos management and continuous air monitoring.

Outcome
By safely consolidating and encapsulating the asbestos materials onsite, BBN helped the client avoid the need for up to \$4 million in offsite disposal costs. Our 24-hour air monitoring recorded zero exceedances, providing certainty around project compliance and the protection of workers and surrounding communities.

PROJECT

Requirement:
Environmental assessment

Risks managed:
Avoided need to declare the entire 2.8-kilometre road corridor contaminated, minimising remediation budget and timelines

Impact:
Up to \$4 million cost savings generated owing to correct assessment



04: RESORT REHABILITATION
GREAT KEPPEL ISLAND, QUEENSLAND

Challenge
BBN Consulting was engaged to support early works for a major redevelopment on Great Keppel Island, Queensland, by assessing the presence of asbestos and other environmental contaminants ahead of demolition activities. Given the island’s remote location and sensitive marine environment, a clear understanding of contamination risks and volumes was required to inform safe, compliant and staged removal works.

Approach
We completed environmental assessments across the site, identifying previously

unreported asbestos-containing soil and materials associated with former resort structures. Stockpiles were assessed, characterised and managed to support staged removal via barge in 1,100-tonne loads. We also implemented containment and monitoring measures to protect the surrounding environment.

Outcome
BBN’s timely and accurate advice for this complex project helped reduce risks to workers, stakeholders and the surrounding environment. Our work also supported stakeholder engagement, and protected the client from regulatory and reputational risk.

PROJECT

Requirement:
Environmental assessment

Risks managed:
Reduced critical risk of construction workers disturbing or being exposed to asbestos, and protected client from risk of protracted legal dispute with stakeholders

Impact:
Up to 7,500 tonnes of asbestos assessed for removal from a 1,454-hectare site



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