

Modification Report Summary and FAQs

Marulan Gas Fired Power Station

October 2026

About this document

EnergyAustralia is seeking approval to modify the Marulan Gas Fired Power Station, a project first approved in 2009. This document summarises the Modification Report and answers the questions we've heard most often from the community over the past two years.

The Modification Report was prepared by Aurecon, an independent consultant, and lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) in September 2026.

Public exhibition The Modification Report is 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.

The Modification Report is a large and detailed document. This summary is a starting point, not a substitute for it. It covers:

- what the approved project is, and what we're proposing to change
- why we're proposing the changes now
- how the modified project would be assessed and approved
- what we've heard from the community and how it has shaped the design
- what the technical assessments found, topic by topic
- what happens next and how to have your say.

Each topic below opens with a short explanation of what was assessed, followed by the questions we're asked most.

Acknowledgement of Country

EnergyAustralia acknowledges that the site of the proposed Marulan Gas Fired Power Station project is on the traditional Country of the Gandangara People. We recognise their continued connection to land, waterways and community, and we pay our respects to Elders past and present.



Wetlands by Montana McStay

The project at a glance

The Marulan Gas Fired Power Station Project is two adjacent gas fired power stations that share common infrastructure. It sits at Brayton, about 12km northeast of Marulan, across the Upper Lachlan and Goulburn Mulwaree local government areas. The power station site is off Canyonleigh Road, around 5.5km north of the Moomba to Sydney Pipeline and next to Transgrid's Marulan 330 kV substation.

The project was approved on 26 October 2009 under the former Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act), through a concept approval and three project approvals covering Power Station 1, Power Station 2 and the common infrastructure. In November 2018 it became Critical State Significant Infrastructure (CSSI), which recognises it as essential, high-priority infrastructure for the state. It hasn't been built, so no clearing or ground disturbance has happened on site.

The project was originally a joint development with Delta Electricity. EnergyAustralia acquired Delta Electricity's interest in 2010 and has been the sole proponent since. The proponent for the modified project is EnergyAustralia Marulan Pty Ltd.

	Approved project	Modified project
Generating capacity	Up to 700 MW open cycle, or up to 800 MW with one station converted to combined cycle	Up to 1.43 GW open cycle, with no combined cycle option
Gas turbines	Four E-class turbines assumed, in two power stations	Up to four heavy duty turbines: two H-class, three H-class, or four F-class
Exhaust stack height	About 30m to 40m	About 35m to 45m
Fuel	Natural gas only	Natural gas, with diesel as backup fuel
Approval lapse date	26 October 2026	26 October 2031
Disturbance footprint	About 51 ha	About 118 ha
Construction workforce	Up to 500 full-time equivalent jobs, no dedicated accommodation	Up to 400 workers at peak, with dedicated Temporary Workers Accommodation
Operational workforce	Up to 18 full time equivalent on site under combined cycle	About 10 full time equivalent, plus periodic maintenance teams

Table 1. The approved project compared with the modified project.

What we're proposing to change

Because EnergyAustralia now owns and would operate the whole project, Power Station 1 and Power Station 2 would no longer reflect separate ownership. Instead they'd describe possible stages of delivery. Together they'd comprise up to four heavy duty gas turbines in an open cycle configuration.

Alongside that change, we're proposing to:

- extend the approval lapse date by five years to 26 October 2031
- increase the combined capacity of the two power stations to up to 1.43 GW, and remove the option to convert one station to combined cycle
- update the configuration of gas turbines, operational plant and ancillary equipment
- allow clutches between the turbines and generators, so a turbine can switch from generating power to synchronous condenser mode and help support the grid
- add either diesel generators or onsite batteries so the power stations can start up without an external power supply, known as black start capability
- allow the power stations to run on diesel as a backup fuel
- provide the option to upgrade Canyonleigh Road between Brayton Road and the power station site
- vary the water supply and water management arrangements
- vary the location of the site access road
- vary the connection to Transgrid's Marulan 330 kV substation
- vary the preferred gas supply pipeline route, and add a gas storage pipeline with its ancillary facilities
- vary the construction and operational workforce requirements
- vary the biodiversity offset and rehabilitation measures
- update the location of construction ancillary infrastructure such as storage areas, work areas, car parking, offices and amenities
- authorise Temporary Workers Accommodation.

Throughout this document, the "modified project" means the works already authorised under the CSSI approvals, as amended by these proposed changes.



Artist impression of the power station

Why we're proposing these changes

The project was designed and assessed in 2007 and 2008, and approved in 2009. A lot has changed since then.

Technology has improved. Modern open cycle turbines are more efficient

The electricity market needs have changed. As coal fired power stations retire and renewables grow, the National Electricity Market (NEM) increasingly needs fast start firming capacity and grid stability services. Intermediate and baseload generation, such as a combined cycle station, is a much less useful fit than it was in 2009.

Environmental rules have been strengthened. Assessment guidelines and compliance obligations have *evolved* and the modified project has been assessed against *the new* standards.

The local landscape has changed. Some native vegetation has regrown and new homes have been built in the surrounding area since 2009. The new assessments reflect what's there now.

The modified project would provide up to 1.43 GW of fast start firming capacity. It would help keep the electricity system reliable through peak demand, network disturbances and periods when wind and solar generation is low, and support the region's development as an emerging energy hub.

How the modified project would be approved

EnergyAustralia is seeking consent to modify the approvals under Section 5.25 of the EP&A Act. The Minister for Planning is the approval authority.

We submitted a Scoping Report to DPHI in August 2025 and have been working since then to produce the full Modification Report.

The modified project has 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. DPHI issued environmental assessment requirements for matters of national environmental significance in May 2026, and the project will be assessed under the bilateral agreement between NSW and the Commonwealth.

How we've engaged with the community

We've been engaging with the community since the project began, and stepped that up in 2024 to support the proposed modifications. Since then, we've:

- established a Community Reference Group with an independent chair, which has met six times since June 2025
- held 12 pop-up information sessions between June 2025 and June 2026, including two at the Goulburn Show that drew 152 people
- met with Goulburn Mulwaree Council 11 times between late 2024 and mid 2026, and briefed Upper Lachlan Shire Council and Wingecarribee Shire Council
- engaged 19 Registered Aboriginal Parties, who took part in field work and advised on how cultural heritage should be managed
- run a community tour of our Tallawarra Gas Fired Power Station in July 2025, so people could see a gas fired station for themselves
- offered visualisations to neighbours who may see project infrastructure from their homes
- surveyed local businesses and presented to the Marulan Region Chambers of Commerce
- published quarterly newsletters, expert videos, social media updates and a "What we heard" report.



Community members at the Goulburn Show, one of 12 pop-up information sessions held across the region.

We offer several ways to take part so people can choose what suits them, whether that's a face-to-face conversation, a phone call, an email or reading an update at home. That includes people who use properties in the area as weekenders rather than as their main home, who told us they wanted to be kept in the loop.

What we heard shaped the design. 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 community and stakeholder feedback.

Biodiversity

The Biodiversity Development Assessment Report (BDAR) was prepared by Arcadis under the NSW Biodiversity Assessment Method. It assesses impacts on land based and water-based plants and animals across the whole project, not just the parts that are changing, and sets out how we'd avoid, minimise, manage and offset those impacts.

How much vegetation would be cleared?

- The disturbance footprint has grown from about 51 ha under the approved project to about 118 ha.
- Direct vegetation clearing would affect 67.58 ha across 10 plant community types.
- This includes two threatened ecological communities: White Box-Yellow Box-Blakely's Red Gum Grassy Woodland, and Werriwa Tablelands Cool Temperate Grassy Woodland.

Were any rare or threatened species found?

- Yes. The assessment identified one critically endangered ecological community, six confirmed threatened species and four assumed threatened species as matters of national environmental significance.
- Significant impacts can't be excluded for four threatened fauna species.
- Two threatened ecological communities and the orchid *Genoplesium jonesii* are considered at risk of serious and irreversible impacts under the Biodiversity Conservation Act 2016.

Is it true a new species was discovered on the site?

- Yes. Field surveys found an unknown orchid of the *Genoplesium* genus. A specimen went to the Botanic Gardens of Sydney, whose experts confirmed it didn't match any known species in Australia or NSW.
- The species was named *Genoplesium jonesii* and published in the journal *Telopea*.
- The design was changed so that every known individual of the species is avoided.
- We're talking with the Australian National Botanic Gardens about including the species in the National Seed Bank.

What has been done to reduce the impacts?

- The power station and transmission infrastructure were redesigned to protect Box Gum Woodland and habitat for Key's Matchstick Grasshopper.
- Utilities have been co-located in shared corridors to reduce fragmentation of habitat.
- A Biodiversity Management Plan would guide mitigation, management and monitoring during construction and operation.

How would the remaining impacts be offset?

- Offset liabilities have been calculated with the Biodiversity Assessment Method Calculator.
- The offset strategy may include establishing a biodiversity stewardship site in the project area, buying credits on the open market, or paying into the Biodiversity Conservation Fund.
- The offset package approved in 2009 would be superseded by these contemporary obligations.



Genoplesium jonesii, the orchid species first described from survey work for this project

Noise and vibration

The Noise and Vibration Impact Assessment was prepared by Benbow. It modelled noise from construction activities, vehicle movements, blasting, and the turbines and plant during operation, at representative homes and other sensitive locations around the project.

Will construction be noisy at nearby homes?

- Noise from building the power station, transmission line, gas pipeline and Temporary Workers Accommodation is predicted to stay below the required management levels at every receiver.
- During the Canyonleigh Road works, noise is predicted to exceed management levels at five homes. No home is predicted to be highly noise affected.
- Vibration impacts are considered unlikely, given the distances between work areas and the nearest homes.

Would there be blasting?

- Blasting may be needed where there's rock in the footprint. If it is, it would happen during the earthworks phase over roughly two to three months.
- Conventional drill and blast methods would be used, designed by a qualified blast engineer to meet Australian Standard AS 2187.2-2006 and other relevant criteria.
- The assessment found compliance with the criteria is achievable with proper management.

How noisy would the power station be once it's running?

- Operational noise modelling shows compliance with all relevant criteria, including low frequency noise, sleep disturbance and road traffic noise.
- Noise during startup and shutdown is expected to be lower than under the approved project.

What if noise becomes disruptive?

- A Communications and Stakeholder Engagement Plan would be in place before construction starts, with procedures for letting people know before disruptive activities.
- A complaints management system and a dedicated phone number would run through construction and operation, so issues can be raised and resolved.
- We'd keep engaging directly with affected neighbours to find the most workable response to individual impacts.

Air quality and greenhouse gas emissions

The Air Quality Impact Assessment was prepared by Zephyr and the Greenhouse Gas Assessment by Aurecon. The air quality work used dispersion modelling to predict emissions from construction and operation and compare them with local conditions and the relevant criteria.

Would there be dust during construction?

- The main construction impacts would be dust from moving soil and rock, and exhaust emissions from diesel equipment.
- Both were assessed as low risk for dust and for human health effects from elevated particulate matter.

What would come out of the exhaust stacks?

- Under worst case modelling, the project's contribution to nitrogen dioxide, sulphur dioxide and fine and coarse particulate matter would be well below the assessment criteria.
- Cumulative concentrations, meaning the project plus existing background levels, stay under the criteria for nitrogen dioxide and sulphur dioxide, with no additional exceedances for particulate matter.
- Oxides of nitrogen were well below acceptable limits for the stack heights modelled, between 35m and 45m.
- Dry low emissions combustion technology has been identified as the preferred way to control oxides of nitrogen.

What about greenhouse gas emissions?

- Construction emissions are estimated at about 170,000 t of carbon dioxide equivalent over the construction period. Around 76 percent comes from capital goods such as manufacturing the turbines, 11 percent from land use change, and 13 percent from fuel combustion and transport.
- Operational emissions at a 15 percent capacity factor are estimated at about 1,370,000 t of carbon dioxide equivalent a year. Over 99 percent of that is fuel combustion.
- We're committed to net zero Scope 1 emissions from 2036, using high integrity offsets in line with NSW regulatory requirements, and net zero Scope 2 emissions from 2050 under our corporate commitments.
- The turbines would be capable of running on alternative fuels such as hydrogen or biofuels. Any future change of fuel would need separate planning approval.

Water, soils and flooding

Aurecon prepared the Surface Water and Groundwater Impact Assessment, the Preliminary Soils and Contamination Assessment, and the Flood Risk and Hydrology Assessment. The project sits within the Sydney Drinking Water Catchment, so the water assessment also had to demonstrate a neutral or beneficial effect on water quality.

How much water would the project use?

- Construction would need about 181 ML over a 41-month program. Around 45 percent of that is drinking water and amenities for the workforce, including at the Temporary Workers Accommodation.
- Operation would need between about 104 ML and 130 ML of raw water a year, mostly for evaporative cooling and for water injection when running on diesel.
- In drought or when water is scarce, we may be able to cut water use, though that would reduce the generating capacity and efficiency of the power stations.

Where would that water come from?

You told us water is a precious and limited resource, and that you didn't want the project relying on the town water supply. The strategy uses several sources rather than leaning on any one of them. In order of preference:

1. Stormwater harvested from within the site.
2. Surface water taken from the Wollondilly River under a granted Water Access Licence.
3. Recycled water trucked to site from sewage treatment plants, including Marulan.

A provisional water pipeline would be laid in the gas pipeline easement but left unconnected. It could allow a future connection to a nearby water or wastewater treatment plant, subject to separate approval. We're talking with the local councils that run those plants.

Could the project affect water quality in the Wollondilly River?

- Stormwater would drain to a combined water quality and storage basin of about 7 ha and 2m deep and be reused in power station processes.
- Discharge from the basin generally isn't expected. Limited overflow could happen in prolonged wet weather, and storage volumes would be actively managed, including by increasing pump-out rates, to reduce that chance.
- Process wastewater would go to an onsite evaporation pond of about 3.5 ha. Oily water would be treated through oil and water separators, with recovered oils and sediments taken off site for disposal.
- With the proposed measures in place, all construction and operational impacts on surface water were assessed as low residual risk, and the neutral or beneficial effect targets are met.

Is the site affected by flooding?

- During construction, the power station site would be flood free up to a regional 10 percent Annual Exceedance Probability (AEP) event but would flood along its western edge in a 1 percent AEP event.
- For operation, a minimum ground level of 596.80m is proposed so the power station has 1 percent AEP flood immunity.
- Several sections of Canyonleigh Road currently flood by up to 3m in a 20 percent AEP regional event. Detailed design of the road upgrade would raise the road surface to reduce that.

Is there a contamination risk?

- The project isn't expected to interact directly with any identified potentially contaminated areas.
- The main risks are onsite diesel use and storage, waste at the workers' accommodation, and the chance of disturbing previously unknown contamination.
- With the proposed management measures, contamination and groundwater risks were assessed as low during both construction and operation.



The Wollondilly River running near the power station site

Aboriginal cultural heritage

The Aboriginal Cultural Heritage Assessment Report was prepared by Artefact, in line with the NSW Aboriginal Cultural Heritage Consultation Requirements for Proponents. It included archaeological survey and test excavation to record Aboriginal objects, sites and places in the project area and understand their significance.

Did First Nations people take part in the assessment?

- Yes. Nineteen Registered Aboriginal Parties were engaged, including Pejar Local Aboriginal Land Council and Murrindiyarr Aboriginal Corporation.
- Registered Aboriginal Parties took part in field work, reviewed and commented on the findings, and advised on measures to manage impacts.
- That input shaped our understanding of cultural significance, informed design changes and guided the management measures we've proposed.
- Engagement guided by EnergyAustralia's Innovate Reconciliation Action Plans will continue through further field work, detailed design and construction.

What did you hear from Traditional Owners?

Traditional Owners and other Aboriginal stakeholders told us that protecting cultural heritage across the project area matters, and that cultural values go well beyond physical artefacts. They include cultural landscapes, songlines, and connections to water, Country and story places. They also asked for ongoing consultation, involvement in field work, and open communication about how any finds are managed.

What impacts would there be on Aboriginal sites?

- Of the Aboriginal sites assessed, 11 wouldn't be impacted, six would be partially harmed and 11 would be completely harmed.
- Of the sites that would be harmed, one was assessed as having moderate to high significance. The rest were assessed as having low significance.
- Newly identified potential archaeological deposits would be investigated further, and their significance assessed, before construction starts.

How would those impacts be managed?

- The design was refined through the survey process to avoid and minimise harm wherever practicable.
- Artefact salvage and relocation would be carried out in consultation with Registered Aboriginal Parties.
- An Aboriginal Cultural Heritage Management Plan would set out how sites are protected during construction.
- Preferences expressed by Registered Aboriginal Parties would continue to inform decisions as the project progresses.

What about non-Aboriginal heritage?

- Three listed non-Aboriginal heritage items are nearby: Brayton Cemetery about 400m away, Marble Quarry about 620m away and Wingello Park about 1.7km away.
- The modified project would have little to no physical, visual or other impact on these items.
- The project area has nil to low potential to contain intact non-Aboriginal heritage items.

Traffic, transport and roads

The Traffic and Transport Impact Assessment was prepared by Aurecon. It looked at traffic volumes, road conditions and safety during construction and operation, including the transport of oversize and over mass (OSOM) components, and recommends upgrades and management measures where they're needed.

How much extra traffic would construction generate?

- Construction is expected to generate about 126 heavy vehicle movements a day.
- Most workers would travel between the accommodation and the site by shuttle bus, which keeps light vehicle movements down.
- Modelling shows the surrounding road network would operate at or above the desirable standard for rural roads during peak construction, because existing traffic volumes are low and the additional traffic is dispersed.

How would the very large components get to site?

- Large components such as the turbines would most likely arrive at the Port of Geelong and travel 968km to site by road.
- There would be about 70 OSOM movements in total, 28 of them classed as high risk.
- All OSOM transport would run under National Heavy Vehicle Regulator, Transport for NSW and NSW Police permit conditions, on approved routes.
- Three locations in NSW need minor temporary works: removing and replacing median mounted signs and street lights at Hume Highway and Red Hills Road, at Ambrose Road and Brayton Road, and at Brayton Road and Canyonleigh Road.
- The route crosses 61 bridges between the NSW border and the site. No geometric changes were identified as necessary, and bridge loading would be confirmed during detailed design.
- Some OSOM deliveries may need to happen outside standard construction hours, under permit conditions, to reduce disruption to the road network. We'd let people know in advance.

What's happening with Canyonleigh Road?

- The modified project provides for an upgrade of Canyonleigh Road between the Brayton Road intersection and the site access road, including widening, sealing and better flood immunity.
- The design uses Goulburn Mulwaree Council's typical rural cross section: a 9m formation with two 3.5m lanes, 0.5m shoulders and a 0.5m unsealed verge. Flood prone sections would be raised and fitted with guardrails.
- All works would fit inside the existing road reserve. No property acquisition is expected, and existing property accesses would be kept.
- Other nearby projects also plan to upgrade parts of Canyonleigh Road. If their works meet our needs, we wouldn't repeat them, to avoid unnecessary disruption for residents along the road.
- Any upgrade would be done in consultation with Goulburn Mulwaree Council as the road authority and completed before site establishment works begin.

How would road safety be managed?

- A Construction Traffic Management Plan would be prepared before work starts, covering risks to workers and all road users.
- A Driver Code of Conduct would apply to heavy vehicle movements, to protect residents and other road users.
- A new site access road would be built along the western boundary of the power station site, with the Canyonleigh Road tie-in sized for the largest vehicles and located clear of the overhead powerlines.
- Access to the workers' accommodation would come off Ambrose Road, with left and right turn treatments to improve sight distances and safety.

What about traffic once the power station is operating?

- A typical workforce of about 10 people would travel to site in light vehicles, plus water and diesel deliveries.
- Every two to three years, a maintenance event would bring a peak workforce of about 260 people to site for four to six weeks.
- Modelling shows the road network would keep operating within acceptable standards.

Landscape character and visual amenity

The Landscape Character and Visual Impact Assessment was prepared by Aurecon. It assessed how the modified project would change the character of the landscape and the views from homes, roads and other sensitive locations, and recommends measures to reduce those effects.

How much would the landscape change?

- Landscape character impacts during construction and operation were assessed as negligible to low, partly because transmission lines and a substation are already part of this landscape.
- Visual impacts from building the power station would range from no change to a low increase.
- Existing vegetation and the shape of the land screen much of the project. Most receivers would have partial views of the exhaust stacks, or none at all.
- Once operating, and with mitigation applied, visual impacts would range from no change to very low.

Would the workers' accommodation be visible?

- The Temporary Workers Accommodation would have a very low to moderate visual impact, mostly for motorists driving along Ambrose Road.
- It's temporary and would be removed once construction is finished.

What about light spill at night?

- Lighting would be kept to the minimum needed for safe operations and aviation safety.
- Any lighting would be designed to limit light spill onto surrounding properties.

What mitigation is proposed?

- Existing vegetation would be retained, with additional planting within the power station site where practicable.
- Where visual impacts remain, we may offer tree planting to eligible residential properties, by agreement with the landowner, to help screen project infrastructure.
- Neighbours who may see project infrastructure from their homes have been offered visualisations showing indicative views. If you'd like one, get in touch.

Social and economic impacts

The Social Impact Assessment was prepared by Aurecon. Social impacts include changes to way of life, community, culture, health and wellbeing. Economic impacts include jobs and increase in local economic activity.

What are the benefits for the region?

- Up to 400 construction jobs at peak, with a target of 30 percent local workforce participation.
- Local business opportunities through procurement, and more foot traffic in local businesses while the workforce is in the region.
- Community funding through a Voluntary Planning Agreement and a Community Benefit Sharing Program, developed with Goulburn Mulwaree Council, Upper Lachlan Shire Council and the local community.
- Better access and flood resilience on Canyonleigh Road if the upgrade proceeds, which also benefits residents along that road.
- Greater energy security, and economic activity from maintenance workforces through the operating life of the plant.

What are the negative social impacts?

- Noise during construction and, to a lesser extent, operation.
- More heavy vehicles on local roads, affecting other road users.
- Land acquisition affecting two landowners along the gas pipeline route.
- An influx of up to 400 workers during construction, and up to 120 during maintenance events.
- Loss of or damage to Aboriginal cultural heritage.
- Reduced visual amenity for some neighbours.

How would local people get access to the jobs?

- A Local Workforce and Procurement Management Plan and an Industry Participation Plan would set out how we recruit and develop the workforce, and how local suppliers get a fair shot at the work.
- We'd prioritise buying goods and building materials locally where we can.
- We'd offer upskilling and training in partnership with TAFE, including apprenticeship pathways, so people can build skills that last beyond this project.
- We've set First Nations participation targets and are partnering with Aboriginal employment organisations and TAFE NSW to create pathways into the workforce.
- We'll keep local businesses informed about procurement opportunities, particularly through the busiest construction periods.

Would a large temporary workforce change the character of the town?

Some people told us they were worried that a temporary population increase could affect community character, safety and social cohesion. We take that seriously, and safety isn't something we'd trade off. Our response includes:

- A Worker Code of Conduct covering respectful behaviour, local laws, cultural awareness and safe driving, applying to everyone working on the project.
- A Workforce Housing and Accommodation Strategy, including accommodation and amenities on site so workers aren't competing with residents for housing or services.
- A Social Impact Management Plan with ongoing monitoring, so we can see whether our measures are actually working and adjust them if they aren't.
- Clear, accessible channels for anyone in the community to raise a concern, and a complaints process that resolves it.

Would the workforce put pressure on local services?

- The accommodation would provide its own services and amenities to reduce demand on local services such as healthcare.
- A Workforce Management Plan would be developed with the service providers likely to be affected, so they can plan for the extra demand.
- The Community Benefit Sharing Program would help local services manage the temporary increase in population.

Could the project affect my property value?

Where an effect on property value can be evidenced through a sale, and results from the predicted visual or noise effects of the modified project once it's operating, we'll consider that diminishment as part of a voluntary neighbour agreement, or as part of any agreement to acquire an interest in land.

What happens at the end of the project's life?

- The modified project is expected to operate for an initial period of about 25 years.
- At the end of that period, it would either be decommissioned, with the infrastructure removed and the land returned to its previous use as far as practicable, or upgraded, including possible adaptation to alternative fuels such as hydrogen.
- Any upgrade or change of fuel would need separate planning approval.

Workers' accommodation

You told us the region already has housing pressures and asked us not to add to them. The modified project includes purpose built Temporary Workers Accommodation, so the construction workforce isn't competing with residents for rentals and motel rooms. The accommodation was assessed for social, economic, traffic and visual impacts.

Where would the accommodation be?

- On Lot 22 DP 750053, off Ambrose Road, Marulan, about 9km southwest of the power stations.
- The footprint is about 10 ha.

What would be there?

- Accommodation units and ablution facilities for up to 400 workers, plus car and bus parking.
- Shared amenities including kitchen and dining facilities, recreation buildings, gymnasiums, multi-sports courts, laundries and barbecue areas.
- Rooftop solar panels and battery storage as the main power supply, with diesel generators as backup. About 57,000 litres of diesel would be stored on site, in line with Australian Standard AS 1940.
- Drinking water carted to site and stored, with wastewater treated on site and disposed of by spray irrigation.



Artist impression of the proposed Temporary Workers Accommodation

When would it be built, and how long would it stay?

- It would be one of the first things built, so the workforce has somewhere to live for the rest of the works. Construction is expected to take up to seven months.
- During that time, up to 20 workers would be housed locally, using a mix of local workers, short term visitor accommodation and private rentals.
- It would operate 24 hours a day, seven days a week across the roughly four year construction period, to handle deliveries, waste and shift changes.

- It would be managed by a suitably qualified contractor.
- Before operation begins it would be removed and the land rehabilitated in line with the surrounding land use or restored as otherwise agreed with the landowner.

How would workers get to the site?

Shuttle buses would carry most workers between the accommodation and the power station site at the start and end of each shift, which keeps light vehicle traffic on local roads down.

Gas pipelines

The modified project includes a gas supply pipeline connecting the Moomba to Sydney Pipeline to the power stations, and a new gas storage pipeline. Gas storage would give us a more stable and reliable fuel supply, so the turbines can run during peak gas demand or a supply interruption.

What would be built?

- A gas supply pipeline about 7km long, from the Moomba to Sydney Pipeline to the power stations.
- A gas storage pipeline about 20km long, looped into three parallel pipelines, providing around 80 TJ of usable storage, or roughly six hours of generation at full capacity.
- Both would be built to Australian Standard AS/NZS 2885.1:2018 for high pressure pipelines and buried along their full length.
- A fibre optic cable and a provisional water pipeline would run in the same corridor, to avoid opening up more land later.

Why has the route changed, and could it change again?

- We assessed several route options with the aim of reducing impacts on landowners and the environment, while keeping the pipeline buildable.
- Pipeline stakeholders suggested alternative routes during consultation. We'll keep engaging with them through the modification process and will consider alternatives where they're feasible.
- Any new route would need further environmental assessment before it could be adopted.

What happens to land the pipelines cross?

- The pipelines would be built within a construction corridor typically 40m wide, then a 30m easement would be kept where both pipelines run together and a 20m easement where a single pipeline runs.
- Construction would be staged, so only sections are disturbed at any one time. Each section would be rehabilitated as it's completed, including topsoil, drainage, seeding and fencing, in agreement with the landowner.
- Underground pipelines restrict what can be built or grown directly above them.
- We'd seek easements or land by agreement with landowners first, which lets landowners negotiate access arrangements, technical requirements and compensation.
- Compulsory acquisition under the Pipelines Act 1967 would only be pursued if agreement can't be reached, and compensation would be determined under the Land Acquisition (Just Terms Compensation) Act 1991.

Would the pipelines cross creeks?

- The route crosses 13 watercourses, including tributaries of Uringalla Creek and the Wollondilly River. The largest are third order streams that generally only flow after heavy rain.
- Crossings would typically use open cut trenching, in line with the NSW Guidelines for Controlled Activity Approvals, with deeper cover beneath roads and watercourses.

Safety, bushfire and aviation

Aurecon prepared a Preliminary Hazard Assessment, a Bushfire Assessment Report and a plume rise and aviation risk assessment. Each was prepared against the relevant NSW and Commonwealth requirements.

Is the power station a hazardous development?

- The modified project is considered a potentially hazardous development under the NSW State Environmental Planning Policy (Resilience and Hazards) 2021.
- The assessment tested individual risk of fatality, individual risk of injury, property damage and accident propagation, and societal risk.
- Construction and operation wouldn't breach any of the risk criteria set for these scenarios and land uses under the NSW Hazardous Industry Planning Advisory Papers.
- Fire and Rescue NSW advised that no firefighting hazards or other significant issues had been identified at this stage. A Fire Safety Study would follow.

What about bushfire risk?

- The project is on Bush Fire Prone Land and was assessed against Planning for Bush Fire Protection.
- The Temporary Workers Accommodation is classified as a Special Fire Protection Purpose development under the Rural Fires Act 1997, because workers may not know the area or the local bushfire risk.
- The project has been assessed as capable of meeting the aims and objectives of Planning for Bush Fire Protection, subject to detailed design and ongoing maintenance of bushfire protection measures.
- A Bush Fire Emergency Management and Evacuation Plan would be prepared before construction and provided to the local Rural Fire Service Fire Control Centres.

Could the exhaust stacks or plumes affect aircraft?

- Because of the stack height and the hot exhaust plume, a plume rise and aviation assessment was done, and we've consulted the Civil Aviation Safety Authority (CASA).
- During construction, cranes would reach up to 10m above the stacks, about 45m to 55m above ground level. Nearby aerodrome operators aren't expected to be affected.
- Consultation with local airspace users raised no issues.
- The stacks aren't expected to intrude into navigable airspace. Obstacle lighting would be considered during detailed design, with CASA and local airspace users.

Waste, land use and cumulative impacts

What waste would the project produce?

- Sewage, packaging, general solid waste, mechanical and electrical equipment, filter grit, oily water and excess spoil.
- Sewage would be collected and removed by contractors or treated on site and used in irrigation.
- Oily water, filter grit and other process liquids would go to suitably licensed facilities.
- Leftover spoil would be reused on site wherever possible.

Would the project take good farmland?

- The project isn't located on high value agricultural land.
- Minimum lot sizes of 100 ha in the surrounding area mean high density residential development is unlikely nearby, so the project isn't expected to hinder urban growth or farming.
- The gas pipeline corridor crosses land held by two private landowners, a mix of grazing land and native vegetation.
- The workers' accommodation would sit on grazing land. That use would pause during construction and resume once the accommodation is removed.

What about all the other projects happening nearby?

- You told us you were concerned about the combined effect of several major projects, and about how well proponents coordinate with each other.
- The projects most likely to overlap with our construction program are the Wattle Creek Solar Farm, the Wattle Creek Battery Energy Storage System and the Canyonleigh Battery Energy Storage System.
- The modified project would add to cumulative impacts in the area, particularly where construction programs run at the same time.
- We'll work with Goulburn Mulwaree Council and other proponents where we can, to coordinate timing and reduce the impact on the community, including avoiding duplicated road works on Canyonleigh Road.

What happens next

The Modification Report is on public exhibition until 12 November 2026. During this period, anyone can read it and make a written submission to DPHI. We'll keep running engagement activities through the exhibition period, so people understand the project and how the submissions process works.

After exhibition, DPHI will consider the submissions received and we'll respond to the issues raised. The Minister for Planning is the approval authority for the proposed modifications.

If the modification is approved, engagement continues in the lead up to and throughout construction and operation. That includes:

- mail outs to near neighbours, information sessions and pop-up engagements
- regular Community Reference Group meetings
- project newsletters, website updates, fact sheets and FAQs
- briefings for councils and key stakeholders
- a complaints management system and a dedicated phone number for construction enquiries and complaints.

Have your say Submissions on the Modification Report are made to DPHI through the NSW Major Projects Planning Portal during the public exhibition period. If you'd like help understanding the report or making a submission, get in touch with us and we'll walk you through it.

Get in touch

If you'd like to know more, or your question isn't answered here, 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.

The complete Modification Report and its appendices are available on the NSW Major Projects Planning Portal during the public exhibition period.

This document summarises the Modification Report prepared by Aurecon Australasia for EnergyAustralia Marulan Pty Ltd, September 2026. It's a plain language summary provided for the community's convenience and is not a substitute for the Modification Report or its appendices. Where this summary and the Modification Report differ, the Modification Report prevails. Figures are estimates based on the assessments available at the time of lodgement and may change through detailed design.