

## GREENMOUNT BEACH RESORT DEMOLITION

BBN Consulting was engaged to support hazardous materials management for a large multi-storey hotel demolition in Coolangatta over a 10 month program. The scope included pre-demolition asbestos surveys, ongoing air monitoring, site supervision and clearance inspections. With the original site report providing limited detail, BBN completed a more detailed and defensible assessment to define contamination risks, quantify asbestos impacts and support project delivery.

### 01. PROJECT CONSIDERATIONS

- » Significant hazardous materials complexity, with each of the 180 rooms containing an average of 50sqm of asbestos contaminated paint across internal walls.
- » Circa 80% of the external facade contained asbestos within the coating system.
- » Limited and insufficient existing reporting.
- » Tight timeframes aligned with tender deadlines.
- » Requirement for high confidence data to support pricing and risk allocation.
- » Findings subject to independent review by a second consultant engaged by the developer.

### 02. VALUE DELIVERED

- » Confirmed asbestos throughout the external render, representing a remediation scope valued at well over \$1 million.
- » Enabled the developer to revise total project cost estimates prior to contract award.
- » BBN's findings were independently cross-checked by another consultant and upheld.
- » Accurate identification and quantification of asbestos supported a substantial contract variation for the contractor.
- » Reduced the risk of late stage cost escalation, delays and compliance issues once works commenced.



### VALUE

\$350K+

### LOCATION

COOLANGATTA  
QLD

### SERVICES

- » PRE-DEMOLITION ASBESTOS SURVEY
- » ONGOING AIR MONITORING
- » SITE SUPERVISION
- » CLEARANCE INSPECTIONS