



Redland Bay Road Development, Queensland, Australia

Project Summary:

In May 2007, we were appointed by Heritage Pacific to manage the demolition and remediation of two sites in South East Queensland, formerly a chicken production facility, to prepare the site for an eco-friendly housing development.

The Client's Challenge:

Our client required the complete project management of the remediation and demolition of these sites to clear the land for the development of a 237 eco-friendly housing development, a sustainable carbon neutral project. The remediation of this project was sensitive to the local community due to a koala habitat on the site and the expansion of the urban area and due to former disposal of a potential biohazard (dead chickens). Our client required a cost effective solution to the remediation of this sensitive project.

Our Work:

We were the leading contractor in the remediation of these sites, which included hydrocarbon contamination, asbestos containing material (ACM) and biological hazards. We were also appointed as the Superintendent of the Demolition Works, successfully appointing the demolition contract, liaising with council and supervising the demolition of all above and under ground structures. This work was undertaken to a high level of health and safety and to the satisfaction of the EPA, Council and Queensland Health, despite earlier reservations from all parties. Work was completed in a reduced timeframe and to a budget which was only a small proportion of that quoted by one of our competitors. The efficiencies gained by WSP in completing the works included extensive recycling of materials both on and off site.

Being an eco-friendly housing development our client had a target for a carbon neutral development. Accordingly we provided data of all materials being disposed of or recycled both on and off site for the formation of the carbon footprint of this project.

As the project develops we hope to be involved in the development of a program to track carbon and the carbon footprint of the project from its conception as a disused chicken production facility to an iconic sustainable housing development.

The Outcome:

The client has estimated that WSP has saved them over \$800,000 in costs due to the efficiencies in remediation costs and the selection of a demolition contractor whom has maximised the recyclable products on-site. In addition to achieving the desired monetary outcome for the client, 60% of the site was maintained as forest to ensure the preservation of the Koala habitat on the site.

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