

**MODIFICATION REQUEST:**  
***Uranquinty Power Station Modification 10***  
***Extension of On-Site Storage Shed***  
***Uranquinty, NSW***  
***(DA-31-2-2004-i-MOD 10)***

***To extend an on-site storage shed located in the south-west corner of the site***



Director-General's  
Environmental Assessment Report  
Section 75W of the  
*Environmental Planning and Assessment Act 1979*

May 2013

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## EXECUTIVE SUMMARY

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On 10 June 2005, the then Minister for Infrastructure and Planning approved the Uranquinty Power Station as a State Significant, Designated and Integrated Development pursuant to sections 80(4) and 80(5) of the *Environmental Planning and Assessment Act 1979*. The project involved the construction and operation of a 600 megawatt (MW) peak load / high shoulder load gas-fired power station, in two stages. The Uranquinty Power Station is located in the Wagga Wagga Local Government Area.

Nine modifications have been lodged since the development was approved. Modification 4 (31-2-2004i Mod 4) was lodged dated 14 July 2009 for construction of a storage shed on-site, in the south-west corner of the site. On 26 February 2013, the Proponent (Origin Energy Uranquinty Power Pty Ltd) lodged a further modification (referred to as Modification 10) to extend the on-site storage shed by an additional 12 metres in length to the west (the project). The extended storage shed would be constructed of the same design, materials and finished appearance as the existing storage shed with consistent height and width dimensions.

The Proponent has requested to modify the storage shed to increase the site's spare parts storage capacity which would replace the temporary storage arrangements that are currently conducted inside four shipping containers, located adjacent to the existing storage shed. The Proponent prepared a brief environmental assessment of the modification limited to an assessment of gas safety, construction impacts, visual amenity and natural resources.

The Proponent is a private company and has provided a statement indicating it has made reportable political donations. The Planning Assessment Commission can therefore determine the modification request under the Minister for Planning and Infrastructure's delegated authority, dated 14 September 2011.

The Department consulted with the following agencies due to their concurrence in the original development consent: Wagga Wagga City Council, the Environment Protection Authority (EPA), the Department of Primary Industries (NSW Office of Water (NOW)) and the NSW Roads and Maritime Services (RMS). The modification was also made available in the Department's Information Centre and website from Friday 22 March 2013 until Monday 8 April 2013. Three responses from agencies were received. No comments were received from the general public. No objections to the Proposal were received.

The Department has considered the Proponent's request and agency comments and considers the proposed modification to be beneficial as it would reduce risks associated with the current uncontrolled external storage arrangements. Therefore approval is recommended, with conditions of approval.

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## 1. BACKGROUND

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Development consent for the Uranquinty Gas-Fired Power Station was granted on 10 June 2005 by the then Minister for Infrastructure and Planning under sections 80(4) and 80(5) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The approval was for the construction and operation of a 600 megawatt (MW) peak load / high shoulder load gas-fired power station, in two stages.

The first stage would consist of two 150 MW gas turbines operating in an open cycle configuration, and associated infrastructure, including:

- office and workshop facilities;
- transformers and switchgear;
- fire service and fire water storage;
- diesel storage and pumping;
- stormwater storage pond;
- evaporation basins;
- contained composting toilet system;
- demineralised water plant; and
- underground connection to gas pipeline.

Stage 2 would include the installation and operation of an additional two 150 MW gas turbines at a later date.

The development was classified as State Significant Development under section 76A(7) of the EP&A Act. The development was subject to a Commission of Inquiry (under section 119 of the EP&A Act) in 2004 and being a State Significant Development, there was no right of appeal to the Land and Environment Court under the EP&A Act. Development consent was subsequently granted.

The Uranquinty Power Station was constructed and commenced operation in January 2009. Origin Energy acquired the Uranquinty Power Station in July 2008, while it was under construction. It is one of Australia's largest open cycle gas-fired power stations with a 600 MW generating capacity powered by natural gas. There are 13 employees at the facility.

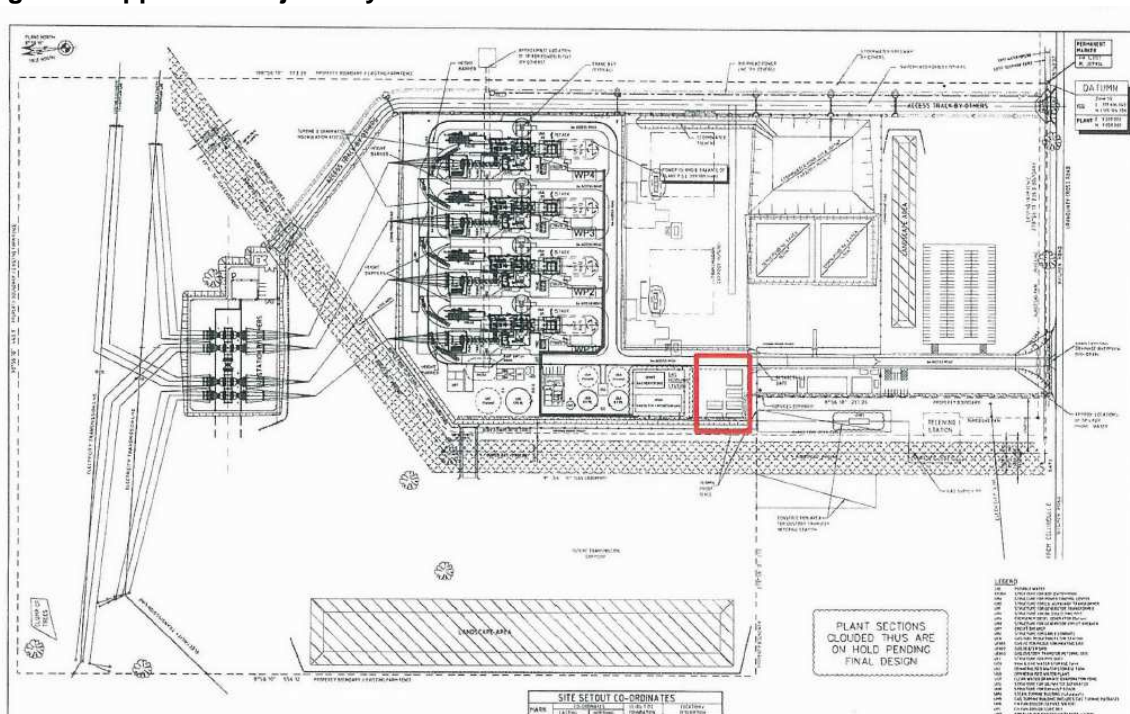
The Uranquinty Power Station is located in the small township of Uranquinty in the Wagga Wagga Local Government Area in south-western NSW. Uranquinty was chosen as the location for the power station due to its close proximity to existing gas pipeline and high voltage electricity transmission infrastructure. The project location is shown in Figure 1. The existing Uranquinty Power Station layout is provided in Figure 2.

A total of nine modifications have been received and determined by the Department, under delegation, since 2007, including applications to modify noise limits, construction and operation of a new Demineralised Water Treatment Plant and installation of a weather mast. Modification 4 involved the construction of a new on-site storage shed and was approved by the Department in 2009. The current modification application, known as Modification 10, requests extension of this storage shed by 12 metres to the west.

**Figure 1: Project Location**



**Figure 2: Approved Project Layout**



## 2. PROPOSED MODIFICATION

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### 2.1 Modification Description

On 26 February 2013, the Proponent (Origin Energy Uranquinty Power Pty Ltd) submitted a request for a modification under section 75W of the EP&A Act. Environmental assessment information pertaining to the proposal was provided by the Proponent on 14 March 2013 (see Appendix A).

The existing shed dimensions are 18 metres by 16 metres and 4.5 metres in height, with a concrete floor, steel frame and Colourbond finish, as shown in Figure 3. The storage shed appearance is consistent with other on-site infrastructure such as water tanks, gas receival yard and the site hazardous chemical store and machinery shed. The shed is used primarily for spare parts storage. Information from the Proponent confirmed that no hazardous storage currently occurs inside the shed.

**Figure 3: Existing storage shed design, looking south-west**



The proposed modification seeks to extend the existing on-site storage shed by 12 metres towards the west, while maintaining a consistent width of 16 metres and height of 4.5 metres. The extension would have the same design features, colour and finish as the existing shed. The extension is required to increase the current capacity of the storage shed and in doing so remove temporary storage arrangements that is occurring in four shipping containers as illustrated in Figure 4 and Figure 5 below.

**Figure 4: Existing on-site storage shed with shipping containers for temporary storage**

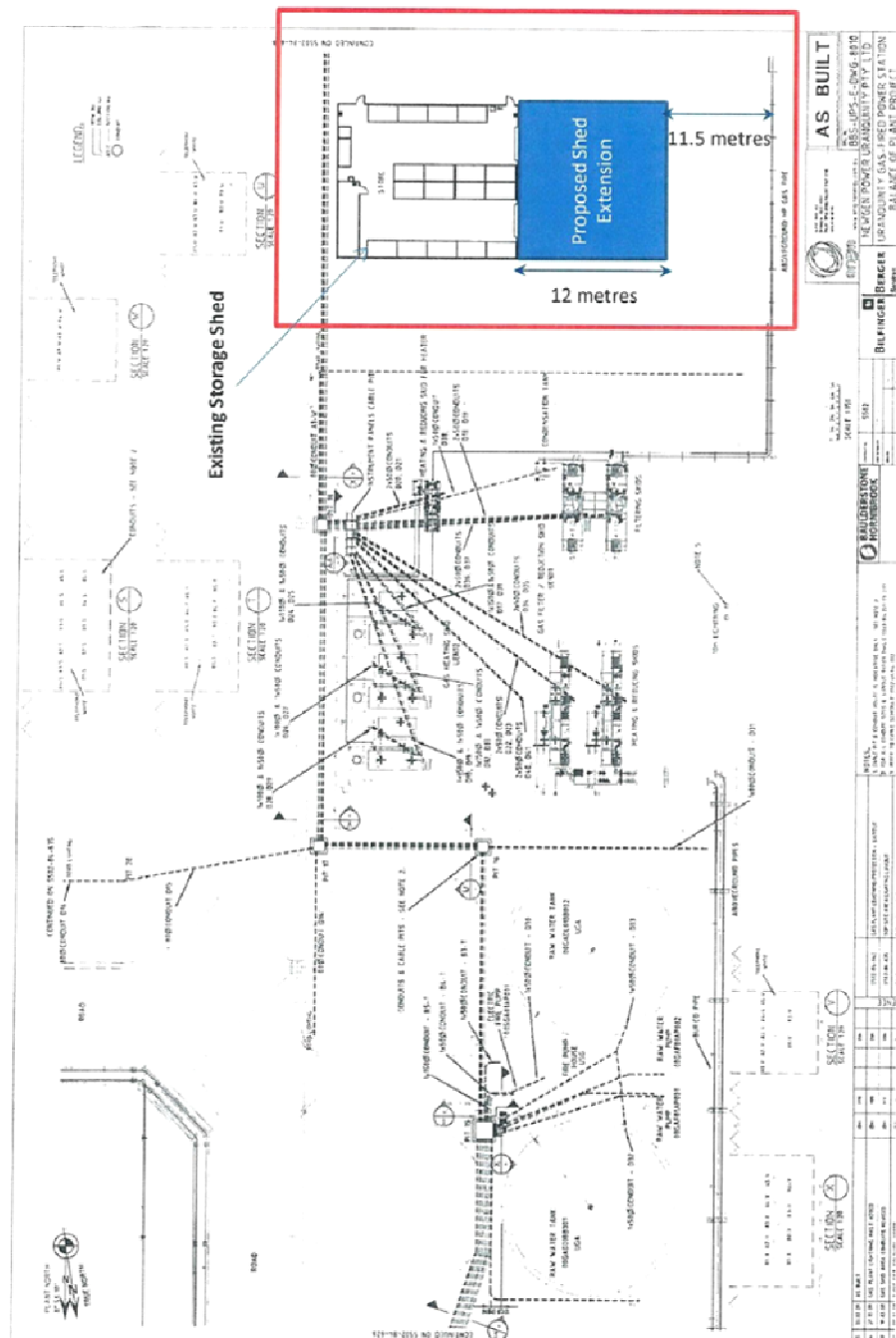


**Figure 5: Existing on-site storage shed showing the proposed extension**



The location of the proposed extended storage shed on the site and general shed layout is provided in Figure 6.

Figure 6: Proposed Modified Layout



Construction of the proposed shed extension would involve civil works for installation of the extended concrete floor. This is likely to require use of an excavator and tipping truck. Deliveries of concrete to the site would be sourced from Wagga Wagga. Erection of the shed's steel frame would involve crane lifting of prefabricated frame sections. Roof and wall sheeting would be constructed using Elevated Lifting Platforms (ELP).

Limited refuelling of the crane and excavator would be required during the construction period and would be conducted via mobile contracted fuel deliveries to the site. Refuelling would be undertaken within a designated area near the construction area and in accordance with the Uranquinty Power Station Environmental Management Plan and documented Project Work Method Statement which is to be developed.

The construction work would require 5 to 10 on-site contractors and approximately 4 weeks to complete. The estimated cost of the work is \$50,000. The shed extension construction hours would be conducted within the approved construction hours for the site as detailed in the site's development consent. All site access for construction personnel and materials delivery would be via the main site entrance off Uranquinty Cross Road. No additional access points would be required for the proposed works.

The key aspects of the proposed modification are listed in Table 1.

**Table 1: Key Proposed Modifications**

<b>Aspect</b>	<b>Description</b>
<i>Shed Extension Details</i>	<p>Dimensions: 12 metres x 16 metres x 4.5 metres</p> <p>Materials: Concrete floor level with existing floor Steel frame utilising same design as existing shed Colour bond external finish utilising same finish and colour as existing shed</p> <p>Equipment: Excavator, tipping truck, crane, elevated lift platforms (ELP)</p> <p>Workforce: 5 to 10 contractors</p> <p>Duration: 4 weeks</p>
<i>Site preparation</i>	<ul style="list-style-type: none"> <li>• Delivery of extended shed components, construction equipment and materials to the site</li> <li>• Clear and prepare construction work area</li> </ul>
<i>Construction</i>	<ul style="list-style-type: none"> <li>• Civil work for installation of concrete floor extension</li> <li>• Lifting and installation of prefabricated steel frame sections</li> <li>• Lifting and installation of prefabricated wall and roof sheeting</li> <li>• Site clean up</li> </ul>
<i>Operation</i>	<ul style="list-style-type: none"> <li>• General non-hazardous storage including spare parts storage</li> </ul>

The proposed shed extension would be used to accommodate the current warehouse storage requirements for the site. The existing storage shed is of insufficient capacity and as a result temporary storage arrangements are occurring on-site within separate storage containers. The storage mainly comprises spare parts. According to information from the Proponent, no hazardous or liquid storage currently occurs or is proposed to occur in the storage shed and proposed extended shed. All on-site hazardous chemical storage occurs in a separate on-site hazardous chemical storage shed. Furthermore, no above ground storage tanks will be located within the extended storage shed.

## 2.2 Project Need and Justification

The proposed extension of the on-site storage shed is required at the Uranquinty Power Station to replace temporary on-site storage of spare parts that is currently occurring within four storage containers, located adjacent to the existing storage shed (see Figure 4).

The existing uncontrolled storage arrangements pose potential risks because the storage containers are not designed for this purpose. Therefore, increasing the capacity of on-site storage within an extended storage shed is justified to eliminate such risks. A custom designed and built extended storage shed would ensure a safe and secure storage area of sufficient capacity for on-site operations.

### 3. STATUTORY CONTEXT

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#### 3.1 Modification of the Minister's Approval

On 10 June 2005, the then Minister for Infrastructure and Planning granted development consent, with conditions for the Uranquinty Power Station development, pursuant to sections 80(4) and 80(5) of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). The *Environmental Planning and Assessment Amendment Regulation 2010* (the Amending Regulation) commenced on 3 September 2010. Under the Amending Regulation, all existing consents for State Significant Development are to be modified under section 75W of the EP&A Act (pursuant to clause 8J of the EP&A Regulation 2000). As such, the proposed modification is subject to Section 75W of the EP&A Act.

Section 75W of the EP&A Act as in force immediately before its repeal on 1 October 2011, and as modified by Schedule 6A, continues to apply to this development consent in accordance with Clause 12 of Schedule 6A of the EP&A Act.

Consequently, this report has been prepared in accordance with the requirements of Part 3A and associated regulations, and the Minister (or his delegate) may approve or disapprove of the carrying out of the project under section 75W of the EP&A Act.

The Department notes that the Proponent has made political donations in relation to this modification (see Appendix A).

#### 3.2 Delegated Authority

On 14 September 2011, the Minister delegated his powers and functions to the Planning Assessment Commission to determine section 75W modification requests, where:

- the relevant local council has not made an objection, and
- a political disclosure statement has been made, and
- there are less than 25 public submissions in the nature of objections.

The project meets the above criteria because the Proponent is a private company and has provided, with its modification application for the subject proposal, a statement indicating it has made a reportable political donation (see Appendix A). The Planning Assessment Commission can therefore determine the modification request under delegated authority.

### 4. CONSULTATION AND SUBMISSIONS

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#### 4.1 Exhibition

Under Section 75X(2)(f) of the EP&A Act, the Director-General is required to make the modification request publicly available. The modification request was made available on the Department's website and at the Department's Information Centre from Friday 22 March 2013 until Monday 8 April 2013, however due to the minor nature of the proposed modification it was not exhibited by any other means. The Department consulted with the following agencies due to their concurrence in the original development consent: Wagga Wagga City Council, the Environment Protection Authority (EPA) and the NSW Environment and Heritage Office (OEHS), the

NSW Department of Primary Industries (NSW Office of Water (NOW)), and the NSW Roads and Maritime Services (RMS).

The Department received four submissions from public authorities during the exhibition of the modification request. No submissions from the general public and special interest groups were received.

## 4.2 Public Authority Submissions

The **RMS** and **OEH** did not raise any issues or objections.

The **EPA** stated that as the proposed extended storage shed would not be used for hazardous or liquid storage and will mainly be confined to the storage of spare parts; these proposed works do not require modification to the existing Environment Protection Licence for the premises. No further comment was made.

**Wagga Wagga City Council** requested that the proposed development shall not cover, influence or encroach upon the septic tank or associated disposal area and any alterations to the septic tank and associated drainage lines would require an amended Septic Tank Application to be submitted prior to the commencement of works. Council raised no further issues regarding the modification.

The Department has considered the issues raised in the submissions in its assessment of the proposed modification.

Submissions received are provided in Appendix B.

## 4.3 Proponent's Response to Submissions

The Department considered that all issues raised in the four submissions received from agencies were adequately considered in the Environmental Assessment. Clarification was sought to confirm the absence of underground septic tanks and associated infrastructure in the area of the proposal. Therefore, the Proponent was not required to prepare a response to the issues raised in submissions.

## 5. ASSESSMENT

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The Department has identified the following key environmental issues associated with the modification:

- risk and hazards;
- surface water; and
- traffic.

All other issues (including air quality due to dust generation, biodiversity and noise) are considered to be adequately addressed by the Proponent's Environmental Assessment and mitigation measures stipulated in the development consent for the site (eg limited construction hours) that would apply to construction of Modification 10.

## 5.1 Risk and Hazards

The modification will be constructed on-site and as such interactions with existing on-site infrastructure was identified as a key issue.

An existing above-ground gas pipeline is located approximately 11.5 metres west of the proposed extended storage shed, within the Uranquinty Power Station boundary. The gas pipeline is owned and maintained by the Uranquinty Power Station. According to information provided by the Proponent, the gas pipeline is a lateral off the APA main gas line and transfers gas from this main gas line to the gas conditioning yard which is located adjacent to the proposed shed extension area. Figure 7 illustrates the location of the gas pipeline.

According to information provided by the Proponent, dated 14 March 2013, an engineering assessment has been undertaken in accordance with the appropriate Australian Standards relating to the minimum distances between the proposed shed extension and the existing above-ground gas pipeline. The engineering assessment concluded that an 11.5 metre buffer zone is sufficient and meets the required Standards. As such, there is not expected to be any increase in gas safety risk in regard to the proposed storage shed extension.

**Figure 7: Existing Above Ground Gas Pipeline and Current On-Site Storage Area**



This above ground gas pipeline would be barricaded prior to the commencement of construction and a Construction Occupational Health and Safety Plan would be developed and implemented to manage any identified construction risks involving the gas pipeline. The Proponent has proposed measures in association with development of this Plan, including assessment of machinery interactions including crane lifts and Hot Work activities prior to the commencement of work.

Comments made by Wagga Wagga City Council in relation to the proposed modification raised the issue of potential interactions of the storage shed extension work with an existing septic tank and associated disposal area and drainage lines. Specifically, Council requested that the proposed development shall not cover, influence or encroach upon the septic tank or associated disposal area and any alterations to the septic tank and associated drainage lines would require an amended Septic Tank Application to be submitted prior to the commencement of works. However in response to this comment, the Proponent has confirmed the

location of existing septic tank(s) and associated underground and above ground infrastructure on-site. No septic tanks or associated infrastructure are located in or adjacent to this area of the site and as such, no interactions are expected to occur.

Refuelling of the excavator on-site is likely to be required during the proposed construction works. However, according to the Proponent, only a small volume of refuelling would be required and this would be conducted via mobile contracted fuel deliveries to the site. Refuelling would be undertaken within a designated area near the construction area and in accordance with the Uranquinty Power Station Environmental Management Plan and documented Project Work Method Statement which is to be developed.

### **Consideration**

The Department considers the Proponent has demonstrated that the proposed modification would not materially increase the risk of uncontrolled releases from the existing aboveground gas pipeline. Furthermore, the Proponent has confirmed the location of existing on-site underground septic tanks and associated infrastructure is not in the south-west area of the site and would not be impacted by the proposed work.

The Department considers it appropriate that the Proponent has committed to conduct refuelling activities in a controlled location on site and in accordance with the Uranquinty Power Station Environmental Management Plan and documented Project Work Method Statement which is to be developed.

## **5.2 Surface Water**

The existing storage shed occupies a hardstand area in the south-west area of the site. Existing stormwater drains transfer stormwater from the roof of the existing storage shed and the hardstand area to the site's existing stormwater management system. The Proponent has confirmed that the shed extension design would include stormwater drains and that they would act in the same manner and direct stormwater to the site's existing stormwater management system. Furthermore, the site's existing stormwater management system is of sufficient capacity for the extended shed.

### **Consideration**

The Department considers the Proponent has demonstrated that the proposed modification would include appropriately designed stormwater drains of sufficient capacity that would direct stormwater to the site's existing stormwater drainage system. No further conditions are recommended by the Department.

## **5.3 Traffic**

The construction work would require 5 to 10 on-site contractors accessing the site and delivery of construction equipment and materials. All site access for construction personnel and materials delivery would be via the main site entrance off Uranquinty Cross Road. This road is characterised as a relatively low use rural road. According to information provided by the Proponent, it is not expected that any additional traffic involved with the modification would impact on this road or road users.

No additional access points would be required for the proposed works.

### Consideration

The Department is satisfied that any additional traffic associated with construction of the modification would be minor and have an inconsequential impact.

## 6. CONCLUSION AND RECOMMENDATIONS

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Development consent for the Uranquinty Power Station as a State Significant, Designated and Integrated Development was granted on 10 June 2005 by the then Minister for Infrastructure and Planning. The consent was for the construction and operation of a 600 megawatt (MW) peak load gas-fired power station, in two stages at Uranquinty, in the Wagga Wagga local government area.

Modification 10 request seeks to extend an existing on-site storage shed located in the south-west corner of the site to increase the shed's spare parts storage capacity. The Proponent prepared a brief environmental assessment of the modification limited to gas safety, construction impacts, visual amenity and natural resources.

The Department considers the key issues for the proposed modification to be risk and hazards, surface water quality and traffic.

The Department is satisfied that the Proponent has addressed the potential impacts of the proposed modification, and that the activity and use of the extended storage shed will reduce risks associated with the existing temporary container storage that would be replaced. Further, the Department is satisfied that the management procedures for the work would be conducted in accordance with the existing Uranquinty Power Station Environmental Management Plan and documented Project Work Method Statement to be developed which will mitigate any potential risks to the environment. Furthermore, the modification would be conducted in accordance with the original development consent conditions for the site and the Construction Environmental Management Plan.

The Department considers that the modification is in the public interest, as it is to replace the existing uncontrolled on-site container storage.

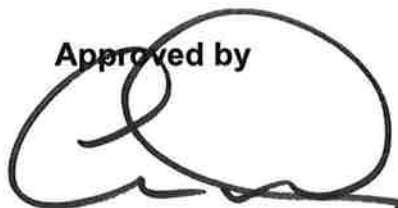
Prepared by: Joanne Glass  
Environmental Planning Officer

Endorsed by

*TPh/p 17/5/13*

**A/Team Leader  
Infrastructure Projects**

Approved by



*23.5.13*

**Executive Director  
Development Assessment Systems  
and Approvals**

## **APPENDIX A      MODIFICATION REQUEST**

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See the Department's website at

[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=5869](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=5869)

## **APPENDIX B SUBMISSIONS**

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## **APPENDIX C    RECOMMENDED MODIFYING INSTRUMENT**

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# Modification of Minister's Consent

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation dated 14 September 2011, the Planning Assessment Commission of New South Wales approves the modification of the development application referred to in schedule 1, subject to the conditions in schedule 2.

MEMBER OF THE COMMISSION

MEMBER OF THE COMMISSION

Sydney

2013

### SCHEDULE 1

**Development consent:**

DA-31-2-2004-i granted approval by the Minister for Infrastructure and Planning on 10 June 2005.

**For the following:**

Construction and operation of the Uranquinty Power Station, including:

- a 600 megawatt (MW) peak load / high shoulder load gas-fired power station, in two stages;
- Office and workshop facilities;
- Transformers and switchgear;
- Fire service and fire water storage;
- Diesel storage and pumping;
- Stormwater storage pond;
- Evaporation basins;
- Contained composting toilet system;
- Demineralised water plant; and
- Underground connection to gas pipeline.

**Modification:**

DA-31-2-2004-i-MOD 10: Construction and operation of an extended on-site storage shed, comprising a 12 metres x 16 metres x 4.5 metres new storage shed extension for spare parts on-site storage.

## **SCHEDULE 2 CONDITIONS**

The development consent is modified by:

**1. Replacing condition 1.1i) with the following:**

- 1.1 i) additional information provided by email from Origin Energy Limited to the Department dated 14 March 2013 entitled *Attachment 1 Uranquinty Power Station Proposed Storage Shed Extension Modification Report*;

**2. Inserting after condition 1.1 i):**

- 1.1 j) the conditions of this consent.

**3. Replacing condition 1.2 with the following:**

- 1.2 In the event of an inconsistency between:
- a) the conditions of this consent and any document listed from condition 1.1a) to 1.1i) inclusive, the conditions of this consent shall prevail to the extent of the inconsistency; and
  - b) any document listed from condition 1.1a) to 1.1i) inclusive, and any other document listed from condition 1.1a) to 1.1i) inclusive, the most recent document shall prevail to the extent of the inconsistency.

**4. Inserting after 3.16**

3.16A

A **Project Work Method Statement** shall be prepared prior to the commencement of construction for on-site refuelling of construction equipment required for the shed extension, as permitted by condition 1.1i), including provision for such re-fuelling to be conducted from a mobile contractor in a designated area and conducted in accordance with the Uranquinty Power Station Environmental Management Plan.

**5. Inserting after 3.32**

**Surface infrastructure impacts**

- 3.33 Prior to the commencement of construction of the shed extension, as permitted by condition 1.1i), barricading shall be installed between the work zone and the above ground gas pipeline that is located in the south-west of the site, as illustrated in *Uranquinty Power Station Proposed Storage Shed Extension Modification Report: Figure 3*. All construction work shall be undertaken in a manner that prevents disturbance of this above ground gas pipeline.