

18 June 2025

Daniel Walters
Artazan Property Group Pty Ltd
07 Essex Street,
Sydney, NSW 2000

RE: State Environmental Planning Policy – Resilience & Hazards - 11 Spencer St, Moruya NSW 2537

I am writing to you in relation to the request for a screening assessment against Chapter 3 of the State Environmental Planning Policy – Resilience & Hazards (SEPP-RH) and review of high pressure gas pipelines for 11 Spencer St, Moruya NSW 2537.

This assessment is required as part of a Development Application (DA) where materials are stored which are classified as Dangerous Goods (DGs) per the classification within the National Transport Commission “Australian Dangerous Goods Code”. The purpose of the assessment is to determine the potential for impact from the subject site upon the adjacent land uses.

Based upon information provided to Riskcon Engineering Pty Ltd, it is understood the only DGs that would be required at the retirement village would be typical cleaning products (i.e. bleach, aerosols, etc.) that would be used by the cleaning staff at the facility. Subsequently, the quantities that would be used would be in low quantities and would not exceed the SEPP-RH thresholds. Therefore, the facility would not be considered potentially hazardous and have a negligible risk profile.

In addition, it is necessary to review the potential for the site to be impacted by a high pressure gas pipeline. A review of the Before You Dig (BYD) survey indicates that only low pressure distribution gas pipelines are present within the vicinity of the proposed development and that no high pressure gas is in proximity to the development. Therefore, it is not necessary to assess the potential risk posed from pipelines on the proposed development.

A review of the wider area indicates the development is surrounded by residential developments or farmland; hence, there are unlikely to be any significant accumulations of DGs present within proximity to the development and thus would not result in non-compliances should the retirement village be approved.

This letter has been prepared to close out the Secretary Environmental Assessment Requirements (SEARs) which requires the preparation of a SEPP-RH for the site. As there are no significant DGs proposed to be stored at the development, it is considered that this letter should be sufficient to address the SEAR relating to the SEPP-RH assessment.

Yours faithfully,

Riskcon Engineering Pty Ltd

ABN 74 626 753 820



Renton Parker

Managing Director – Risk Engineering
Riskcon Engineering Pty Ltd
+61 438 749 181