

Project Name: Lucas Heights Bioenergy facility
Case ID: SSD-79933225

Applicant Details

Project Owner Info

Title	Mrs
First Name	Fiona
Last name	Lambert
Role/Position	Project Development & Compliance - Group Manager
Phone	0418902439
Email	fiona.lambert@lms.com.au
Address	199 Churchill Road Prospect , South Australia, 5082 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	LMS ENERGY PTY LTD
ABN	39059428474

Primary Contact Info

Are you the primary contact?

No

Select a Primary contact from the list below

amanda.hudson@lms.com.au

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Lucas Heights Bioenergy facility
Industry	Energy
Development Type	Electricity Generation - Other
Estimated Development Cost (excl GST)	AUD49,804,000.00
Indicative Operation Jobs	6
Indicative Construction Jobs	15
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	3,000

Description of the Development/Infrastructure

LMS Energy Pty Ltd (LMS) proposes to upgrade the landfill biogas management infrastructure at the Lucas Heights Resource Recovery Park (LHRRP), by upgrading the existing power station (the project) to produce renewable energy from landfill gas generated at the LHRRP.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Lucas Heights Resource Recovery Park - Bioenergy Facility
Site Address (Street number and name)	Little Forest Road, Lucas Heights NSW 2234
Site Co-ordinates - Latitude	-34.046692
Site Co-ordinates - Longitude	150.971

Local Government Area

Local Government	District Name	Region Name	Primary Region
Sutherland Shire	South District	Sydney	<input checked="" type="radio"/>

Lot and DP

Lot and DP
Lot 102 DP 1009354

Site Area

What is the total site area for your development?
Site Area sqm
18,000

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name 20250814-Lucas Heights-ANSTO Consent SSD79933225

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

Section 4.36 of the EP&A Act provides that a State Environmental Planning Policy (SEPP) may declare any development, or any class or description of development, to be State Significant Development (SSD). The project is deemed SSD in accordance with section 2.6 (b) of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP), as the project is classified under Schedule 1 – Electricity generating works and has a capital investment value exceeding \$30 million.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

Section under selected Schedule

Section 20 - Electricity generating works and heat or co-generati

Type of Project

Other?

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP1 Special Activities

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Sustainability Requirements A

General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

No

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Is the development seeking certification from a sustainability rating system?

No

Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Edward
Last Name	Styles
Professional Qualification	Engineer
Registration details	B. Eng (Mech), M.Eng
Business Name	LMS ENERGY PTY LTD
Australian Business Number (ABN)	39059428474

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Use of pre-fabricated generator modules. Prefabricated components built in

controlled environments reduce material waste by up to 90% and lower emissions from transportation and on-site energy use.

Is the development designed to retain or reuse an existing building on site?

Yes

What percentage of the total development has been re-used?

30.00%

Is the development designed to use recycled materials from the site or elsewhere?

Yes

Provide details

reuse and recycle of existing power station infrastructure

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
R80043	CEmpV	

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	ProjectApplicationArea_GHD_20250702
File Name	Embodied Emissions Materials Form (NSW SEPP)
File Name	Lucas Heights - EDC Estimate Report Duly Signed - 23.10.25
File Name	Lucas Heights EDC Cover Letter (Duly Signed - 23.10.25)
File Name	Technical Report 5 - Contamination Assessment
File Name	Technical Report 2 - Noise Impact Assessment
File Name	Technical Report 4 - Bushfire Assessment
File Name	Technical Report 3 - Preliminary hazard analysis
File Name	Technical Report 1 - Air Quality
File Name	Technical Report 6 - Water Impact Assessment
File Name	Technical Report 9 - Social Impact Assessment
File Name	Technical Report 7 - Traffic Impact Assessment
File Name	Technical Report 8 - Cultural due diligence assessment
File Name	Environmental Impact Statement. Appendix F
File Name	Lucas Heights EIS