

Modification Report Guide

Why does the project need a Modification Report?

The Marulan Gas Fired Power Station Project was approved on 26 October 2009. In November 2018 it became Critical State Significant Infrastructure (CSSI) under Division 5.2 of the Environmental Planning and Assessment Act 1979 (EP&A Act), recognising it as essential, high-priority infrastructure for the state.

Several things have changed since the project was first designed in 2008:

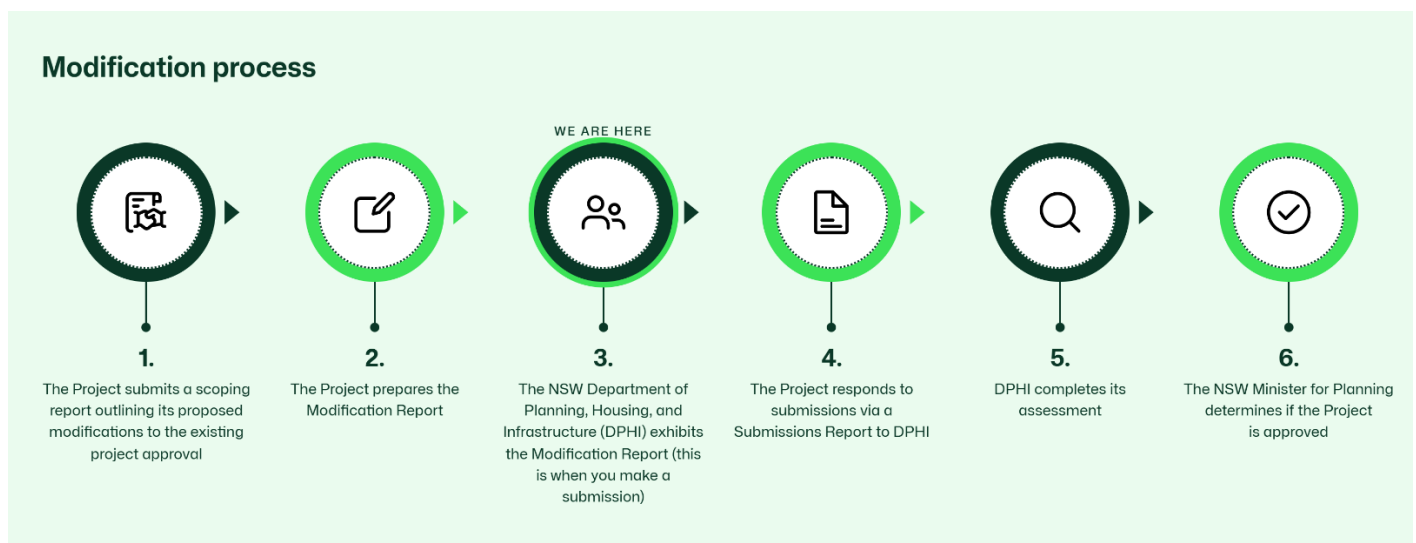
- the proposed technology is now more efficient
- the National Electricity Market needs projects that support the growing amount of renewable energy in the grid
- environmental rules have changed
- the local environment itself has changed

A Modification Report sets out what we want to change and assesses the environmental, social and economic effects of those changes. This report was prepared by Aurecon, an independent consultant, in line with the NSW Department of Planning, Housing and Infrastructure (DPHI) guidelines.

The modified project has also been declared a controlled action under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), reference EPBC 2026/10461, because of potential impacts on listed threatened species and communities. That means it needs approval from the Australian Minister for the Environment. Assessment happens under the bilateral agreement between NSW and the Commonwealth.

The approvals process

There are six stages. We're currently at stage three.



A fuller description of the approvals process is in Chapter 4, Statutory context, of the Modification Report, pp. 67–75.

Public exhibition

Public exhibition is your opportunity to read the Modification Report, ask us questions and make a submission. DPHI decides how long the exhibition period runs and manages the collection of submissions.

Exhibition period The Modification Report will be on public exhibition from 15 October to 12 November 2026. 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.

During exhibition, anyone can submit feedback directly to DPHI through the NSW Planning Portal. DPHI uses those submissions to guide the final determination, including any conditions that would apply if the modification were approved.

Our project team will be out engaging with the community throughout the exhibition period, so if you'd like help understanding the report or making a submission, just ask.

What's in the Modification Report?

The Modification Report contains eight chapters with 18 appendices. Specialist technical assessments were prepared to identify potential impacts and propose mitigation measures. Each of those studies is summarised in the main body of the report, with the full technical report available as an appendix.

Chapters

	Chapter	Pages
1	Introduction	1–9
2	Strategic context	10–15
3	Description of the modifications	16–66
4	Statutory context	67–75
5	Consultation and engagement	76–92
6	Environmental assessments	93–375
7	Evaluation of the modified project	376–380
8	References	381–382

Table 2. Chapters of the Modification Report.

Chapter 6 is the largest chapter, because it contains the findings of every technical assessment. These sections are:

	Section	Pages
6.1	Biodiversity	93–147
6.2	Noise and vibration	148–167

	Section	Pages
6.3	Air quality	168–178
6.4	Greenhouse gas	179–188
6.5	Soil and groundwater	189–210
6.6	Surface water	211–235
6.7	Flooding and hydrology	236–245
6.8	Aboriginal heritage	246–258
6.9	Non-Aboriginal heritage	259–265
6.10	Traffic and transport	266–292
6.11	Landscape character and visual amenity	293–302
6.12	Social	303–321
6.13	Preliminary hazard assessment	322–333
6.14	Bushfire	334–345
6.15	Plume rise and aviation risk	346–351
6.16	Waste	352–358
6.17	Land use	359–364
6.18	Cumulative impacts	365–375

Table 3. Sections of Chapter 6, Environmental assessments.

Each section of Chapter 6 follows the same four-part structure: how the assessment was approached, what the existing environment is like, what the assessment found for the modified project, and the updated environmental management measures.

Appendices

	Appendix	Prepared by
A	Project description	Aurecon
B	Updated mitigation measures	Aurecon
C	Statutory compliance	Aurecon
D	Community consultation report	EnergyAustralia
E	Biodiversity Development Assessment Report (BDAR), including the aquatic ecology impact assessment	Arcadis
F	Noise and Vibration Impact Assessment (NVIA)	Benbow
G	Air Quality Impact Assessment (AQIA)	Zephyr
H	Greenhouse Gas Assessment	Aurecon
I	Preliminary Soils and Contamination Assessment	Aurecon
J	Surface Water and Groundwater Impact Assessment (SWGWA)	Aurecon
K	Flood Risk and Hydrology Assessment Report	Aurecon
L	Aboriginal Cultural Heritage Assessment Report (ACHAR)	Artefact
M	Non-Aboriginal Heritage Memo	Artefact
N	Traffic and Transport Impact Assessment (TTIA)	Aurecon
O	Landscape Character and Visual Impact Assessment (LCVIA)	Aurecon
P	Social Impact Assessment (SIA)	Aurecon

	Appendix	Prepared by
Q	Preliminary Hazard Assessment (PHA)	Aurecon
R	Bushfire Assessment Report (BFAR)	Aurecon

Table 4. Appendices to the Modification Report.



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

Where can I find the Modification Report?

There are two ways to read the Report:

Online. Through the Major Projects Hub on the NSW Planning Portal, at planningportal.nsw.gov.au/major-projects/projects

In person. Hard copies will be available at the locations below during the exhibition period:

Goulburn Mulwaree Council, 184/194 Bourke St, Goulburn, NSW 2580

Three ways to find information

How much you need to read depends on the level of detail you're after.

Option 1: the Modification Report summary and FAQs

- A plain English overview of what's in the Modification Report, with the results of the technical assessments condensed.
- Organised by topic, with the questions we're asked most under each one, so it's easy to jump to what interests you.
- The best starting point for anyone wanting information on the modified project.

Option 2: the Modification Report chapters

- Available in full, online and in hard copy.
- The chapters take the technical reports and make the language more accessible.
- Every technical assessment is covered in the main body, showing how the studies and mitigation measures meet the assessment requirements.
- These chapters are long, but they're easy to navigate. Tables 2 and 3 in this guide give you the page ranges.

Option 3: the technical appendices

- Written by independent subject matter experts, these directly address the assessment requirements, including the Commonwealth requirements for matters of national environmental significance.
- They're technical documents written against criteria. The summary and chapters are easier to read, but the appendices are there for anyone with a background or particular interest in a specialty.
- Appendix B is worth knowing about on its own. It brings every updated mitigation measure into one place.



Where to find the answers to the most frequently asked questions

We've been consulting with the community since the project began and stepped that up in 2024 for the proposed modifications. The tables below set out the questions and topics we hear most often, and where each one is addressed.

Chapter 5 of the Modification Report, pp. 84–91, records what we heard from the community and how we've responded to each issue. If you raised something with us, that's the place to look first.

The four topics we hear about most

If you only read one thing on each of these, start here.

Topic	Fastest route to an answer
Water supply and water quality	Modification Report summary and FAQs, water section. Chapter 3, Section 3.8, pp. 36–39, for how water would be sourced and managed, and Chapter 6, Section 6.6, pp. 219–235, for the impact assessment and management measures.
Canyonleigh Road and traffic	Modification Report summary and FAQs, traffic section. Chapter 3, Section 3.13, pp. 50–54, for the proposed road upgrades, and Chapter 6, Section 6.10, pp. 272–292.
Workers' accommodation and the workforce	Modification Report summary and FAQs, workers' accommodation section. Chapter 3, Section 3.12, pp. 46–49, and Chapter 6, Section 6.12, pp. 306–321.
Biodiversity	Modification Report summary and FAQs, biodiversity section. Chapter 6, Section 6.1.3, pp. 125–143, for what the assessment found, and Section 6.1.4, pp. 144–147, for the management measures.

Why the project, and why now

Question or topic	Where to find it
Why does the region need another gas fired power station when renewables are growing?	Chapter 2, Strategic context, pp. 10–15 Chapter 7, Evaluation of the modified project, pp. 376–380
Why is gas fired generation still needed in the electricity market?	Chapter 1, Section 1.3.1, pp. 5–6 Chapter 2, pp. 10–13
What are the benefits of the changes?	Chapter 1, Section 1.3.3, pp. 7–8
Why was this site chosen?	Chapter 1, Section 1.2, pp. 1–4 Chapter 3, Section 3.1, p. 16
Will the project actually go ahead this time?	Chapter 1, Section 1.2.1, p. 5, for the history of the approvals Chapter 5, Section 5.5, p. 85, for our response to this question

Table 6. Project rationale and need.

What we're proposing to change

Question or topic	Where to find it
A complete list of the proposed modifications	Chapter 3, Section 3.3, Table 3-1, pp. 17–28 Appendix A, Project description
How big would the power station be, and how many turbines?	Chapter 3, Section 3.6, pp. 31–35
What fuel would it run on, and would diesel be used?	Chapter 3, Section 3.7, p. 36
How often would it run?	Chapter 3, Section 3.6.2.6, p. 35
Why is the approval lapse date being extended?	Chapter 3, Section 3.5, pp. 29–30
How long would construction take, and in what order?	Chapter 3, Section 3.15, pp. 55–56, including the indicative construction program
What happens at the end of the project's life?	Chapter 3, Section 3.17, p. 59

Table 7. The proposed modifications.

Community engagement and feedback

Question or topic	Where to find it
How can I make a submission on the Modification Report?	See How to make a submission at the end of this guide
What has the community told you, and how have you responded?	Chapter 5, Section 5.5, Table 5-4, pp. 85–91 Appendix D, Community consultation report
How has community feedback changed the design?	Chapter 5, Section 5.5, pp. 84–91 Appendix D, Community consultation report
Who has been consulted, and how?	Chapter 5, Sections 5.2 to 5.4, pp. 76–84
What is the Community Reference Group and how do I get involved?	Chapter 5, Section 5.4.1.5, Table 5-3, pp. 82–83
How will you keep engaging once construction starts?	Chapter 5, Section 5.6, p. 92
How do I raise a concern or make a complaint during construction?	Chapter 5, Section 5.6, p. 92 Chapter 6, Section 6.12.4, pp. 318–321

Table 8. Engagement, feedback and complaints.

Water, flooding and soils

Question or topic	Where to find it
How was the water assessment done, and who did it?	Chapter 6, Section 6.6.1, p. 211 Appendix J, Surface Water and Groundwater Impact Assessment
How much water would the project use, and where would it come from?	Chapter 3, Section 3.8.2, pp. 37–39 Chapter 6, Section 6.6.3, pp. 219–230

Question or topic	Where to find it
Would the project use the town water supply or take water from the Wollondilly River?	Chapter 3, Section 3.8.2.2, pp. 37–38 Chapter 5, Section 5.5, p. 89, for our response to this question
Could the project affect water quality in the Wollondilly River?	Chapter 6, Section 6.6.3, pp. 219–230 Appendix J, Surface Water and Groundwater Impact Assessment
How would stormwater and wastewater be managed?	Chapter 3, Sections 3.8.2.4 and 3.8.2.5, pp. 38–39
Is the site affected by flooding, and would the project change flood behaviour?	Chapter 6, Section 6.7, pp. 236–245 Appendix K, Flood Risk and Hydrology Assessment Report
Would flooding on Canyonleigh Road be improved?	Chapter 3, Section 3.13.2.1, pp. 50–52 Chapter 6, Section 6.7.3, pp. 239–243
Is there a contamination or groundwater risk?	Chapter 6, Section 6.5, pp. 189–210 Appendix I, Preliminary Soils and Contamination Assessment

Table 9. Water, flooding and soils.

Biodiversity

Question or topic	Where to find it
How was the biodiversity assessment done, and who did it?	Chapter 6, Section 6.1.1, pp. 93–95 Appendix E, Biodiversity Development Assessment Report
How much vegetation would be cleared?	Chapter 6, Section 6.1.3, pp. 125–143 Appendix E, Biodiversity Development Assessment Report, aquatic ecology and impact assessment
Which threatened plants and animals were found?	Chapter 6, Section 6.1.2, pp. 96–124, including the survey results tables
What about the new orchid species found on the site?	Chapter 5, Section 5.4.1.3, Table 5-2, p. 80 Chapter 6, Sections 6.1.2 and 6.1.3, pp. 96–143
What has been done to avoid and minimise impacts?	Chapter 6, Section 6.1.3, Table 6-11, pp. 125–143
How would remaining impacts be offset?	Chapter 3, Section 3.16, pp. 56–59 Chapter 6, Section 6.1.3, pp. 125–143
Would disturbed areas be rehabilitated?	Chapter 3, Section 3.16, pp. 56–59 Chapter 6, Section 6.1.4, pp. 144–147
What about fish and aquatic habitat?	Chapter 6, Section 6.1, pp. 93–147 Appendix E, Biodiversity Development Assessment Report, aquatic ecology impact assessment

Table 10. Biodiversity.

Aboriginal and non-Aboriginal heritage

Question or topic	Where to find it
How was the Aboriginal Cultural Heritage Assessment done, and who did it?	Chapter 6, Section 6.8.1, p. 246 Appendix L, Aboriginal Cultural Heritage Assessment Report

Question or topic	Where to find it
How did First Nations people take part in the assessment?	Chapter 5, Section 5.4.1.4, pp. 81–82 Chapter 6, Section 6.8.1, p. 246 Appendix L, Aboriginal Cultural Heritage Assessment Report
What Aboriginal sites and objects were found, and what would happen to them?	Chapter 6, Sections 6.8.2 and 6.8.3, pp. 247–255
What management measures are proposed for cultural heritage?	Chapter 6, Section 6.8.4, Table 6-66, pp. 256–258 Appendix B, Updated mitigation measures
How would Traditional Owners stay involved as the project progresses?	Chapter 5, Sections 5.4.1.4 and 5.6, pp. 81–82 and p. 92 Appendix D, Community consultation report
What about historic, non-Aboriginal heritage items nearby?	Chapter 6, Section 6.9, pp. 259–265 Appendix M, Non-Aboriginal Heritage Memo

Table 11. Aboriginal and non-Aboriginal heritage.

Traffic, transport and roads

Question or topic	Where to find it
How was the traffic assessment done, and who did it?	Chapter 6, Section 6.10.1, pp. 266–269 Appendix N, Traffic and Transport Impact Assessment
How many extra vehicles would there be during construction?	Chapter 6, Section 6.10.3, pp. 272–288
What's proposed for Canyonleigh Road?	Chapter 3, Section 3.13.2.1, pp. 50–52
Would Canyonleigh Road works overlap with other projects' works?	Chapter 3, Section 3.13.2.1, pp. 50–51 Chapter 5, Section 5.5, p. 87 Chapter 6, Section 6.18, pp. 365–375
How would the very large components be transported to site?	Chapter 3, Section 3.13.2.3, pp. 52–54 Chapter 6, Section 6.10.3, pp. 272–288
Would work happen outside standard construction hours?	Chapter 5, Section 5.5, p. 87
How would road safety and property access be managed?	Chapter 6, Section 6.10.4, Table 6-82, pp. 289–292
What traffic would there be once the power station is operating?	Chapter 3, Section 3.14, p. 55 Chapter 6, Section 6.10.3, pp. 272–288

Table 12. Traffic, transport and roads.

Noise, vibration and air quality

Question or topic	Where to find it
How were the noise and air quality assessments done, and who did them?	Chapter 6, Sections 6.2.1 and 6.3.1, pp. 148–152 and p. 168 Appendices F Noise and Vibration Impact Assessment and G Air Quality Impact Assessment
How noisy would construction be at my place?	Chapter 6, Section 6.2.3, pp. 158–165 Appendix F, Noise and Vibration Impact Assessment
Would there be blasting, and when?	Chapter 3, Section 3.6.2.5, p. 35 Chapter 6, Section 6.2.3, pp. 158–165

Question or topic	Where to find it
How noisy would the power station be once operating?	Chapter 6, Section 6.2.3, pp. 158–165
What measures are proposed to manage noise?	Chapter 6, Section 6.2.4, Table 6-30, pp. 166–167 Appendix B, Updated mitigation measures
What would come out of the exhaust stacks?	Chapter 6, Section 6.3.3, pp. 172–176 Appendix G, Air Quality Impact Assessment
Would there be dust during construction?	Chapter 6, Section 6.3.3, pp. 172–176
What about greenhouse gas emissions, and net zero commitments?	Chapter 6, Section 6.4, pp. 179–188 Appendix H, Greenhouse Gas Assessment

Table 13. Noise, vibration and air quality.

Workforce, accommodation and social impacts

Question or topic	Where to find it
How was the social impact assessment done, and who did it?	Chapter 6, Section 6.12.1, pp. 303–304 Appendix P, Social Impact Assessment
How many jobs would there be, and how would local people get access to them?	Chapter 6, Section 6.12.3, pp. 306–317 Chapter 5, Section 5.5, p. 91
Where would the Temporary Workers Accommodation be, and what would be in it?	Chapter 3, Section 3.12.2.2, pp. 47–49
Would the workforce affect local rentals and motel availability?	Chapter 5, Section 5.5, p. 90 Chapter 6, Section 6.12.3, pp. 306–317
What measures protect community character and safety while the workforce is here?	Chapter 5, Section 5.5, p. 90 Chapter 6, Section 6.12.4, Table 6-91, pp. 318–321
Would local services such as healthcare come under pressure?	Chapter 5, Section 5.5, p. 90 Chapter 6, Section 6.12.3, pp. 306–317
What community benefit sharing is proposed?	Chapter 1, Section 1.3.3, pp. 7–8 Chapter 6, Section 6.12.4, pp. 318–321
What opportunities are there for local businesses and suppliers?	Chapter 5, Section 5.5, pp. 86 and 91 Chapter 6, Section 6.12.3, pp. 306–317
Could the project affect my property value?	Chapter 5, Section 5.5, p. 90

Table 14. Workforce, accommodation and social impacts.

Landscape character and visual amenity

Question or topic	Where to find it
How was the landscape and visual assessment done, and who did it?	Chapter 6, Section 6.11.1, p. 293 Appendix O, Landscape Character and Visual Impact Assessment
What would the power station look like from nearby homes and roads?	Chapter 6, Section 6.11.3, pp. 296–300 Chapter 3, Figure 3-3, for an indicative rendering

Question or topic	Where to find it
How visible would the exhaust stacks be?	Chapter 6, Section 6.11.3, pp. 296–300
Would the Temporary Workers Accommodation be visible?	Chapter 6, Section 6.11.3, Table 6-86, pp. 296–300 Chapter 3, Figure 3-5, for an indicative rendering
What about light spill at night?	Chapter 5, Section 5.5, p. 88 Chapter 6, Section 6.11.4, pp. 301–302
What visual mitigation is proposed, including screen planting?	Chapter 6, Section 6.11.4, Table 6-88, pp. 301–302
Can I get a visualisation of the view from my property?	Chapter 5, Section 5.4.1.1, p. 79. Contact us using the details at the end of this guide

Table 15. Landscape character and visual amenity.

Safety, hazards, bushfire and aviation

Question or topic	Where to find it
Is the power station a hazardous development, and what are the risks?	Chapter 6, Section 6.13, pp. 322–333 Appendix Q, Preliminary Hazard Assessment
What about bushfire risk, emergency access and evacuation?	Chapter 6, Section 6.14, pp. 334–345 Appendix R, Bushfire Assessment Report
Could construction interfere with Rural Fire Service operations?	Chapter 5, Section 5.5, p. 91 Chapter 6, Section 6.14.3, pp. 341–342
Could the exhaust stacks or their plumes affect aircraft?	Chapter 6, Section 6.15, pp. 346–351
Would obstacle lighting be needed on the stacks?	Chapter 5, Section 5.5, p. 87 Chapter 6, Section 6.15.4, pp. 350–351
How safe are the gas pipelines?	Chapter 3, Section 3.11.2, pp. 41–46 Chapter 6, Section 6.13, pp. 322–333

Table 16. Safety, hazards, bushfire and aviation.

Land, property and the gas pipelines

Question or topic	Where to find it
Which properties does the project affect?	Chapter 1, Section 1.5, Table 1-2, pp. 8–9 Chapter 6, Section 6.17.3, Table 6-108, pp. 362–363
Where would the gas pipelines go, and why that route?	Chapter 3, Sections 3.11 and 3.18, pp. 41–46 and pp. 59–66
Were alternative pipeline routes considered, and could they still change?	Chapter 3, Section 3.18, pp. 59–66 Chapter 5, Section 5.5, p. 90
What happens to land the pipelines cross, and how does compensation work?	Chapter 3, Section 3.11.2.6, pp. 45–46
What could still be done on land above a pipeline easement?	Chapter 3, Section 3.11.2.5, p. 45 Chapter 6, Section 6.17.3, pp. 362–363
Would the project take productive farmland?	Chapter 6, Section 6.17, pp. 359–364

Question or topic	Where to find it
What waste would the project generate, and how would it be managed?	Chapter 6, Section 6.16, pp. 352–358

Table 17. Land, property, gas pipelines and waste.

Cumulative impacts and mitigation measures

Question or topic	Where to find it
What other major projects are proposed nearby?	Chapter 6, Section 6.18.1, Table 6-110, pp. 365–370
What would the combined effect of those projects be?	Chapter 6, Section 6.18.2, pp. 371–374
How will proponents coordinate with each other?	Chapter 5, Section 5.5, p. 85 Chapter 6, Section 6.18.3, p. 375 check these sections not sure if it provides the information ?
Where can I see every mitigation measure in one place?	Appendix B, Updated mitigation measures
How will you know whether the mitigation measures are working?	Chapter 6, Section 6.12.4, pp. 318–321, for the Social Impact Management Plan Appendix B, Updated mitigation measures
How does the project meet the statutory requirements?	Chapter 4, pp. 67–75 Appendix C, Statutory compliance

Table 18. Cumulative impacts and mitigation measures.

Can't find what you're looking for? Give us a call on 1800 574 947 and we'll help you find the right section, or talk you through it.

How to make a submission

To make a submission you'll need to set up a Major Projects account on the NSW Planning Portal. Step by step instructions, frequently asked questions and details on how to contact the Department's customer support team are available at planningportal.nsw.gov.au/major-projects/have-your-say

A submission can be as short or as detailed as you like. It helps DPHI if you say which part of the Modification Report your comments relate to, which is what the tables in this guide are for.

Submissions are made to DPHI, not to us. We see them after the exhibition period closes, and we respond to the issues raised in a Submissions Report.

Get in touch

If you'd like to know more, or you're having trouble finding your section of interest, please contact the Marulan Gas Fired Power Station team.

Phone 1800 574 947

Email community@energyaustralia.com.au

Website: marulangasfiredpower.com.au

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

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