



# CHARLES KOSECKI

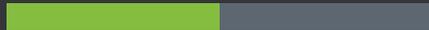
## Senior Environmental Scientist

Charles has five years of consulting experience in the Environmental and Contaminated Land Industry. He has worked on various types of projects across Australia and New Zealand contributing from project inception to delivery in a variety 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. He has also been involved in some of Australia's largest infrastructure projects including pre- construction and construction stages delivering Phase 1, Phase 2 Environmental Site Assessments and remediation strategies for his clients.

Charles' involvement in desktop research, fieldwork, reporting and delivery helping to assist and inform the client of solution-based outcomes. With comprehensive experience in the field including soil, groundwater and vapour investigations and also providing site supervision and project management of remediation projects, Charles works closely with the client to deliver solutions the project required.

## SKILLSETS

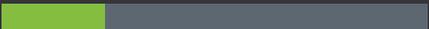
Contaminated Land and Remediation



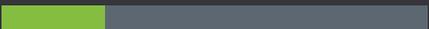
Groundwater



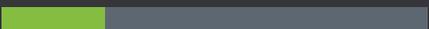
Acid Sulfate Soil



Asbestos



Stakeholder Management



Contaminated Land Auditing



## MARKET SECTORS



Property



Construction



Defence



Resource



Industrial



Government

## CONTACT

### Email

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### Phone

1800 779 363

## 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
- Lendlease Bernsborough, Ascot – Environmental Site Assessment and Remediation Supervision
- CBRE – Various Phase 1 & 2 Environmental Site Assessments for Property Due Diligence Purposes
- Goodman Property Group – Various Phase 1 & 2 Environmental Site Assessment and Development & Remediation Strategies
- 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
- Member (Executive Committee), Australian Contaminated Land Consultants Association (ACLCA)

# EXPERIENCE

## CONTAMINATED LAND INVESTIGATION

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- **Project Manager, Wolfram Camp Tungsten and Molybdenum Mine Site, Dimbulah, Far North Queensland.** Charles project managed and completed a two-week field investigation along with several staff and sub-contractors to assess historical mining activities at the site. Working in remote Queensland, over one hundred soil investigation test pits and drill holes was completed along with groundwater and surface water sampling. On completion Epic provided DNRME with a Detailed Site Investigation Report and management and remediation options to consider in the future decommissioning of the mine. All this was completed during the COVID pandemic with solutions and outcomes delivered to ensure the end objective was reached.
- **Project Manager, Three Queensland Railway Station Upgrades, Brisbane, Queensland.** Charles project managed the soil investigations across three sperate railway stations in Brisbane. Working with engineers and architects, the investigation was tailored to target the areas in which soil was to be removed as part of the investigation to provide preliminary waste classification and costs for the proposed upgrades.
- **Field Manager, Department of Education, West End, Brisbane, Queensland.** Charles managed the site works completed for the project which included soil and groundwater assessments. Working closely with the various stakeholders and the Site Auditor the works was completed to ensure that sufficient and accurate data was reported on the sites current environmental status to provide the client with a remediation action plan to ensure the development could progress on time and on budget.
- **Project Manager, Lendlease, Redland Bay Property Due Diligence, Brisbane, Queensland.** Charles project managed a Phase 2 Preliminary Site Assessment for Lendlease who required an urgent turnaround on a property they were looking to purchase. The project scope included review of historical information pertaining to the site and a limited soil intrusive 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 BUIDLING MATERIALS ASSESSMENT

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- **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

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- **Project Manager, Goodman Property Group – Due Diligence and Development Assessments, Redbank Motorway Estate and various other Sites across QLD.** Charles has worked with Goodman's Project Delivery and Infrastructure team in Queensland on various Phase 1 and 2 Environmental Site Assessments. Charles worked alongside Goodman to achieve prompt and thorough assessment for submission to State and Local Government Agencies during the Redbank Motorway Estate Development.
- **Project Manager, CBRE – Due Diligence, Various Sites across QLD.** Charles has worked closely with CBRE on various property portfolio transactions, providing fast, efficient, and tailored outcomes depending on the specific requirements of the vendor. Investigations have included; soil, groundwater and radiological assessments across Queensland ensuring the transactions can proceed within the contracted due diligence period.
- **Project Manager, Cadence Property Group – Due Diligence, Redbank QLD.** Cadence approached Epic Environmental during a recent purchase. Working with short Due Diligence time frames and large scale

industrial sites, Epic completed soil, groundwater and vapour assessments to assess the potential risk of reported contaminants. Working closely with Cadence to understand their future plans and use of the site to ensure decisions could be made promptly to ensure a successful outcome.

- **Project Manager, Sibelco – Due Diligence, Three Sand Mine Sites (SA, NSW, QLD).** Charles worked closely to assist Sibelco in the divestment of three Silica Sand Mines across Australia. Epic visited each site and prepared a Phase 1 Environmental Site Assessment to assist in the divestment, in addition a Intrusive soil and groundwater investigation was completed to provide the potential purchaser greater confidence in the sites current condition. The result ensured that the divestment of the three sites proceeded on time.
- **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

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● 2020 – Present	Senior Environmental Scientist	<b>Epic Environmental Pty Ltd</b>
● 2017 -2020	Project Environmental Scientist	<b>Epic Environmental Pty Ltd</b>
● 2015 - 2017	Environmental Consultant	<b>KPMG SGA</b>
● 2013 – 2014	Intern	<b>Lockyer Valley Regional Council</b>