



Captains Flat Former Station Masters Cottage

Future Land Use Community Information Session - September 2023

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Welcome

Lisa Cahill

Community Engagement Manager, Strategic and Statewide Engagement





Acknowledgement of Country

Transport pays respects to Elders past and present, and recognises and celebrates the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.



TURN YOUR
PHONE OFF



SAVE QUESTIONS
FOR THE END



RAISE YOUR
HAND



RESPECT OUR
STAFF

WAYS OF WORKING

Session Focus

- Provide an update on project progress
- Share information about Captains Flat Former Station Masters Cottage future land use options
- Answer questions and obtain feedback from the community

Agenda

Item	Time
Project overview and related projects update	10 mins
Preferred future land use and remediation criteria	15 mins
How to provide feedback	5 mins
Next steps	5 mins
Panel discussion	10 mins
Q & A with audience	15 mins

Meet the Team

Vicki Oszko

Director, Regional Property & Asset Renewal

Jo McLoughlin

Project Manager, Land Management

Vincent Gillies

Senior Environment & Sustainability Officer

Gaynor Blackadder

Project Officer

Karena Thomas

Senior Community Engagement Officer

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Project Overview

Jo McLoughlin

Project Manager, Land Management



Project Overview

Transport for NSW (**Transport**) identified elevated levels of lead and asbestos containing materials at the Captains Flat Former Station Masters Cottage (**Site**).

The source of the contamination is from the Captains Flat Rail Corridor and Lake George (legacy) mine.

The Site was declared significantly contaminated by the NSW Environment Protection Authority (**EPA**) in September 2022.

The property



- Approximately 1380 sqm
- Includes a house and a large, detached garage/shed and a smaller shed
- The residence is a single-story fibro clad house with timber subfloor on brick piers
- Heritage listed on the Queanbeyan-Palerang Regional Council Local Environmental Plan 2014

What we have done to date?

2021	2022	2023
Contamination identified Preliminary Site Investigation completed Environmental Site Assessment Appointment of Site Auditor Residents relocated	Interim Environmental Management Plan (IEMP) implemented Site reported to the NSW EPA Detailed Site Investigation (DSI) completed Commenced Remediation Planning Site declared as significantly contaminated by NSW EPA Voluntary Management Proposal submitted to the NSW EPA	Future Land Use assessment in progress Voluntary Management Proposal approved by the NSW EPA



Where are we up to?

The project is in the Remediation Planning phase which includes:

- Determining the future use of the land
- Preparation of remediation action plan, and
- Statutory approvals.



Related projects update

Captains Flat Rail Corridor Project

- Site to be remediated to 'Public Open Space' criteria and returned to the *Captains Flat Heritage Trail – Pathway to Gold*.
- Proposed remediation to include excavation of contaminated soil and disposal into the containment cell being constructed on the former mine site.
- Planning phase to be completed by November 2024 and remediation by June 2025.



Related projects update

Bungendore to Captains Flat Rail Corridor Project

- Project status: Investigation phase
- Currently procuring consultants to undertake:
 - water sampling work
 - a Human Health Risk Assessment; and
 - prepare an Interim Environmental Management Plan.
- We expect to complete these important works by the end of 2024.

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Future Land Use & Remediation Criteria

Vicki Oszko

Director, Regional Property & Asset Renewal



Subfloor.



Subfloor.



Subfloor.



Subfloor.



Remediation constrains

- In April 2022, a Remediation Options Assessment commenced.
- During the process, several constrains were identified which would impact on the ability to retain the buildings, including:
 - Widespread contamination across the Site;
 - Contamination underneath the house, garage and shed;
 - Confined spaces with limited access;
 - Asbestos in walls;
 - Health risk of lead dust; and
 - Structural and engineering issues.

Future land use assessment

- To enable the Remediation Options Assessment to be completed, an assessment was undertaken to identify and evaluate potential land use options and to recommend a preferred option.
- The assessment considered options in two categories:
 1. Future use of the Site.
 2. Remediation criteria.



Options considered – Future Land Use

	Future land use
1	Divestment – Not viable - Site does not meet Transport’s criteria for divestment.
2	Community lease (eg Mens Shed; Community Garden) – Not viable - Land use and zoning change required; - EPA approval required to amend the remediation criteria to commercial; - Up to 2 years and \$160,000 to complete a land use change; - Risk of land use and remediation criteria change not being approved causing delays; and - No expressions of interest received for this type of land use.
3	Commercial lease – Not viable - Same as Option 2; and - Risk of not being able to secure and maintain long-term commercial tenants.
4	Recreational use – Not viable - Same as Option 2 with remediation criteria change to ‘public open space’ required.
5	Demolish the building assets and resume the land into the rail corridor - Preferred Achieve remediation objectives in a timely manner as well as social, recreational, and economic benefits.

Other benefits

- Provide active and passive recreational opportunities
- Appeal to all ages
- Contribute to the health and wellness of the community
- Provide a connection space
- Act as a safe gathering space
- Better financial outcomes



Captains Flat Community Association, 2006, Trail Sign, photograph,
<http://www.captainsflat.org/heritagetrail.htm>



Health investigation level remediation criteria

- The current remediation criteria required under the EPA declaration is residential.
- The Health Investigation Level for the preferred future land use option is 'Public Open Space'.
- To do this, a land-use zone change is required as it is less stringent than residential criteria.

Options considered – Remediation Criteria

	Remediation Health Investigation Level criteria
1	<p>Remediate to residential criteria – Preferred option</p> <ul style="list-style-type: none">- This option will meet the expectations of the EPA.- The Site Auditor has confirmed that this is an appropriate remediation strategy.- Estimated completion mid-2025.- Cost: Approximately \$343,400
2	<p>Remediate to public open space</p> <ul style="list-style-type: none">- Land use zone change required.- Requires EPA agreeing to reduce the Health Investigation Level.- Remediation Options Assessment cannot be completed until the land use zone change has been approved and the EPA approve a lesser remediation Health Investigation Level criterion.- Residual risk requiring a long-term management plan.- Estimated completion mid-2031.- Cost: Approximately \$867,200

04

Community Consultation

Jo McLoughlin

Project Manager, Land Management

Preferred options scope of work

- Demolition of all buildings and infrastructure, and remediation of soils across the Site.
- No land use or zoning changes required.
- Incorporate the Site into the *Captains Flat Heritage Trail – Pathway to Gold*.





Have your say

Transport is seeking feedback from the community on the preferred option.

The proposed strategy will be open to the public for feedback over the next 28 days from 19 September 2023 to 17 October 2023.

Feedback can be sent to
landassessment@transport.nsw.gov.au

Or submitted online via the link provided on the next slide.

How to provide feedback

OPTION 1

Scan the QR code



OPTION 2

Email us at
landassessment
@transport.nsw.gov.au

OPTION 3

Go to
<https://bit.ly/3rEp2LN>

Intended for
Transport for New South Wales)

Document type
Report

Date

Project Number

REMEDIATION OPTIONS ASSESSMENT

2 COPPER CREEK ROAD CAPTAINS FLAT NSW

Community Consultation Outcome

- Consider community feedback
- Notify the community of the outcome via:
 - Web update
 - Email
 - Project newsletter
- Inform the EPA of the future land use assessment outcome

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Next Steps

Jo McLoughlin

Project Manager, Land Management

Next steps

2023	2024	2025
<p>19 Sep: Public exhibition on the future land use</p> <p>17 Oct: Public exhibition on the future land use ends</p> <p>Inform EPA of outcome</p>	<ul style="list-style-type: none">• Finalise Remediation Options Assessment• Prepare a Remediation Action Plan• Statutory Approvals• Planning completed	<ul style="list-style-type: none">• Remediation completed• Remediation validated• Site Auditor Report and Statement completed• Inform EPA of remediation completion and achievement of objectives

Let's Hear From You!

1. Panel Discussion
2. Q & A with Audience





Thank you

- End of presentation -