

State Environmental Planning Policy - Resilience & Hazards

Project Address: 755 Warrah Ridge Road, Warrah Ridge, NSW
2343

Prepared for: Agright Poultry Pty Ltd

Report Ref: 460641-AgrightPoultry-LoteSEPPRH-RevB

Date: 15/12/2025

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Quality Information

Ref: 460641-AgrightPoultry-LoteSEPPRH-RevB

Revision History:

Revision	Revision Date	Details	Document Details		
			Prepared	Reviewed	Authorised
A	9/12/2025	Draft for design team review only	Renton Parker	Samir Hussen	Dr S A Magrabi Director – Fire & Risk Engineering BDC No: 0240
B	15/12/2025	Updated with design team comments	Renton Parker	Samir Hussen	Dr S A Magrabi Director – Fire & Risk Engineering BDC No: 0240

Report Reading Guide

The scope of this Report is to assess the proposed storage of Dangerous Goods against State Environmental Planning Policy – Resilience & Hazards (SEPP-RH) [1] to determine whether the proposed Agright Poultry farm located at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343 would be considered to be potentially hazardous based on the SEPP-RH policy. This Assessment is divided into the following sections:

EXECUTIVE SUMMARY

- 1.0 INTRODUCTION
- 2.0 METHODOLOGY
- 3.0 SITE DESCRIPTION
- 4.0 SEPP-RH ASSESSMENT
- 5.0 CONCLUSION AND RECOMMENDATIONS
- 6.0 VALIDITY AND LIMITATIONS
- 7.0 REFERENCES

The project stakeholders will have varying degrees of involvement in the DG Design with an interest in different sections. It is recommended that each stakeholder read the entire document, paying particularly attention to the sections indicated in Table 0.

Table 0 – Recommended reading guide table for project stakeholders

Stakeholder	Executive Summary	1	2	3	4	5	6	7
Client	✓	✓	✓	✓	✓	✓	✓	
Architect	✓	✓	✓	✓	✓	✓	✓	
Certifying Authority	✓	✓	✓	✓	✓	✓	✓	✓
Project Manager	✓	✓	✓	✓	✓	✓	✓	
Services Engineers	✓	✓	✓	✓	✓	✓	✓	
Fire Brigades	✓	✓	✓	✓	✓	✓	✓	✓
Managing Contractor	✓	✓	✓	✓	✓	✓	✓	
Sub-Contractor	✓	✓	✓	✓	✓	✓	✓	

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Executive Summary

Background

Agright Poultry Pty Ltd (Agright) has proposed to develop a new poultry facility at 755 Warrah Ridge, Warrah Ridge, NSW. The facility requires Liquefied Petroleum Gas (LPG) storage as part of the site operations. LPG is classified as a flammable gas; hence, as part of the planning approval, an assessment against Chapter 3 of the State Environmental Planning Policy – Resilience & Hazards (SEPP-RH) is required. Should the thresholds be exceeded, a Preliminary Hazard Analysis (PHA) in accordance with the Hazardous Industry Planning Advisory Paper (HIPAP) No. 4 & No. 6 will be required to demonstrate that the risks posed by the site are not unacceptable for the surrounding land use.

Agright Poultry Pty Ltd has commissioned Lote Consulting Pty Ltd (Lote), to review the proposed storage and to prepare a SEPP-RH assessment for submission with the modified application. This document provides Lote's assessment of the applicability of SEPP-RH to the proposed Agright Poultry farm at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343.

Conclusions

The proposed facility to be located at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343 has been assessed for the application of the State Environmental Planning Policy – Resilience & Hazards based on the proposed storage of DGs at the facility. The NSW Department of Planning and Environment (DPE) has published a guideline to assist regulators in determining the application of SEPP-RH, which contains threshold levels of DGs above which SEPP-RH would apply.

The analysis conducted in this study has identified that the proposed quantities of DGs to be stored at the Agright Poultry Pty Ltd site would result in the site being considered potentially hazardous and would require the preparation of a Preliminary Hazard Analysis. A review of the transport thresholds indicates that the transport limits are not exceeded. Hence, a transport safety study is not required for this site.

Therefore, it is concluded that the preparation of a Preliminary Hazard Analysis (PHA) is required as part of the Development Application.

Report Outcomes

The following report outcomes are as follows:

- 1) A Preliminary Hazard Analysis (PHA) shall be completed for the site to assess any offsite impacts which may result due to the storage of DGs in quantities exceeding SEPP-RH and Applying SEPP33 thresholds.
- 2) The DGs shall be stored in a manner which complies with the applicable storage standards for the classes of goods stored (i.e. AS/NZS 1596:2014).
- 3) The documentation required by the Work Health and Safety (WHS) Regulation shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFAIRP) as required by the WHS Regulations.
- 4) Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1 shall be prepared to confirm that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.

1.0 Introduction

1.1 Background

Agright Poultry Pty Ltd (Agright) has proposed to develop a new poultry facility at 755 Warrah Ridge, Warrah Ridge, NSW. The facility requires Liquefied Petroleum Gas (LPG) storage as part of the site operations. LPG is classified as a flammable gas; hence, as part of the planning approval, an assessment against Chapter 3 of the State Environmental Planning Policy – Resilience & Hazards (SEPP-RH) is required. Should the thresholds be exceeded, a Preliminary Hazard Analysis (PHA) in accordance with the Hazardous Industry Planning Advisory Paper (HIPAP) No. 4 & No. 6 will be required to demonstrate that the risks posed by the site are not unacceptable for the surrounding land use.

Agright Poultry Pty Ltd has commissioned Lote Consulting Pty Ltd (Lote), to review the proposed storage and to prepare a SEPP-RH assessment for submission with the modified application. This document provides Lote's assessment of the applicability of SEPP-RH to the proposed Agright Poultry farm at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343.

1.2 Objectives

The objectives of the study are as follows:

- 1) Determine whether SEPP-RH applies to the Agright Poultry farm at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343 based on the quantity of DGs being stored; and
- 2) Report on the findings of the study in support of the DA.

1.3 Scope of Services

The scope of work is to prepare a SEPP-RH assessment of the proposed poultry farm at 755 Warrah Ridge Road, Warrah Ridge, NSW. The assessment does not include any other sites or the preparation of any additional planning studies should they be required.

1.4 Definitions

The following abbreviations apply to terminology used in this report:

Abbreviation	Description
ADG	Australian Dangerous Goods Code
DA	Development Application
DGs	Dangerous Goods
DPHI	Department of Planning, Housing, and Infrastructure
LPG	Liquefied Petroleum Gas
RH	Resilience and Hazards
SEPP	State Environmental Planning Policy
WHS	Work Health and Safety

1.5 Relevant Project Stakeholders

The relevant project stakeholders that have been nominated by the Client for purposes of participating in the fire engineering process are outlined in Table 1-1

Table 1-1 – Project Stakeholders

Name	Company	Role
TBA	Agrihort Poultry Pty Ltd	Client / Owner's Representative
TBA	Department of Planning, Industry and Environment	Regulatory Authority
Cliff Schmidt	PSA Consulting	Planner
Renton Parker	Lote Consulting	Dangerous Goods Assessor
Dr Amer Magrabi (BDC No: 0240) Samir Hussen	Lote Consulting	Fire Safety Engineer

2.0 Methodology

2.1 General Methodology

The methodology used in this assessment is as follows:

- 1) Review the types and proposed quantities of DGs to be stored at the site.
- 2) Compare the quantities of DGs the threshold quantities listed in "Applying SEPP 33 – Hazardous and Offensive Development" [2] to identify whether the storage location or quantity triggers SEPP-RH.
- 3) Review the likely vehicular movements involving DGs and compare against the applicable thresholds detailed in Applying SEPP 33 [2].
- 4) Report on the findings of the SEPP-RH assessment.

2.2 Data taken from "Applying SEPP 33"

State Environmental Planning Policy (Resilience and Hazards) 2021 (which now includes the former SEPP 33) has been developed under the Environmental Planning and Assessment Act 1979 to control potentially hazardous and offensive developments and to guarantee appropriate safety features are installed at a facility to minimise the risks to the surrounding land uses.

The policy includes a guideline that assists government and industry alike in determining whether SEPP-RH applies to a specific development. The guideline, "Applying SEPP 33 - Hazardous and Offensive Developments" [2] provides a list of threshold levels, for the storage of DGs, above which the regulator considers the DG storage to be potentially hazardous. In the event the threshold levels are exceeded, SEPP-RH applies and a Preliminary Hazard Analysis (PHA) is required, followed by a series of hazard analysis studies stipulated by the Department of Planning and Environment in the conditions of consent.

Figure 2-1, extracted from "Applying SEPP 33" provides details on the application of Figures or Tables from the same document to determine the applied screening Threshold [2].

Class	Method to Use/Minimum Quantity
1.1	Use graph at Figure 5 if greater than 100 kg
1.2-1.3	Table 3
2.1 — pressurised (excluding LPG)	Figure 6 graph if greater than 100 kg
2.1 — liquefied (pressure) (excluding LPG)	Figure 7 graph if greater than 500 kg
LPG (above ground)	table 3
LPG (underground)	table 3
2.3	table 3
3PGI	Figure 8 graph if greater than 2 tonne
3PGII	Figure 9 graph if greater than 5 tonne
3PGIII	Figure 9 graph if greater than 5 tonne
4	table 3
5	table 3
6	table 3
7	table 3
8	table 3

Figure 2-1: Screening Method to be Used

Table 3 from "Applying SEPP 33" has been extracted and is shown in Figure 2-2.

Class	Screening Threshold	Description
1.2	5 tonne	or are located within 100 m of a residential area
1.3	10 tonne	or are located within 100 m of a residential area
2.1	(LPG only — not including automotive retail outlets ¹)	
	10 tonne or 16 m ³	if stored above ground
	40 tonne or 64 m ³	if stored underground or mounded
2.3	5 tonne	anhydrous ammonia, kept in the same manner as for liquefied flammable gases and not kept for sale
	1 tonne	chlorine and sulfur dioxide stored as liquefied gas in containers <100 kg
	2.5 tonne	chlorine and sulphur dioxide stored as liquefied gas in containers >100 kg
	100 kg	liquefied gas kept in or on premises
	100 kg	other poisonous gases
4.1	5 tonne	
4.2	1 tonne	
4.3	1 tonne	
5.1	25 tonne	ammonium nitrate — high density fertiliser grade, kept on land zoned rural where rural industry is carried out, if the depot is at least 50 metres from the site boundary
	5 tonne	ammonium nitrate — elsewhere
	2.5 tonne	dry pool chlorine — if at a dedicated pool supply shop, in containers <30 kg
	1 tonne	dry pool chlorine — if at a dedicated pool supply shop, in containers >30 kg
	5 tonne	any other class 5.1
5.2	10 tonne	
6.1	0.5 tonne	packing group I
	2.5 tonne	packing groups II and III
6.2	0.5 tonne	includes clinical waste
7	all	should demonstrate compliance with Australian codes
8	5 tonne	packing group I
	25 tonne	packing group II
	50 tonne	packing group III

Figure 2-2: General Screening Threshold Quantities

Transportation screen thresholds have been provided in Figure 2-3.

Class	Vehicle Movements		Minimum quantity*	
	Cumulative	Peak	per load (tonne)	
	Annual	or Weekly	Bulk	Packages
1	see note	see note	see note	
2.1	>500	>30	2	5
2.3	>100	>6	1	2
3PGI	>500	>30	1	1
3PGII	>750	>45	3	10
3PGIII	>1000	>60	10	no limit
4.1	>200	>12	1	2
4.2	>100	>3	2	5
4.3	>200	>12	5	10
5	>500	>30	2	5
6.1	all	all	1	3
6.2	see note	see note	see note	
7	see note	see note	see note	
8	>500	>30	2	5
9	>1000	>60	no limit	

Figure 2-3: Transportation Screening Thresholds

3.0 Project Description

3.1 Site Location and Layout

The proposed facility is located at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343 which is located approximately 30 km southwest of the Quirindi town centre. Figure 3-1 shows the regional location of the site in relation to Quirindi.

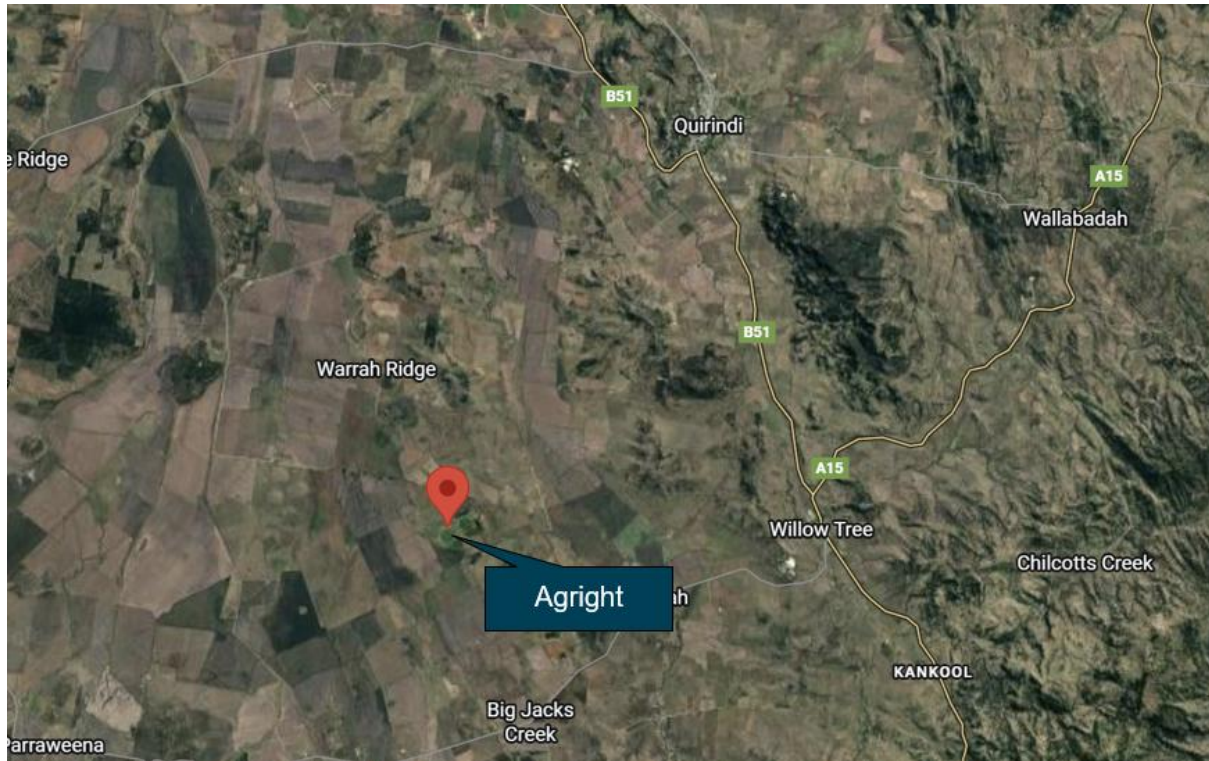


Figure 3-1 – Agright Poultry Pty Ltd Site Location (Source Google Maps)

3.2 Adjacent Land Uses

The land is located in an industrial area surrounded by the following land uses, which are adjacent to the site:

- North – Rural farmland.
- South – Rural farmland.
- East – Rural farmland.
- West – Rural farmland.

3.3 General Description

The proposed Agright poultry farm will comprise fourteen (14) poultry sheds across 1 farm. Each shed will have a maximum of 62,700 birds with a maximum aggregate capacity of 877,800 birds across the property. In addition to the poultry sheds, there will be other ancillary buildings and infrastructure including manager residences, water tanks, access roads and other services. There will be a total of eight (8) LPG tanks which have a volume of 5,880 L resulting in a total storage of 47,040 L of LPG at the site.

3.4 Quantities of Dangerous Goods Stored and Handled

Table 3-1 summarises the DGs that are proposed to be stored at the site. The site layout for the estate is shown in Figure 3-2.

Table 3-1 - Proposed Dangerous Goods to be Stored

Storage Area	DG Class	Packing Group	Max Qty (L)
LPG Tanks	2.1	N/A	47,040



Figure 3-2 – Site Layout

4.0 SEPP-RH Review

4.1 Proposed Storage Details

The maximum quantities of products and DGs that are to be stored at the facility, are shown in Table 4-1. Provided in Table 4-1 is an assessment of whether the Class is subject to SEPP.

Table 4-1 - DG Classes or Materials Stored and Maximum Quantities

Storage Area	DG Class	Packing Group	Max Qty (L)	Class Subject to SEPP (Y/N)
LPG	2.1	N/A	24,000	Y

4.2 Assessment of Hazards

4.2.1 Storage Individual Tenancies

Threshold limits for the application of SEPP-RH are presented in Table 4-2 along with maximum DG quantities that will be stored at the site.

The results summarised in the table indicates the SEPP-RH criteria is exceeded. Hence, as part of the Development Application (DA) a Preliminary Hazard Analysis (PHA) will be required.

Table 4-2 - Quantities Stored and SEPP-RH Threshold (Individual Tenancies)

Description	Class	Packing Group (PG)	Quantity		SEPP-RH Threshold (kg)	Does SEPP-RH Apply? (Y/N)
			L	kg		
LPG	2.1	-	47,040	24,000*	10,000	Y

*Provided from LPG design

4.2.2 Cumulative Impacts

A review of the area indicates that is rural and that there are no significant intensification of industry in the vicinity of the site; hence, cumulative impacts are unlikely.

4.2.3 Transport

In addition to the storage of DGs, SEPP-RH also requires a review of the transport of DGs to the site. Table 4-3, extracted from Applying SEPP-RH, lists the threshold levels for transport of each class of DG.

Table 4-3 - Transportation Screening Thresholds, Extracted from Applying SEPP-RH [3]

Class	Vehicle Movements		Minimum Quantity per Load (tonnes)	
	Cumulative Annual	Peak Weekly	Bulk	Packages
2.1	>500	>30	2	5

The site will require multiple deliveries of LPG to the site during the process of raising the chickens to marketable weight. The process from setup to full growth takes approximately 9 weeks which will require a total 3 deliveries of gas based on similar projects. A total of 6 batches will be produced in one year resulting in $3 \times 6 = 18$ deliveries of LPG.

Provided in Table 4-3 is the vehicle movements for the various classes of DGs. The vehicle limit for a bulk delivery is 2 tonnes. LPG refilling typically involves a 20-tonne tanker. Therefore, the minimum

quantity is exceeded. The cumulative annual delivery threshold is 500 movements. The expected number of deliveries, being 18 deliveries p.a. is below this threshold. Hence, the policy for transport movements is not exceeded and the policy does not apply. Should additional deliveries be required, the number of deliveries will remain well below the threshold limits.

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5.0 Conclusions and Recommendations

5.1 Conclusions

The proposed facility to be located at 755 Warrah Ridge Road, Warrah Ridge, NSW 2343 has been assessed for the application of the State Environmental Planning Policy – Resilience & Hazards based on the proposed storage of DGs at the facility. The NSW Department of Planning and Environment (DPE) has published a guideline to assist regulators in determining the application of SEPP-RH, which contains threshold levels of DGs above which SEPP-RH would apply.

The analysis conducted in this study has identified that the proposed quantities of DGs to be stored at the Agright Poultry Pty Ltd site would result in the site being considered potentially hazardous and would require the preparation of a Preliminary Hazard Analysis. A review of the transport thresholds indicates that the transport limits are not exceeded; hence, a transport safety study is not required for this site.

Therefore, it is concluded that the preparation of a Preliminary Hazard Analysis is required as part of the Development Application.

5.2 Project Outcomes

The project outcomes are as follows:

- 1) A Preliminary Hazard Analysis (PHA) shall be completed for the site to assess any offsite impacts which may result due to the storage of DGs in quantities exceeding SEPP-RH and Applying SEPP33 thresholds.
- 2) The DGs shall be stored in a manner which complies with the applicable storage standards for the classes of goods stored (i.e. AS/NZS 1596:2014).
- 3) The documentation required by the Work Health and Safety (WHS) Regulation shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFAIRP) as required by the WHS Regulations.
- 4) Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1 shall be prepared to confirm that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.

6.0 Validity & Limitations

The reader's attention is drawn to the following limitations with respect to the SEPP-RH assessment undertaken in this report:

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- 5) The recommendations in this assessment are based on information provided by others. Lote has not verified the accuracy and/or completeness of this information and accepts no responsibility or liability for any errors or omissions which may be incorporated into this assessment as a result.
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7.0 References

- [1] NSW Government, 'State Environmental Planning Policy (Resilience & Hazards) 2021', NSW Legislation. [Online]. Available: <https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0730#sec.1.1>
- [2] NSW Department of Planning and Environment, 'Applying SEPP33 – Hazardous and Offensive Developments'. NSW Department of Planning and Environment, Sydney, 2011.
- [3] SafeWork NSW, 'Work Health and Safety Regulation'. SafeWork NSW, 2025.

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