

Marulan Gas Fired Power Station Worker Accommodation

Expression of Interest Pack

RESPONSES DUE:
Friday 11 July 2025



EnergyAustralia
LIGHT THE WAY

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What is a workers accommodation village?

A **Temporary Workers Accommodation Village** is a purpose-built residential facility designed to house workers—often in large numbers—for a limited period while they are engaged in major construction, resource extraction, or infrastructure projects in remote or rural locations.

- Modular housing units
- Dining facilities
- Utilities and infrastructure
- Recreational amenities
- Medical services
- Transportation and parking
- Security and access control
- Laundry, cleaning and reception services

Project need

Project need: 380+workers, 4 years

Considerations:

- Minimise impact on short-term accommodation
- Flat block, close to site
- Reuse options for other projects or community

Why? Need to start studies now and include in a future Environmental Impact Statement

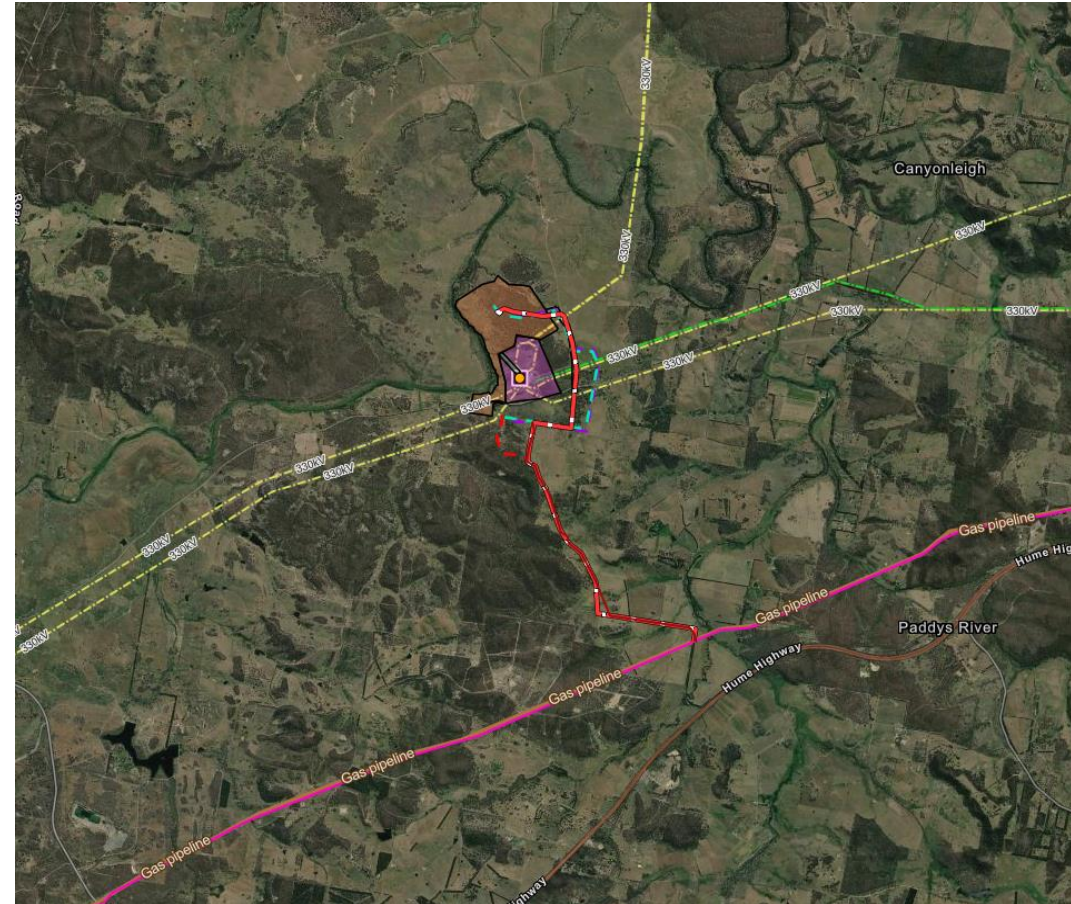
Approach: EOI - Councils, companies, private holdings by **11 July**



EXAMPLE: Typical workers accommodation village footprint

Project overview

- Station located on EnergyAustralia owned land – Canyonleigh Rd
- Close to existing gas, water and electrical infrastructure
- Identified for development since 2009
- Declared **Critical State Significant Infrastructure**
- Project extension granted October 2024
- New deadline: late 2026 for completion of an Environmental Impact Statement



Who we are

- One of Australia's largest energy retailers and generators
- Employing 2,300 people
- 1.6 million customers across eastern Australia
- Diverse energy portfolio
- Committed to exit coal generation by 2040
- Committed to expand renewable portfolio



Why a gas project?

Gas-fired power is a practical, transitional tool to help Australia bridge the gap to a more sustainable energy mix.



Reliability and grid stability

Gas-fired power provides firm, dispatchable energy—meaning it can be turned on or ramped up quickly when demand spikes or when renewable sources like wind and solar aren't generating (e.g., at night or during calm, cloudy weather). This helps maintain grid reliability during the transition period when renewables and storage are still scaling up.



Complementing renewables

While renewables are growing rapidly, they are variable by nature. Gas is a flexible “partner” to renewables—it can fill gaps in generation and balance solar and wind energy.



Transition away from coal

As ageing coal-fired power stations retire, Australia needs replacement capacity to keep the lights on. Gas can serve as a transitional solution while renewable-enabling technologies like batteries, and pumped hydro mature and scale.



Supporting industry and peak demand

Industrial processes and peak electricity demand (such as hot summer evenings) often require power that is both *firm* and *scalable*. Gas-fired plants can meet these needs without long lead times or massive infrastructure upgrades.



Strategic backup during emergencies

Gas provides critical backup during grid emergencies, extreme weather events, or unexpected outages—making it an important insurance policy for a stable, reliable energy system.

Key criteria and considerations

Eligibility

PRIVATE LANDOWNERS



COMPANIES WITH LANDHOLDINGS



COUNCILS WITH AVAILABLE LAND



Site requirements & selection criteria

Minimum requirements:

- Size ~9 Ha
- flat block and development readiness of the site (no native vegetation)
- close to the project worksite and/or close to town
- accessible from a main road

Preferred features:

- nearby existing infrastructure and amenities (roads, power, water)
- ability to minimise impacts on near neighbours
- ability to minimise traffic impacts on local roads
- accommodation quality, cost and sustainability
- low environmental impact
- potential uses post-construction as community legacy

Other considerations

Land use and tenure:

- **Duration of use – 4 to 5 years**
- Indicate the type of land tenure you are seeking (e.g., lease, purchase, license to occupy)
- Indicate your ability to grant tenure and any constraints
- Indicate if you are open to the accommodation site being used longer than 5 years by another operator; and or
- Indicate if you prefer relocation and restoration of the site after 5 years

Development and operational considerations:

- EnergyAustralia will develop, construct and operate the accommodation
- Environmental, safety and planning approvals will be required and these will be managed by EnergyAustralia
- Should your property be shortlisted, EnergyAustralia will undertake technical assessments and modelling such as traffic and noise impacts

Making a submission

Submission requirements

**Please provide as much detail as you can in a format the suits you.
We will follow up with an assessment of your proposed site:**

Property Details: Address, lot/plan number, size.

Ownership Information: Title details, current land use, if you are a private/company/council

Site Description: Condition of land, existing infrastructure, services available.

Photos and Maps: Recent photos and an annotated aerial map or site plan – if available

Access Details: Road access, restrictions, easements – if known

Any known constraints: Flooding, heritage, environmental concerns.

Selection process and timings

JUNE	11 JULY	JULY	AUGUST	SEPTEMBER
Call for Expressions of Interest (EOI) of potential sites	Final day for EOI of potential sites	Review of potential sites	Review of potential sites	Shortlist of potential sites Conditional agreements with owners Undertake further environmental and technical assessment over 12 months

FAQs



Q. When will the Marulan Gas Fired Power Station be built? What is the approval process?

Several studies are underway that will take time and an approval to construct would follow a public exhibition period for a large Environmental Impact Assessment for the project, which is several years away. No decision has been made on when construction may commence.

Q. Why can't we use existing housing in the region? Why can't we use existing accommodation like local motels?

A workers accommodation village helps alleviate the temporary housing demand, increase in rent and availability of motel/hotel accommodation that results from many workers coming into a region due to large-scale projects. Previously the region has experienced an increase in homelessness where local residents are unable to attain accommodation due to an influx of workers.

Q. Why do the workers need to come from outside of the region?

Our preference is to employ locally first. However, due to the specialist construction skills and number of workers required for our project, we need to be ready to accommodate a large workforce from outside the local area.

Q. 380+ workers would generate a lot of traffic and noise. How will this be managed?

As part of the Environmental Impact Assessment, technical studies will be carried out to model and assess the potential traffic and noise impacts to the local community. When we have this data, we can work through ways to minimise and mitigate the impacts including use of bus services etc. We will also take onboard community and neighbours views, so that we can design and operate a workers' accommodation site that minimises impacts to those nearby.

Q. There are lots of projects in the area – what about a common workers accommodation site for multiple projects? Should the Marulan Gas Fired Power Station project be approved, we would require accommodation for 380+ temporary workers over a 4-year period. We are aware that there are several large-scale energy projects (wind, solar and battery) proposed in the region. Therefore, we would consider using common workers' accommodation for both our project and other energy/major projects in the region, if a suitable proposal is put forward by an organisation or local Council.

Q. I live nearby a potential workers' accommodation site. Will I receive compensation or a neighbour agreement like people near the project site?

We will model the potential impacts to determine if neighbours are eligible for mitigation support. Neighbours with major impacts from the project may be eligible for neighbour agreements.

Q. Will you enter a land agreement with a private landowner to buy or lease their land?

Yes. We have publicly sought expressions of interest and after selecting our preferred site(s) our next step will be to commence discussions to enter into a conditional lease or sale agreement with the landowner(s) for workers' accommodation village site.

Q. Could the workers' accommodation site be converted for a future use?

Yes. We are actively seeking sites with potential for future uses and community benefit after the temporary workers' accommodation village has fulfilled its purpose – should a landowner be open to this option.

Submission contact details



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