

Transport for NSW acknowledges the Traditional Custodians of the land on which we work and pays respect to Elders past and present.



Captains Flat former Station Master's Cottage

Transport for NSW (Transport) is seeking feedback on the Review of Environmental Factors (REF) for the demolition and remediation of the Captains Flat former Station Master's Cottage (FSMC).

Background

Transport has identified lead in the soil and on the premises at the FSMC, resulting from historical mining activities.

The strategy for the site is demolition and remediation. This will be followed by a process known as historical interpretation. The vacant land will form part of the Captains Flat Pathway to Gold Heritage Trail.

What is the scope of the REF?

The REF outlines the features of the demolition and remediation project and assesses the potential environmental and community impacts expected during construction.

It also includes how we plan to reduce these impacts on the community and environment.

Your feedback will help us understand what is important to the community and identify additional ways to reduce potential impacts.

What are the potential impacts?

The key potential impacts or risks identified in the REF include:

- erosion and sediment impacts during remediation
- dust management during demolition, excavation and heavy vehicle loading
- demolition of the locally listed heritage item
- ensuring community feedback on the [historical significance of the former Station Master's Cottage](#) is obtained.

How will Transport reduce the potential impacts?

The REF outlines the mitigation measures to reduce potential impacts on the community and environment. These include:

- installing erosion and sediment controls
- developing an Air Quality Management Plan
- air quality monitoring during the work
- archival reporting and historical interpretation of the FSMC.

What are the key findings of the REF?

The key findings of the REF are:

- there are short-term minor negative impacts due to potential air and noise emissions from vehicles and machinery, dust from ground disturbance works, and potential for additional soil and water contamination
- the proposal is considered to have a low risk of causing pollution to the environment with the implementation of the mitigation measures described in the REF

- removing contaminated materials will make the land suitable to be included in the Captains Flat Pathway to Gold Heritage Trail, representing a positive long-term impact
- removing contaminated materials is expected to result in positive social impacts, enhance economic use of land and protect the environment.

When will the work take place?

Demolition work for the FSMC is planned for late 2025, following approval of the Review of Environmental Factors (REF). Remediation is planned for late 2026.

We'd like to hear from you

The REF is on public display from 13 August to 11 September 2025 and community feedback is invited.

To view the REF visit: <https://bit.ly/captains-flat-fsmc-ref-HYS>

How to provide feedback:

Website: <https://bit.ly/captains-flat-fsmc-ref-HYS> and make a submission.

Email: landassessment@transport.nsw.gov.au

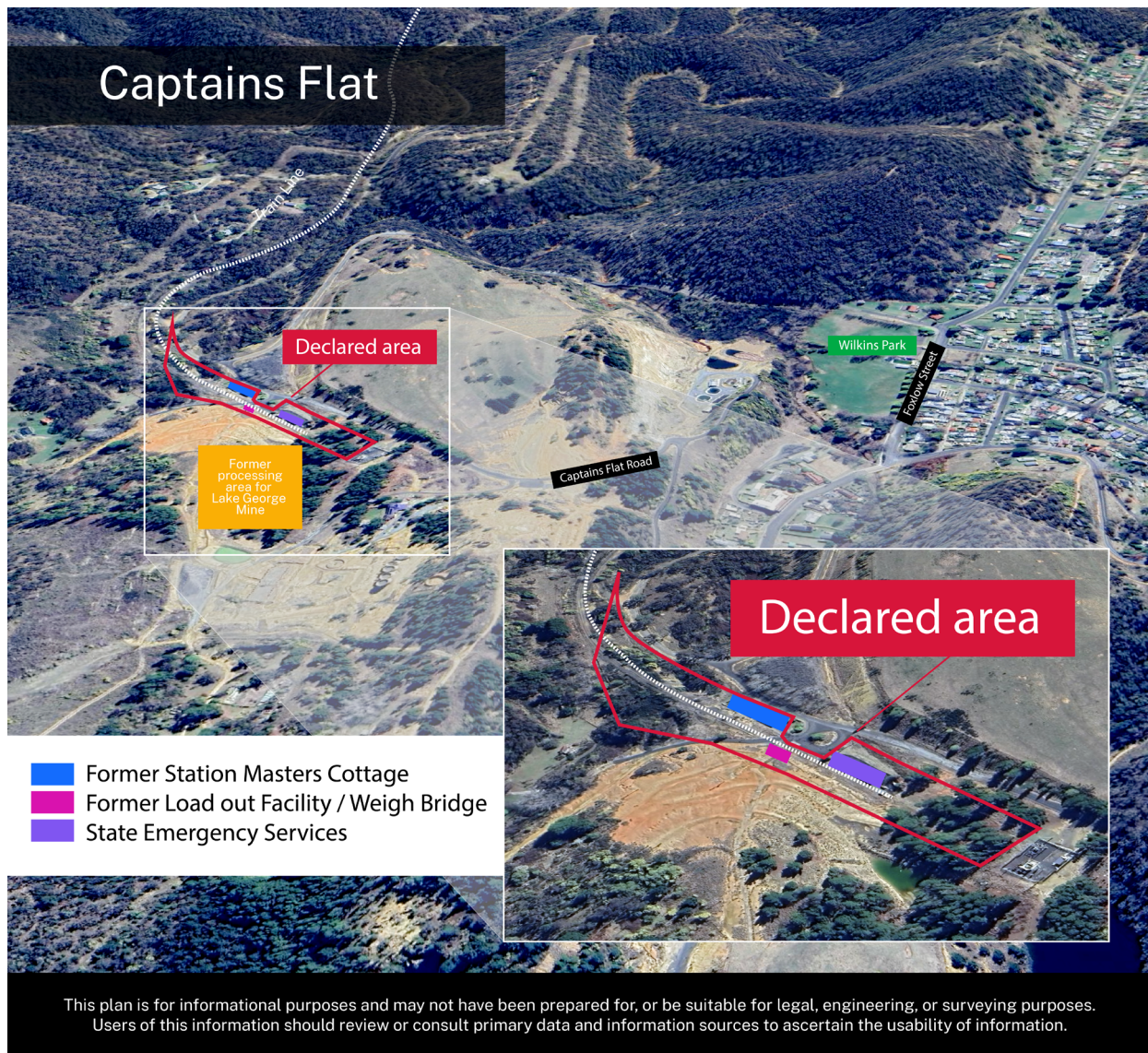
Phone: Call 1800 491 566 to request a phone survey.

What happens next?

When this consultation closes, Transport will:

- assess all feedback received
- develop and publish a report summarising the feedback received and Transport's response
- seek internal approval to proceed with the project
- proceed with detailed design and engineering
- demolish and remediate the site.

Location of Site



Frequently asked questions

What were the outcomes from the consultation held in 2023?

In 2023, Transport sought feedback on the future land use for the former Station Master's Cottage in Captains Flat.

As a part of this, Transport consulted with the community to capture feedback on the preferred strategy, which included a community information session and a public exhibition.

Fourteen people attended the community event and 22 responses were received from the online public exhibition via Transport's website and email.

Community members expressed varying views on the future use of the Site, including preference not to use the building for commercial purposes, retaining the historic building, and refurbishing the building into a museum, tourist information centre, community services centre or post office.

Transport held a follow-up community event to inform of the outcome of the consultation. At this community event, Transport provided feedback to the community on the engagement, what was heard and how this information was considered.

Transport informed the community that the most suitable outcome was to demolish the cottage.

Why does the FSMC need to be demolished?

In April 2022, a Remediation Options Assessment commenced. During the process, several constraints were identified which would impact 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 the walls
- health risk of lead dust
- structural and engineering issues.

Why has Transport developed a Statement of Heritage Impact?

A Statement of Heritage Impact (SOHI) has been developed for the demolition of the FSMC.

The FSMC is listed on the local Queanbeyan-Palerang Regional Council's (QPRC) Heritage Register (Regional Local Environmental Plan 2022 as Item I248).

The SOHI determined that as the preferred option will result in major harm to the heritage values of the FSMC, consultation is required with QPRC, to demonstrate that demolition is required on public health grounds.

Mitigation measures recommended by the SOHI include:

- archival recording to be undertaken and provided to QPRC
- Transport to commission a heritage interpretation plan to guide the heritage interpretation of the site following demolition.

The SOHI is available on our [website](#).

Has Transport consulted on the historical interpretation of the FSMC?

We are speaking with and listening to internal subject matter experts, QPRC, key community groups and the wider community.

We consulted the community and stakeholders via meetings, an online survey in April and May 2025, and by attending the Captains Flat markets on 5 April 2025.

A consultation outcomes report is currently being developed and will be shared with the community in September 2025.

For more information please visit [Captains Flat FSMC Historical Interpretation](#).

What's happening with the Captains Flat Rail Corridor?

A Remediation Options Assessment was completed in November 2022 for the Rail Corridor and the community was invited to make a submission on the Remediation Options Assessment in December 2022.

The outcomes and approved remediation methodology for the Rail Corridor are:

- to remediate the Site to public open space criteria
- to return the Site to the Captains Flat Pathway to Gold Heritage Trail
- to dispose of the waste material in the Lake George (legacy) Mine Containment Cell.

The Detailed Site Investigation phase is complete, and the project is now in the Remediation Planning phase. Detailed design and engineering will continue in 2025 and is expected to be completed in late 2025. Remediation work will be completed in late 2026.

Will Transport develop an REF for the Rail Corridor?

The Department of Primary Industries and Regional Development (DPIRD) is preparing an REF for the remediation of the former Lake George (legacy) mine site at Captains Flat.

The REF will also assess the environmental impacts of the remediation of the Captains Flat Rail Corridor. The REF is still being developed and will be available on the DPIRD website in 2025.

Transport will update the community on the REF as information becomes available.

We will also keep the community informed as remediation planning work progresses.

For more information on our planning work at Captains Flat visit [Captains Flat contamination | Transport for NSW](#).

What is being done to manage endangered ecological communities in the Rail Corridor?

The Lake George Mine REF and Addendum REF identified one threatened ecological community - Plant Community Type (PCT) 283, within the south-west of the site. PCT 283 is associated with the Critically Endangered Ecological Community (CEEC) *White Box – Yellow Box – Blakely’s Red Gum Grassy Woodland and Derived Native Grassland*.

In line with the REF, a Biodiversity Management Plan is currently being developed to avoid any potential impacts to the Box Gum Woodland CEEC and other general biodiversity impacts associated with the remediation.

What’s happening with the Bungendore to Captains Flat Rail Corridor?

The initial investigation along the rail corridor between Bungendore and Captains Flat identified elevated levels of lead within the ballast along the length of the rail corridor.

Transport has engaged a specialist contractor, Senversa to complete a Detailed Site Investigation (DSI). The DSI will help Transport confirm the extent of the contamination and provide additional information for the remediation program.

Site testing will take place in the Rail Corridor and on private properties as part of the DSI. We will update the community and landowners when dates for testing are confirmed.

Transport continues to work with the independent Environment Protection Authority (EPA) accredited Site Auditor and updates the EPA as it works through the steps to remediate the site.

Contact us



Project Infoline **1800 491 566**



landassessment@transport.nsw.gov.au



<https://www.transport.nsw.gov.au/projects/current-projects/captains-flat-contamination>



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