



## Tarago Former Station Master's Cottage and Woodlawn Siding Community Session

September 2023

OFFICIAL

# 01

## Welcome

**Sam Knight**

Acting Executive Director  
Network and Assets





## **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



NO VIDEO OR  
LIVESTREAMING



RAISE YOUR  
HAND



RESPECT OUR  
STAFF

# WAYS OF WORKING

# Meet the team

- **Sam Knight** – *Acting Executive Director, Network and Assets*
- **Vicki Oszko** – *Director, Regional Property & Asset Renewal*
- **Jo Mcloughlin** – *Project Manager, Land Management*
- **Vincent Gillies** – *Senior Environment & Sustainability Officer*
- **Belinda Olteanu** – *Project Officer*
- **Lisa Cahill** – *Community Engagement Manager*
- **Karena Thomas** – *Senior Community Engagement Officer*



# Session Focus

- Status updates for both the former Station Master's Cottage and the Woodlawn Siding.
- Update on the stockpile.
- Panel session.

# Agenda

Item	Time
Project update – former Station Master's Cottage	10 mins
Remediation Options Assessment Update	10 mins
Stockpile update and monitoring	10 mins
Next steps	5 mins
Panel discussion	10mins
Q & A with audience	10 mins

# 02

## Tarago Former Station Master's Cottage – Project Update

**Vicki Oszko**

Project Manager, Land Management

# Former Station Master's Cottage - Project update

- In February 2020, Transport identified elevated levels of lead in the soil and in dust samples inside the former Station Master's Cottage in Tarago, a privately owned residential property adjacent to the former load-out facility and Woodlawn Siding.
- Transport Asset Holding Entity acquired the former Station Master's Cottage in April 2021.
- The site comprising the former Station Master's Cottage was reported to the NSW Environmental Protection Authority (**EPA**) in February 2022 and declared as significantly contaminated in August 2022.
- Transport sought community feedback on potential future land uses of the Site in February 2023.
- A Detailed Site Investigation is in progress. The purpose of the Detailed Site Investigation is to delineate the extent of the contamination and to inform the Remediation Action Plan.



# Options considered – Future Land Use

	Future land use
1	Divestment – Not viable - Site does not meet Transport’s criteria for divestment.
2	Community lease (e.g. Men's 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 \$130,000 to complete a land use change; - Risk of land use and remediation criteria change not being approved causing delays; and - Council advised they are not in a position to lease or acquire the Site.
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.

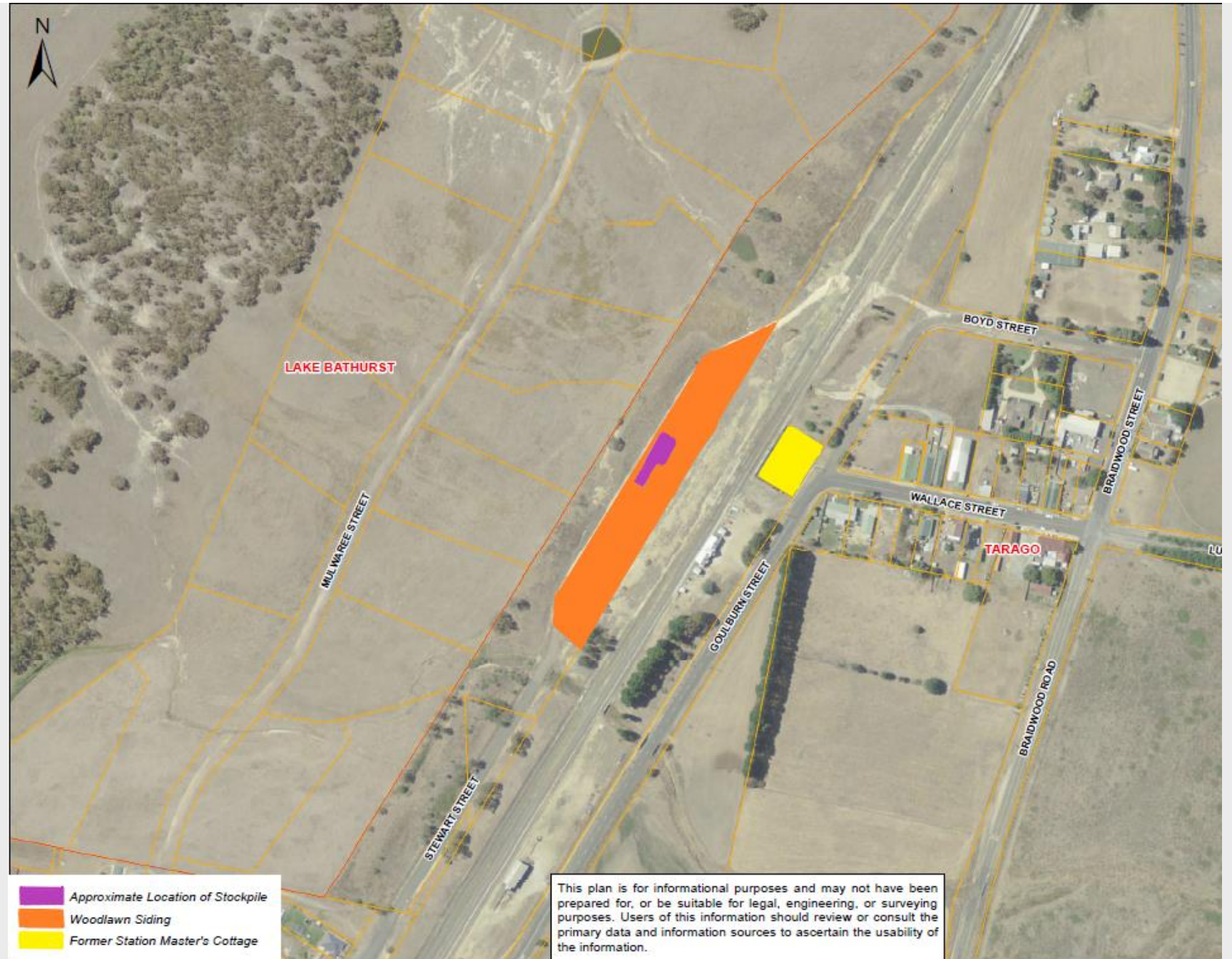
# 03

## Remediation Options Assessment Update Woodlawn Siding

**Jo McLoughlin**

Project Manager, Regional Property & Asset Renewal

# Precinct map



# Woodlawn Siding – Key Milestones

2019	2020	2021	2022	2023
<p>Preliminary Site Investigation completed</p> <p>EPA informed of the Woodlawn Siding contamination</p>	<p>Tarago Lead Management Action Plan developed and implemented</p> <p>Detailed Site Investigation completed</p> <p>Original Remedial Options Assessment completed for the Woodlawn Siding</p> <p>Former load-out facility and Woodlawn Siding declared as significantly contaminated by EPA</p> <p>Voluntary Management Proposal submitted to the NSW EPA</p>	<p>Supplementary Detailed Site Investigation completed</p> <p>Remediation Action Plan for the corridor (updated in 2023)</p> <p>Interim Site Audit Report completed</p> <p>Specific Immobilisation Application submitted to EPA</p> <p>Lead Management Plan updated</p>	<p>Remediation planning commenced</p> <p>Specific Immobilisation Application approved by EPA</p> <p>Lead Management Plan updated</p>	<p>Revised Remediation Options Assessment in progress</p> <p>Remediation Action Plan for the stockpile in progress</p>

# History of the Remediation Options Assessment

2020

- In 2020, Ramboll was commissioned by John Holland Rail to complete a Remediation Options Assessment for the Site.

2021

The remedial options assessed were:

- Return of contaminated material to Woodlawn Mine.
- Onsite containment.
- Offsite disposal.

2022

2023

# History of the Remediation Options Assessment

2020

2021

2022

2023

- In 2021 a Remediation Options Assessment for Woodlawn Siding was completed.
- Returning the contaminated material to Woodlawn Mine was identified as the most sustainable option. Based on preliminary communication with Heron Resources, planning for this option was progressed.
- Heron Resources was put into administration in July 2021.

# History of the Remediation Options Assessment

2020

2021

2022

2023

- Develop Global (**Develop**) acquired the site in May 2022.
- Transport consulted with Develop to establish if they would agree to accepting the waste material. Develop confirmed that they would not be able to accept the waste.
- Transport consulted with Veolia Environmental Services (**Veolia**) to establish if the waste material could be transported and treated at Woodlawn Eco Precinct. Veolia advised that they were not able to accept the waste.



# History of the Remediation Options Assessment

2020

2021

2022

2023

- In February 2023, investigations were conducted to identify alternate licensed waste facilities that would be able to accept the contaminated material.
- At the time of considering the options, there was no licenced waste facility that could accept the waste in NSW.
- The two options considered were:
  - Disposal at a Queensland based waste facility which was costed at \$6.1 million
  - Disposal at a Western Australia based waste facility which was costed at \$7.1 million.

# History of the Remediation Options Assessment

2020

- The Auditor raised concerns with the increased risks and costs associated with the transportation of the waste material.

2021

- The Auditor advised that as the increase in risks and costs would impact the previous evaluation, a revised remedial option assessment would be required to ensure the preferred option was sustainable.

2022

2023

# Where we are now



Ramboll are engaged to identify, assess and recommend remediation methodologies.

The Remediation Options Assessment considers remedial options for both the Woodlawn Siding and the former Station Master's Cottage.

The objective of the Remediation Options Assessment is to assess appropriate and feasible remediation options to allow an informed decision regarding the remediation strategy for the site.

# 04

## Stockpile update

**Jo McLoughlin**

Project Manager, Land Management

# Stockpile update

- Transport is preparing a Remediation Action Plan for the removal of the stockpile.
- Transport will provide an update on the Stockpile as the work progresses.





# Monitoring and inspections

- Transport will continue to commit to the Lead Management Plan for monitoring and inspections.
- Monthly inspection reports are available on Transport's website.
- Maintenance and any corrective actions that are required following inspections are tracked and completed.
- Air and surface water monitoring are continuing, and reports are available on the website.
- The current monitoring results indicate that there is no evidence of off-site migration of contaminants of concern, greater than human health and ecological criteria.

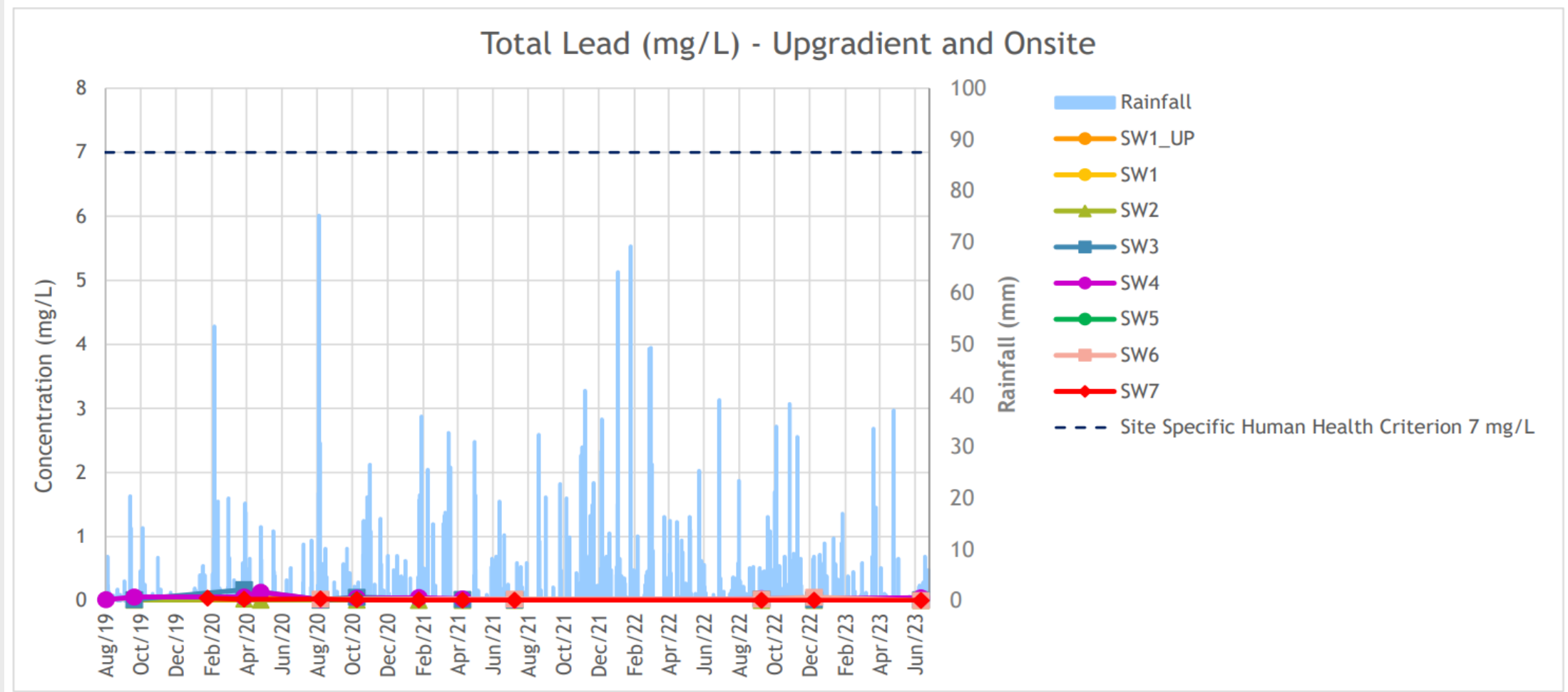
# Surface water monitoring

- Routine surface water monitoring was reinstated at Tarago NSW in September 2022.
- This was not mandated by the NSW EPA, however we commenced surface monitoring to assess the risks to community health and safety.
- Surface water monitoring was completed between 12 and 13 December 2022 and again in July 2023.
- Results were compared against historical observations and relevant assessment criteria.



# Surface water monitoring

Monitoring results reported no exceedances of adopted human health or ecological criteria for the contaminants of concern.



# Surface water monitoring

- Monitoring results indicate no evidence of offsite migration of contaminants in surface water greater than human health or ecological criteria, and no increasing trends in concentrations that would represent an unacceptable risk to human health or ecology.
- Lead concentrations in surface water recorded on and near the site are more than 40-times lower than the adopted human health criteria.
- Concentrations of copper and zinc observed in the Mulwaree River are consistent with background concentrations and do not indicate impacts from the Site.

# Air quality monitoring

Lead in air quality monitoring samples was significantly below the criteria for all monitoring periods.

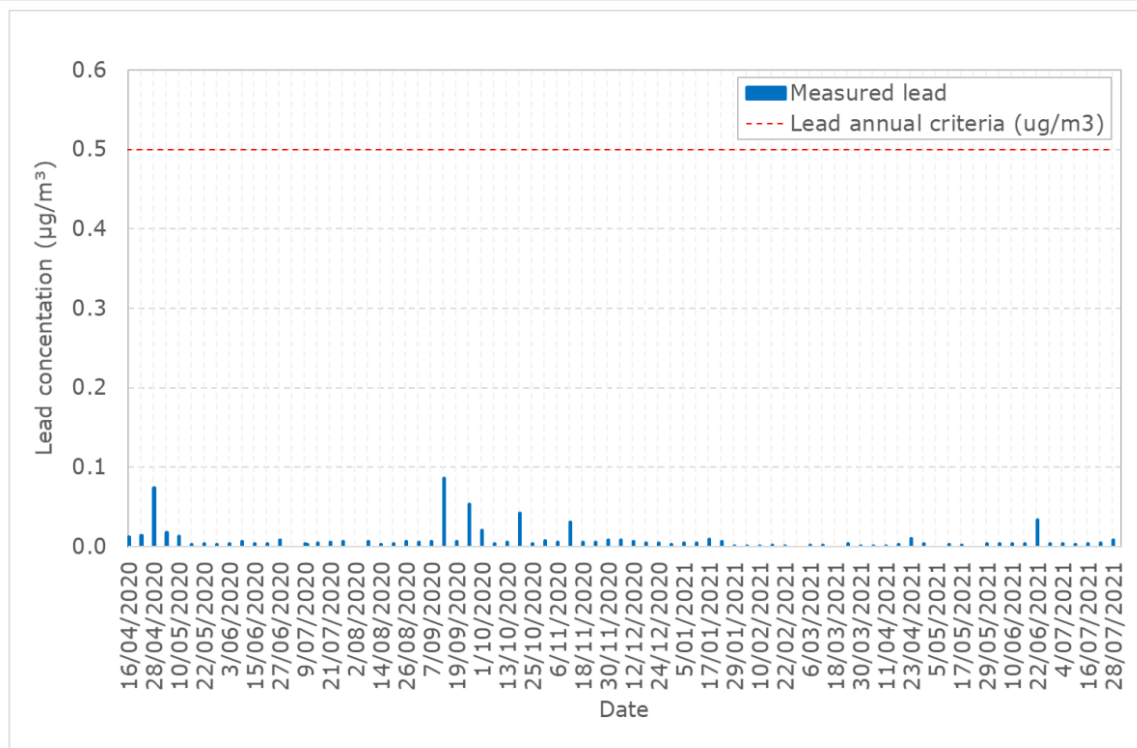


Figure 3-2: Measured 24-hour average lead concentration, one day in six since program commissioning

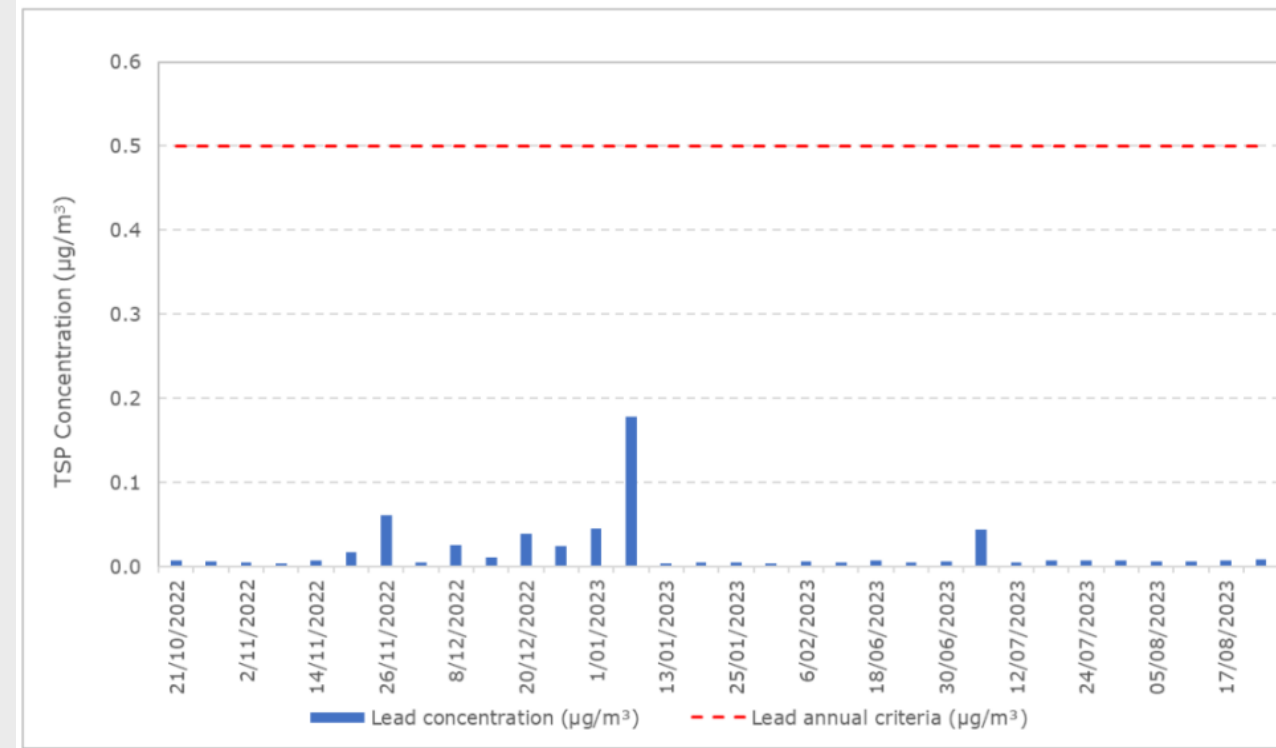


Figure 3-2: Measured 24-hour average lead concentrations, one day in six since program commissioning

# 05

## Next Steps

**Sam Knight**

Acting Executive Director, Regional Property & Asset Renewal

# Next steps for the Woodlawn Siding and Cottage

Transport will take the following steps to progress remediation:

- Complete the Remediation Options Assessment.
- Community consultation on the Remediation Options Assessment.
- Approve the preferred remediation strategy.
- Develop the Remediation Action Plan for the preferred strategy.
- Complete detailed design and engineering.
- Obtain planning approvals.

These works are expected to be completed by 30 June 2024. Remediation works are planned to occur in FY 2024/25.

# Next steps for the stockpile area

- Finalise the Remediation Action Plan.
- Remediate the stockpile and validate.
- Validate that remediation met criteria.
- Site Auditor report and statement.



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# Let's Hear From You!

1. Panel Discussion
2. Q & A with Audience







**NSW**  
GOVERNMENT

**Thank you**

**- End of presentation -**