



CHARLES KOSECKI

Project Environmental Scientist

Charles has four years of consulting experience in the Environmental and Contaminated Land Industry. Charles has worked on various types of projects across Australia and New Zealand contributing from the project inception to the delivery in a various number of roles. Charles has worked within the property due diligence industry on a wide range of contaminated land issues assisting in some of Australia's largest property portfolio transactions.

Charles' involvement in desktop research, fieldwork, reporting and delivery helping to assist and inform the client of solution-based outcomes. Charles has project managed a variety of projects including assessments in soil, groundwater and vapour working closely with the client to deliver solutions the project required.

SKILLSETS

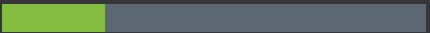
Contaminated Land and Remediation



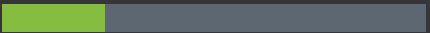
Groundwater



Acid Sulfate Soil



Asbestos



Stakeholder Management



Contaminated Land Auditing



MARKET SECTORS



Property



Construction



Defence



Resource



Industrial



Government

CONTACT

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QUALIFICATIONS

2015 University of Queensland / Bachelor of Environmental Management (Sustainable Development)

MAJOR PROJECTS

- WestConnex M4-M5 Link Main Tunnels Work – Environmental and Contaminated Land Assessment
- Kingfisher Bay Resort Group – Property Due Diligence/ Environmental Assessment and Remediation
- Byron Bay - Environmental Site Assessment and Remedial Action Plan Development
- NSW RFS Site Investigation - PFAS Contamination Assessment
- CR2SM Highway Upgrade - PFAS Contamination Assessment and Construction Management Plan

AFFILIATIONS

- Member, Australian Land and Groundwater Association
- Member, Environment Institute of Australia and New Zealand

EXPERIENCE

CONTAMINATED LAND INVESTIGATION

- **Project Manager, WestConnex M4-M5 Link Main Tunnel Works, Sydney, New South Wales.** Charles project managed the early works environmental assessments as part of the WestConnex project. The project scope included the completion of Phase 1 and SAQP reports for several surface sites which then included the intrusive investigation works to determine the baseline environmental condition of the site prior to the construction of the site. Assessments on the various sites included soil and groundwater, in addition providing contractor staff training in landfill gas monitoring to meet the requirements of drilling into an old landfill.
- **Project Manager, Former Byron Bay Hospital, Byron Bay, New South Wales.** Charles was engaged to complete a Phase 1 and 2 Environmental Site Assessment at the site. During the phase 2 assessment, soil, groundwater and radiological analysis was completed on the site to gain a greater understanding of the environmental contamination present at the site for the future divestment of the property. A RAP was completed as part of the scope of works.
- **Project Manager, Former Ambulance Station, Albury, New South Wales.** Charles assisted in the completion of a limited soil and groundwater intrusive assessment at the site with known historical USTs. Due to the limited information if the USTs had been removed or if contamination existed on the site, the assessment was completed to assist the client in the future divestment of the property.
- **Project Manager, NSW Rural Fire Service - PFAS Investigation, Albury, New South Wales.** Charles project managed and completed the site assessment at the Lavington Rural Fire Service Station. The Site was adjacent to vacant land which had the potential to have historically used for firefighting training activities. Charles complete a soil, groundwater and surface water assessment of the site to ensure sufficient data was gathered for the client to provide any further advice or works required to manage the contamination (if any).
- **Project Manager, UST Investigation, Albury Shopping Centre, NSW.** Charles conducted a property due diligence for the purchase of the Centre. During the site inspection USTs were identified and an intrusive investigation was undertaken to ensure the client was aware of any (if any) contamination present.
- **Project Manager, Site Investigation, Liverpool Zupps, NSW.** Charles conducted a property due diligence on this site which included the assessment of soil and groundwater. From project inception to delivery of report was within short three-week due diligence period.
- **Project Manager, Contaminated Site Assessment, Camellia CSR Building Materials, NSW.** Charles conducted a detailed soil, groundwater and vapour assessment at the site. Historical activities on and immediately adjacent to the site included asbestos manufacturing and chemical manufacturing. The project delivered a detailed report on the contamination identified and how the client was able to move forward in the purchase of the property if managed appropriately.
- **Project Manager, UST Investigation, Sydney City, NSW.** Charles has project managed and completed a number of small scale investigations of USTs within the Sydney CBD. These investigations have limited, access in terms or location and work times to ensure not to disturb the clients within the building.
- **Project Manager, Contaminated Site Assessment, Kanwal, NSW.** Charles project managed a due diligence that at the beginning looked relatively harmless to the client, with the exception of an upgradient service station. Further soil and groundwater assessments identified that the site was contaminated across the majority of the vacant land. Working closely with the client to decide if it was a viable purchase, helping to assist in costing the remediation if the proposed developed was to go ahead, assisting the client in making informative decisions for their shareholders.
- **Project Manager, Contaminated Land Assessment, Mornington Central Shopping Centre, VIC.** Charles assisted in the completion of a limited soil and groundwater assessment at the Mornington Shopping Centre to help determine the risk (if any) of contamination on the site for the purchase of the Centre.
- **Project Manager, Contaminated Land Assessment, Sydney Steel Mill, NSW.** Charles project managed a three-week field investigation which included soil and groundwater assessments to provide the client with a baseline environmental assessment report to assist in the sale of the site.
- **Project Manager, Contaminated Land Assessment, Granville, NSW.** Charles assisted in a detailed soil, groundwater and vapour investigation at the site. The results from the assessment was used to develop a Remediation Action Plan (RAP) which was used in the sale of property to acknowledge the environmental contamination from a former dry cleaner but giving the potential buyer comfort that purchasing of the property could be done and development could occur under the RAP.
- **Project Manager, Contaminated Land Assessment, Perth, WA.** Charles completed a number of soil and groundwater investigations within the Perth CBD as part of a portfolio transaction. Given the due diligence period these works were completed on a fast turnaround to meet the clients requirements to make successful decision on the purchase of the property.

- **Project Manager, Contaminated Land Assessment, Indooroopilly Shopping Centre, QLD.** Charles assisting in completing a sub- slab vapour assessment in the basement of the shopping centre to assess the potential risk from an adjacent service stations and former USTs. Sub- slab vapour assessment was chosen as limited space was available to get machinery in with only a small working area required to complete the vapour assessment.
- **Project Manager, Contaminated Land Assessment, Kawana Shopping Centre, QLD.** Charles completed the deskwork property due diligence for the site which identified a number of risks for the client. A soil and groundwater assessment was completed along the boundary of the site to assist in ensuring no contamination was entering the site from an offsite service station. A sub-slab vapour assessment was completed within the shopping centre during the night to assess the potential risk of an historical dry cleaners which was reported to have been in operation prior to the renovation of the shopping centre.
- **Project Manager, Contaminated Land Assessment, Albany Creek Shopping Centre, QLD.** Charles project managed and completed the sub- slab vapour assessment of a dry cleaners' tenancy which was present onsite to determine if any gross contamination existed.

HAZARDOUS BUILDING MATERIALS ASSESSMENT

- **Project Manager, Asbestos Assessment, IMB Building, VIC.** Charles worked closely with the builders on site to assess and review any potential asbestos containing material which may have been present during the demolition works on various levels to ensure no delays were encountered for the builders.
- **Project Manager, Asbestos Assessment, Commercial Buildings across NZ.** Charles completed several commercial asbestos inspections and the development of asbestos registers on various commercial sites across New Zealand.

CONTAMINATED LAND MANAGEMENT

- **Project Manager, Kingfisher Bay Resort Group - Due Diligence, Fraser Island, Queensland.** Charles was engaged to complete the property due diligence on the site to assist in the purchasing of the investment. In addition, an intrusive soil and groundwater assessment was completed around known USTs. To assist in the successful transaction, the results and recommendation provided by Epic ensured that the transaction proceeded with known and manageable environmental risks.
- **Project Manager, CR2SM PFAS Remediation, Caloundra, Queensland.** Charles was engaged by Department of Main Roads to assist in the design and management of known PFAS contamination within the construction footprint of the highway upgrade. Working closely with the construction team to develop and plan to manage and reduce any cross-contamination risk associated with the civil works of the project.

POSITION SUMMARY

- 2017 - Present
- 2015 - 2017
- 2013 – 2014

Project Environmental Scientist
Environmental Consultant
Intern

Epic Environmental Pty Ltd
KPMG SGA
Lockyer Valley Regional Council