

What is a Modification Report?

Marulan Gas Fired Power Station



Artist impression only - October 2025 - Subject to change

The project area has hosted ecologists, engineers, heritage specialists and other experts whose investigations informed the design and the impacts assessed in the Modification Report.

About the Modification Report

EnergyAustralia is progressing the development of a gas fired power station at Brayton, about 12km northeast of Marulan. The project was approved in 2009. A Modification Report has been prepared to seek approval for changes to the project, and to assess the potential effects of those changes.

What is a Modification Report?

A Modification Report is the document required when a proponent wants to change an approved State Significant Infrastructure project under the NSW Environmental Planning and Assessment Act 1979 (EP&A Act). We've prepared one for the Marulan Gas Fired Power Station Project, setting out:

- what we're proposing to change, and why
- how the modified project would be built and operated
- an assessment of the potential environmental, social and economic impacts of the changes
- mitigation measures to help reduce those impacts
- how we've consulted the community, what we heard and how it has shaped the design.

We want to give decision makers, the community and stakeholders information to understand the potential impacts of the changes, compare the alternatives considered, and judge the strategies proposed to avoid, minimise or offset any negative effects.

Our Modification Report was prepared by Aurecon, an independent consultant, and lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) in September 2026. It runs to eight chapters and 18 appendices and is supported by 14 specialist technical assessments covering biodiversity, noise and vibration, air quality, greenhouse gas, soils and groundwater, surface water, flooding, Aboriginal and non-Aboriginal heritage, traffic and transport, landscape and visual amenity, social impacts, hazards and bushfire.

Why is a Modification Report required for the Marulan project?

The Marulan Gas Fired Power Station Project was approved on 26 October 2009 under the former Part 3A of the EP&A Act, through a concept approval and three project approvals. It was declared critical infrastructure at the time, and in November 2018 it transitioned to Critical State Significant Infrastructure (CSSI) under Division 5.2 of the EP&A Act. That status recognises it as essential, high-priority infrastructure for the state.

We're seeking consent to modify those approvals under Section 5.25 of the EP&A Act. The Minister for Planning is the approval authority. The report has been prepared in line with DPHI's guideline for preparing a modification report.

The modified project has also been declared a controlled action under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, reference EPBC 2026/10461, because of potential impacts on listed threatened species and communities. It will be assessed under the bilateral agreement between the Commonwealth of Australia and the State of New South Wales.

In short Approval of the modified project is required from both the NSW Minister for Planning and the Australian Minister for the Environment.

How the planning approval process works for the project

There are four steps in the approval process for a modification to a CSSI project like the Marulan Gas Fired Power Station.

1. Scoping Report and assessment requirements

We submitted a Scoping Report to DPHI in August 2025, describing the proposed changes and the assessments we intended to carry out. No Secretary's Environmental Assessment Requirements were issued in response.

Following our referral under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999, the modified project was declared a controlled action. DPHI issued environmental assessment requirements for matters of national environmental significance in May 2026, and those requirements are addressed in the Biodiversity Development Assessment Report.

2. Prepare the Modification Report

Since 2024, ecologists, engineers, heritage specialists and other independent experts have been refining the design and identifying the potential impacts of the changes, along with measures to manage them. Together, that work forms the Modification Report.

Community and stakeholder feedback has shaped this work throughout the process. The gas pipeline route, the site access road alignment, the water supply strategy, the Canyonleigh Road upgrade options and the approach to workers' accommodation were all influenced by what we heard.

Consultation is ongoing. We consulted while preparing the Modification Report and we'll keep consulting after lodgement, through detailed design, construction and operation.

3. Public exhibition (we are here)

The Modification Report has been lodged with DPHI and is on public exhibition, allowing the community and stakeholders to read it and make submissions. DPHI decides how long the exhibition period runs and manages the collection of submissions.

Exhibition period The Modification Report is on public exhibition from 15 October to 12 November 2026. Submissions are made to DPHI through the NSW Planning Portal.

4. Assessment and determination

After the exhibition period closes and submissions are received, we'll prepare a Submissions Report setting out how we've considered community and stakeholder feedback, and where we've changed the modified project in response. This report will also be made publicly available.

DPHI will then complete its assessment. The NSW Minister for Planning will weigh the merits of the modified project, including its economic, environmental and social impacts, the issues raised during consultation and in submissions, and the principles that must be considered in making the decision. The Australian Minister for the Environment will make the decision required under Commonwealth law.

Once a decision is made, a notice is published setting out the decision and how community views were taken into account.

Where to find out more

The complete Modification Report and its appendices are available on the Major Projects Hub of the NSW Planning Portal at planningportal.nsw.gov.au/major-projects/projects

Two companion documents may help you navigate it. The *Modification Report Summary* and *FAQs* is a plain English overview organised by topic. The *Modification Report Guide* shows you where each frequently asked question is answered, chapter by chapter.

Get in touch

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You can also sign up on the website for project updates and our community newsletter.

This fact sheet summarises the Modification Report prepared by Aurecon Australasia for EnergyAustralia Marulan Pty Ltd, September 2026. It is provided for the community's convenience and is not a substitute for the Modification Report or its appendices.