

**Mirvac Real Estate Pty Ltd**

## **Hazardous Chemicals Assessment**

**10-20 Bond Street, Sydney NSW 2000**

2 August 2024

Project Ref: 754-SYDEN364426



# HAZARDOUS CHEMICALS ASSESSMENT

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Prepared for  
Mirvac Real Estate Pty Ltd

Prepared by  
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## Quality information

### Revision history

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## EXECUTIVE SUMMARY

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building, located at 10-20 Bond Street, Sydney NSW 2000 (the site). Ben McCann conducted the assessment on 17<sup>th</sup> July 2024.

### Assessment Findings

#### Summary of Hazardous Chemicals Identified on Site

The following table presents a summary of the approximate total volumes of hazardous chemicals stored on site by hazard class. It also details whether placarding and/or manifests are required for any hazardous chemicals stored in bulk at the site. Refer to **Appendix B** for full hazardous chemicals register.

Hazard Class	Approximate Quantity Stored on Site	Placarding Required	Manifest Required
Class 2.1 – Flammable gases	17kg	-	-
Class 2.1 – Aerosols	2.4kg	-	-
Class 2.2 – Non-flammable, non-toxic gases	2,659kg	Yes	-
Class 3 – Flammable liquids	44L	-	-
Class 3 (Category 4) – Combustible liquids	23,420L	Yes	-
Class 5.1 – Oxidising substances	75kg	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	400L 21 Batteries	-	-
Class 9 – Miscellaneous	-	-	-
Unknown and/or Unclassified	437L 7.5kg	-	-

### Observations

The following observations were made at the time of the assessment (refer to **Appendix A** for a photographic supplement):

- Quantities of Class 3 Category 4 Combustible Liquids and Class 2.2 non-flammable, non-toxic gases stored on site exceeded the threshold level for placarding. No location placarding was observed at the entrance to the Level B4 Chiller Room or adjacent to the underground diesel tanks

in the Loading Dock. Additionally, no HAZCHEM outer warning placard was observed at the vehicle entrance to the site.

- Quantities of hazardous chemicals stored on site did not exceed the threshold level for manifest.
- All inspected hazardous chemicals observed on site appeared to be stored in sealed containers.
- The majority of the hazardous chemicals appeared to be appropriately labelled, however an unlabelled dosing pot was observed in the Level 32 roof area at the time of the inspection.
- The majority of hazardous chemicals on site were provided with adequate secondary containment, however chemicals were observed without appropriate secondary containment in the following areas:
  - Level B1 Cleaners Store Room.
  - Level B6 Cleaners Store Room.
  - Level 32 Roof.
- Incompatible hazardous chemicals appeared to be appropriately segregated in the majority of storage areas at the time of the assessment, however the following deficiencies were observed at the time of the assessment:
  - Class 2.1 flammable gas, Class 8 corrosive substances and Class 3 flammable liquids were all stored together in the 10 Bond St Level B4 Storage Room.
  - Class 5.1 oxidising substances and Class 8 corrosive substances were stored together in the Level 32 Boiler Room.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Spill kits were observed in a number of chemical storage areas (e.g. Level B1 and B6 cleaners store rooms and Generator Room), however a spill kit was not available in close proximity to the hazardous chemicals stored in Level 32 Tenant Generator Room and the 10 Bond St roof top cooling tower area.
- Eye wash stations were observed in the cooling tower areas in 10 and 20 Bond St, however the eye wash station in the Level B1 Cleaners Store Room was last inspected in June 2019, and no eye wash stations were available within close proximity to stored corrosive chemicals in the following areas:
  - 10 Bond St, Level B4 Storage Room.
  - Level B6 Cleaners Store Room.
- Appropriate fire safety measures appeared to be available within or close to the majority of hazardous chemical storage areas (e.g. dry chemical fire extinguishers available in diesel storage areas), however no fire safety measures were available within close proximity to the hazardous chemicals in the 10 Bond St roof top cooling tower area.
- The refrigerant gas cylinders in Chiller Room and Generator Room were not appropriately secured at the time of the assessment.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- A copy of the hazardous chemicals register was not available within any of the chemical storage areas at the time of the assessment.
- Safety Data Sheets (SDSs) were available for a number of the hazardous chemicals stored on site, however SDSs were not available for the majority of the hazardous chemicals stored on site e.g. Chiller Room, Generator Room, Level 32 Roof and Level B6 Cleaners Store Room.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however the diesel SDS's observed in multiple areas were recently expired in June 2024.

## Recommendations

The following recommended actions (and the associated indicative recommended timeframes) are provided based on the findings and observations presented above:

### High Priority (action within 1 month)

No high priority actions are required.

### Medium Priority (action within 3 months)

- Install appropriate Class 2.2 location placarding at the entrance to the Chiller Room and a COMBUSTIBLE LIQUID placard adjacent to the underground diesel tanks.
- Install a HAZCHEM outer warning placard at the vehicle entrance to the site to warn contractors and emergency personnel of the bulk hazardous chemicals stored on site.
- Ensure the following incompatible chemicals are appropriately segregated:
  - Class 2.1 flammable gas and Class 3 flammable liquids in the 10 Bond St Level B4 Storage Room – separate by at least 5m.
  - Class 3 flammable liquids and Class 8 corrosive substances in the 10 Bond St Level B4 Storage Room – keep apart by at least 3m.
  - Class 2.1 flammable gas and Class 8 corrosive substances in the 10 Bond St Level B4 Storage Room – keep apart by at least 3m.
  - Class 5.1 oxidising substances and Class 8 corrosive substances in the Level 32 Boiler Room – keep apart by at least 3m.
- Ensure appropriate fire safety measures (e.g. fire extinguisher) are made available within close proximity to the hazardous chemicals stored in the 10 Bond St roof top cooling tower area.

### Low Priority (action within 6 months)

- Install an appropriate label on the unlabelled dosing pot on the Level 32 roof.
- Ensure all hazardous chemicals stored in the following areas are provided with appropriate secondary containment:
  - Level B1 Cleaners Store Room.
  - Level B6 Cleaners Store Room.
  - Level 32 Roof.
- Ensure the eye wash station in the Level B1 Cleaners Store Room is inspected on an annual basis, and install an emergency eye wash station within close proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the following areas:
  - 10 Bond St, Level B4 Storage Room.
  - Level B6 Cleaners Store Room.
- Ensure the refrigerant gas cylinders in Chiller Room and Generator Room are appropriately secured e.g. with chains, straps or cages.
- Ensure a copy of the hazardous chemicals register is made available and is readily accessible to workers in all hazardous chemical storage areas.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area, as well as within a central storage hub.
- Replace any expired SDS's (e.g. diesel) with current versions.
- Require as a condition of service contract, that all contractors engaged at the site provide a register of the chemicals they intend to use/store on site as well as a current SDS.

- Ensure all staff and contractors working within chemical storage areas at the site are provided with appropriate information, instruction, and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Implement a periodic hazardous chemicals assessment at the site to ensure the requirements are being maintained and the register remains current. It is recommended that such a review is performed at least annually, or when significant changes are made to the hazardous chemicals used/stored on site.
- A copy of this report and register should be made available to any staff and contractors working within the relevant areas at the site.

## 1. INTRODUCTION

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Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building, located at 10-20 Bond Street, Sydney NSW 2000 (the site). Ben McCann conducted the assessment on 17<sup>th</sup> July 2024.

### 1.1 Site Description

The site consisted of two office buildings (9 levels and 33 levels). The site was occupied at the time of the assessment. Key chemical storage areas included the plant rooms and cleaners store rooms on the roof and basement levels of both towers.

### 1.2 Assessment Objectives

The objectives of this assessment were as follows:

- Conduct a visual inspection of all common areas (tenanted areas were not included) at the site.
- Liaise with relevant site personnel and collect data on the location, type, quantities, use and function of the hazardous chemicals stores on site.
- Assess the risks associated with the storage of hazardous chemicals on site.
- Evaluate the effectiveness of risk control measures implemented at the site to manage hazardous chemical storage.
- Provide recommended actions to rectify any identified non-conformances and minimise the identified risks.
- Prepare an up-to-date hazardous chemicals register for the site.

## 2. METHODOLOGY

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The assessment consisted of an on-site visual inspection to identify and assess, so far as reasonably practicable, the presence, location and condition of hazardous chemicals at, on, and associated with the site. Areas were visually inspected for containers and storage vessels that may contain any potentially hazardous chemicals. Visual assessment of the type of all hazardous chemicals identified was conducted with product details recorded including estimated volumes, and whether the contents were labelled or indicated through signage. All chemical storage areas were accessed, where reasonably practicable, and where no access was available, locations were recorded within Section 2.1 of this report. The assessment was carried out methodically, systematically and diligently to make sure all relevant areas of the premises were inspected.

Hazardous properties of each hazardous chemical stored on site were collated from the Safety Data Sheets (SDS). Where the SDS was unavailable, generic hazardous properties for the class of hazardous chemicals were used. For each hazardous property identified, an assessment was made to determine whether this hazardous property resulted in a risk to occupants of the chemical storage area or any adjacent areas.

Data collected during the assessment was compared to the legislative documents and standards listed in Section 7.

### 2.1 Inaccessible Areas

The following areas were not accessible at the time of the assessment. The presence/absence of hazardous chemicals in these areas cannot be confirmed until further investigation can confirm or refute the presence.

- Occupied areas/tenancies.
- Areas not specified as chemical storage areas.



### 3. DUTIES OF THE PCBU

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A Person Conducting a Business or Undertaking (PCBU) of a premises where hazardous chemicals are stored and handled has a duty to identify the hazards associated with the hazardous chemicals and control the risks arising from their storage and handling. The following duties must also be carried out by the site PCBU:

- Provide appropriate consultation, training, induction and supervision to all workers who are required to work within hazardous chemical storage areas.
- Prepare a register of all hazardous chemicals stored or used at the site.
- Obtain current SDSs for all hazardous chemicals stored or used on site.
- Prepare a manifest of any hazardous chemicals stored in bulk quantities above the relevant threshold limits.
- Display appropriate placards for hazardous chemicals stored in bulk quantities above the relevant threshold limits.
- Ensure hazardous chemical storage areas are appropriately ventilated.
- Ensure hazardous chemical containers and pipework are protected from damage.
- Ensure all hazardous chemical containers and pipework are appropriately labelled.
- Ensure that incompatible hazardous chemicals are appropriately segregated.
- Ensure appropriate spill containment provisions are provided for all hazardous chemicals.
- Ensure suitable fire safety measures are available and appropriately maintained.
- Provide health monitoring to workers who may be exposed to hazardous chemicals in levels exceeding the relevant exposure standards.

Note: The above duties are specified in Part 7.1 of the *Work Health and Safety Regulation 2017 (NSW)*. The PCBU of this site is considered to be the Property Manager.

### 4. BACKGROUND INFORMATION

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#### 4.1 Definitions

Definitions of key terms used in this assessment report and within the hazardous chemicals register are provided below:

- Hazard Class – The nature of a physical, health or environmental hazard under the Globally Harmonised System of Classification and Labelling of Chemicals (GHS). Refer to Section 4.2 for further details.
- Hazard Category – A division of criteria within a hazard class in the GHS. Refer to Section 4.3 for further details.
- Hazardous Chemical – A substance, mixture or article that satisfies the criteria for a hazard class in the GHS, as defined in the *Work Health and Safety Regulation 2017 (NSW)*.
- Manifest – A summary of the key information about specific dangerous goods stored at a site, intended to be provided to emergency services in the event of an emergency. Only required for hazardous chemicals stored in large quantities over the threshold limits detailed in the *Work Health and Safety Regulation 2017 (NSW)*.
- Placard – Signage intended to provide a clear visual warning to emergency services that hazardous chemicals are stored at the site. They include outer warning placards, to be installed at

the vehicle entrances to the site, and location placards, to be installed on or adjacent to each container or storage area. Only required for hazardous chemicals stored in large quantities over the threshold limits detailed in the *Work Health and Safety Regulation 2017 (NSW)*.

## 4.2 Hazard Classes

Classes of relevant dangerous goods are listed below:

- Class 2 – Gases.
  - Division 2.1 – Flammable gases.
  - Division 2.2 – Non-flammable, non-toxic gases.
  - Division 2.3 – Toxic gases.
- Class 3 – Flammable liquids.
- Class 5 – Oxidising substances and organic peroxides.
  - Division 5.1 – Oxidizing substances.
  - Division 5.2 – Organic peroxides.
- Class 6 – Acute Toxicity.
  - Division 6.1 – Acute Toxicity.
- Class 8 – Corrosive substances.

Note: It is possible for substances to display more than one characteristic, therefore these substances may fall under more than one hazard class. In such circumstances the substance will have a primary hazard class and a subsidiary class. Subsidiary classes are displayed in brackets in the Hazard Class column of the Hazardous Chemicals Register.

## 4.3 Hazard Category

To further assist with the identification of hazardous chemicals and their particular hazards, hazard classes are assigned with a hazard category. This represents the level of danger to persons exposed to the hazardous chemical. Hazard categories include the following:

- 1 – Great danger.
- 2 – Medium danger.
- 3 – Minor danger.

## 5. ASSESSMENT FINDINGS

The assessment findings are detailed in the following sections. Refer to **Appendix A** for a photographic supplement and **Appendix B** for the full Hazardous Chemicals Register.

### 5.1 Summary of Hazardous Chemicals Identified on Site

The following table presents a summary of the approximate total volumes of hazardous chemicals stored on site by hazard class. It also details whether placarding and/or manifests are required for any hazardous chemicals stored in bulk at the site. Refer to **Appendix B** for full hazardous chemicals register.

Hazard Class	Approximate Quantity Stored on Site	Placarding Required	Manifest Required
Class 2.1 – Flammable gases	17kg	-	-
Class 2.1 – Aerosols	2.4kg	-	-

Hazard Class	Approximate Quantity Stored on Site	Placarding Required	Manifest Required
Class 2.2 – Non-flammable, non-toxic gases	2,659kg	Yes	-
Class 3 – Flammable liquids	44L	-	-
Class 3 (Category 4) – Combustible liquids	23,420L	Yes	-
Class 5.1 – Oxidising substances	75kg	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	400L 21 Batteries	-	-
Class 9 – Miscellaneous	-	-	-
Unknown and/or Unclassified	437L 7.5kg	-	-

## 5.2 Observations

The following observations were made at the time of the assessment (refer to **Appendix A** for a photographic supplement):

- Q Quantities of Class 3 Category 4 Combustible Liquids and Class 2.2 non-flammable, non-toxic gases stored on site exceeded the threshold level for placarding. No location placarding was observed at the entrance to the Level B4 Chiller Room or adjacent to the underground diesel tanks in the Loading Dock. Additionally, no HAZCHEM outer warning placard was observed at the vehicle entrance to the site.
- Quantities of hazardous chemicals stored on site did not exceed the threshold level for manifest.
- All inspected hazardous chemicals observed on site appeared to be stored in sealed containers.
- The majority of the hazardous chemicals appeared to be appropriately labelled, however an unlabelled dosing pot was observed in the Level 32 roof area at the time of the inspection.
- The majority of hazardous chemicals on site were provided with adequate secondary containment, however chemicals were observed without appropriate secondary containment in the following areas:
  - Level B1 Cleaners Store Room.
  - Level B6 Cleaners Store Room.
  - Level 32 Roof.
- Incompatible hazardous chemicals appeared to be appropriately segregated in the majority of storage areas at the time of the assessment, however the following deficiencies were observed at the time of the assessment:

- Class 2.1 flammable gas, Class 8 corrosive substances and Class 3 flammable liquids were all stored together in the 10 Bond St Level B4 Storage Room.
  - Class 5.1 oxidising substances and Class 8 corrosive substances were stored together in the Level 32 Boiler Room.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Spill kits were observed in a number of chemical storage areas (e.g. Level B1 and B6 cleaners store rooms and Generator Room), however a spill kit was not available in close proximity to the hazardous chemicals stored in Level 32 Tenant Generator Room and the 10 Bond St roof top cooling tower area.
- Eye wash stations were observed in the cooling tower areas in 10 and 20 Bond St, however the eye wash station in the Level B1 Cleaners Store Room was last inspected in June 2019, and no eye wash stations were available within close proximity to stored corrosive chemicals in the following areas:
  - 10 Bond St, Level B4 Storage Room.
  - Level B6 Cleaners Store Room.
- Appropriate fire safety measures appeared to be available within or close to the majority of hazardous chemical storage areas (e.g. dry chemical fire extinguishers available in diesel storage areas), however no fire safety measures were available within close proximity to the hazardous chemicals in the 10 Bond St roof top cooling tower area.
- The refrigerant gas cylinders in Chiller Room and Generator Room were not appropriately secured at the time of the assessment.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- A copy of the hazardous chemicals register was not available within any of the chemical storage areas at the time of the assessment.
- Safety Data Sheets (SDSs) were available for a number of the hazardous chemicals stored on site, however SDSs were not available for the majority of the hazardous chemicals stored on site e.g. Chiller Room, Generator Room, Level 32 Roof and Level B6 Cleaners Store Room.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however the diesel SDS's observed in multiple areas were recently expired in June 2024.

## 6. RECOMMENDED ACTIONS

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The following recommended actions (and the associated indicative recommended timeframes) are provided based on the findings and observations presented above:

### 6.1 High Priority (action within 1 month)

No high priority actions are required.

### 6.2 Medium Priority (action within 3 months)

- Install appropriate Class 2.2 location placarding at the entrance to the Chiller Room and a COMBUSTIBLE LIQUID placard adjacent to the underground diesel tanks.
- Install a HAZCHEM outer warning placard at the vehicle entrance to the site to warn contractors and emergency personnel of the bulk hazardous chemicals stored on site.
- Ensure the following incompatible chemicals are appropriately segregated:
  - Class 2.1 flammable gas and Class 3 flammable liquids in the 10 Bond St Level B4 Storage Room – separate by at least 5m.

- Class 3 flammable liquids and Class 8 corrosive substances in the 10 Bond St Level B4 Storage Room – keep apart by at least 3m.
- Class 2.1 flammable gas and Class 8 corrosive substances in the 10 Bond St Level B4 Storage Room – keep apart by at least 3m.
- Class 5.1 oxidising substances and Class 8 corrosive substances in the Level 32 Boiler Room – keep apart by at least 3m.
- Ensure appropriate fire safety measures (e.g. fire extinguisher) are made available within close proximity to the hazardous chemicals stored in the 10 Bond St roof top cooling tower area.

### 6.3 Low Priority (action within 6 months)

- Install an appropriate label on the unlabelled dosing pot on the Level 32 roof.
- Ensure all hazardous chemicals stored in the following areas are provided with appropriate secondary containment:
  - Level B1 Cleaners Store Room.
  - Level B6 Cleaners Store Room.
  - Level 32 Roof.
- Ensure the eye wash station in the Level B1 Cleaners Store Room is inspected on an annual basis, and install an emergency eye wash station within close proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the following areas:
  - 10 Bond St, Level B4 Storage Room.
  - Level B6 Cleaners Store Room.
- Ensure the refrigerant gas cylinders in Chiller Room and Generator Room are appropriately secured e.g. with chains, straps or cages.
- Ensure a copy of the hazardous chemicals register is made available and is readily accessible to workers in all hazardous chemical storage areas.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area, as well as within a central storage hub.
- Replace any expired SDS's (e.g. diesel) with current versions.
- Require as a condition of service contract, that all contractors engaged at the site provide a register of the chemicals they intend to use/store on site as well as a current SDS.
- Ensure all staff and contractors working within chemical storage areas at the site are provided with appropriate information, instruction, and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Implement a periodic hazardous chemicals assessment at the site to ensure the requirements are being maintained and the register remains current. It is recommended that such a review is performed at least annually, or when significant changes are made to the hazardous chemicals used/stored on site.
- A copy of this report and register should be made available to any staff and contractors working within the relevant areas at the site.

## 7. REFERENCES

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- Work Health and Safety Act 2011 (NSW).
- Work Health and Safety Regulation 2017 (NSW).
- Code of Practice: Managing Risks of Hazardous Chemicals in the Workplace, 2019 (NSW).
- Australian Standard 1940:2017 'The Storage and Handling of Flammable and Combustible Liquids'.

- Australian Standard 1596:2014 'The Storage and Handling of LP Gas'.
- Australian Standard 3833:2007 'The Storage and Handling of Mixed Classes of Dangerous Goods in Packages and Intermediate Bulk Containers'.

## 8. LIMITATIONS

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This report and the associated services performed by Tetra Tech are in accordance with the scope of services set out in the contract between Tetra Tech and the Client. The scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

Tetra Tech derived the data in this report primarily from visual inspections, examination of available records, and interviews with individuals with relevant information about the site. In preparing this report, Tetra Tech has relied upon, and presumed accurate, certain information (or absence thereof) provided by government authorities, the Client and others identified herein. Except as otherwise stated in the report, Tetra Tech has not attempted to verify the accuracy or completeness of any such information.

No warranty, undertaking, or guarantee, whether expressed or implied, is made with respect to the data reported or to the findings, observations, and recommendations expressed in this report. Furthermore, such data, findings, observations, and recommendations are based solely upon existence at the time of the assessment. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, etc.) may require further investigation at the site with subsequent data analysis and re-evaluation of the findings, observations, and recommendations expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between Tetra Tech and the Client. Tetra Tech accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

## APPENDIX A: PHOTOGRAPHS

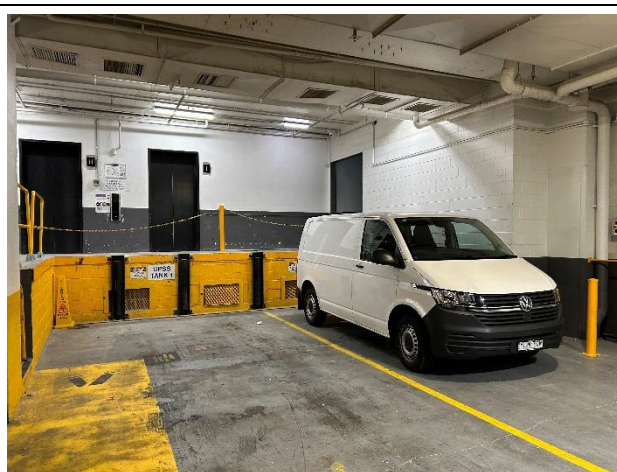
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## Hazardous Chemicals Assessment



**Photo 01.** No Class 2.2 placard at entrance to Chiller Room.



**Photo 02.** No COMBUSTIBLE LIQUID placard adjacent to underground diesel tanks.



**Photo 03.** No HAZCHEM outer warning placard at main vehicle entrance to site.



**Photo 04.** Incompatible hazardous chemicals stored together in 10 Bond St Level B4 Storage Room.

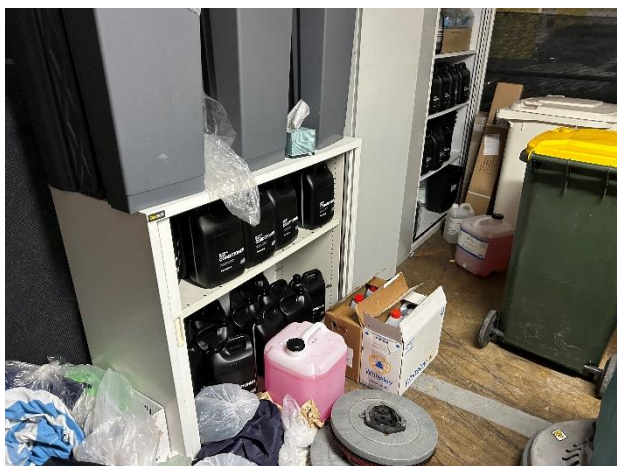


**Photo 05.** Incompatible hazardous chemicals stored together in Level 32 Boiler Room.



**Photo 06.** Chemicals stored without appropriate secondary containment in Level B1 Cleaners Store Room.

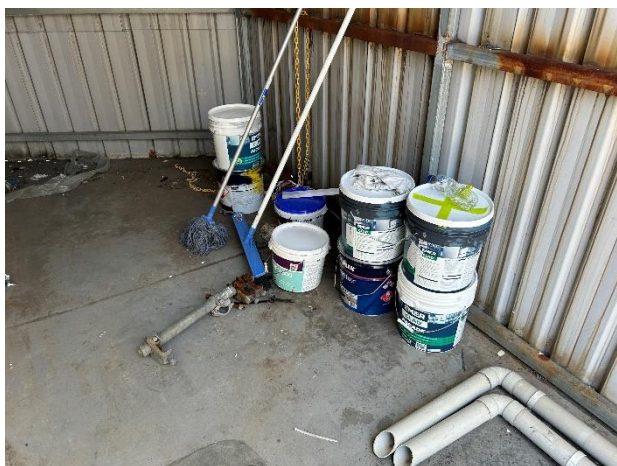




**Photo 07.** Chemicals stored without appropriate secondary containment in Level B6 Cleaners Store Room.



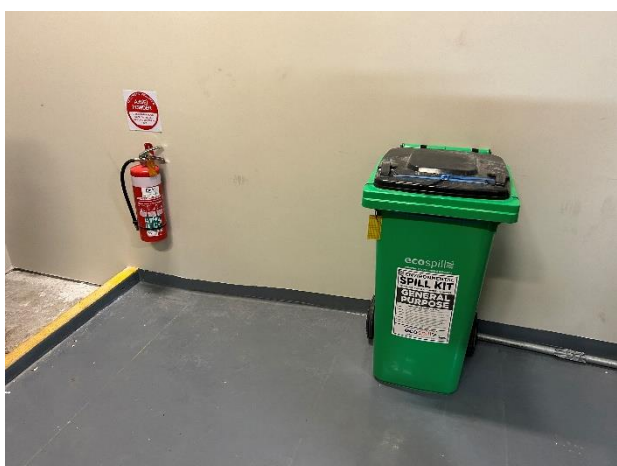
**Photo 08.** Unsecured refrigerant cylinders in Generator Room.



**Photo 09.** Chemicals stored without appropriate secondary containment on Level 32 roof.



**Photo 10.** Unlabelled dosing pot on Level 32 roof.



**Photo 11.** Fire extinguisher and spill kit in Hydrant Pump Room.



**Photo 12.** Eye wash station in 10 Bond St Level 8 Cooling Tower Room.

## APPENDIX B: HAZARDOUS CHEMICALS REGISTER

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## HAZARDOUS CHEMICALS REGISTER

### Instructions

Complete, keep and maintain this *Hazardous Chemicals Register* for all existing and new chemicals used by staff. This register should be readily accessible by all staff and contractors who use or who may be affected or exposed to any of the hazardous chemicals listed herein.

All hazardous chemicals must have a current safety data sheet (SDS) and an accompanying risk assessment that is no more than five years old. The SDS must state whether the product is hazardous and, in case of dangerous goods, provide the proper shipping name, class label, subsidiary risk, and packing group details. Copies of the SDSs must be attached to this register.

Site		10-20 Bond Street, Sydney NSW 2000			
Date of Register		2 <sup>nd</sup> August 2024. Inspected on 17 <sup>th</sup> July 2024			
Assessor	Name	Ben McCann	Position Title	Senior Associate – Property Risk	
	Company	Tetra Tech Coffey	Client Contact Name	Nathan Sullivan	

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
10 Bond Street									
B4 Storage Room									
LPG	Gas	Storage Room, on floor	8.5kg x 2	17kg	Y	2.1	N/A	Not Available	Store at least 3m away from Class 8 chemicals and 5m away from Class 3 chemicals. Provide current SDS in a readily accessible location
Glendale Sulfuric Acid 98%	Acid	Storage Room, on trolley	5L x 1	5L	Y	8	2	Not Available	Store at least 3m away from Class 2.1 and Class 3 chemicals.

## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
									Provide current SDS in a readily accessible location
Aqua Mix Enrich 'N' Seal	Sealer	Storage Room, on trolley	4L x 1	4L	Y	3	2	Not Available	Store at least 3m away from Class 8 chemicals and 5m away from Class 2.1 chemicals. Provide current SDS in a readily accessible location
Dulux Theatre Black	Paint	Storage Room, on trolley	2L x 1	2L	Y	-	-	Not Available	Provide current SDS in a readily accessible location
<b>Level 8 Plant Room</b>									
Hydrochem Hydro 375	Water Treatment	Plant Room, dosing pots	15kg x 2	30kg	Y	5.1	2	June 2026	-
Hydrochem Hydro 256	Water Treatment	Plant Room	50L x 1	50L	Y	8	3	Feb 2028	-
Hydrochem Hydro 348	Water Treatment	Plant Room	5L x 1	5L	-	-	-	Not Available	-
Hydrochem Hydro 407X	Water Treatment	Plant Room	50L x 1	50L	-	-	-	Not Available	-
Intergra CWT D770	Water Treatment	Plant Room	10L x 1	10L	-	-	-	Not Available	-

## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Integra WT AF203	Water Treatment	Plant Room	10L x 1	10L	Unknown	Unknown	Unknown	<b>Not Available</b>	Provide current SDS in a readily accessible location
Hydrochem Hydro 225	Water Treatment	Plant Room	15L x 1	15L	Y	8	2	<b>Not Available</b>	Provide current SDS in a readily accessible location
Diesel	Fuel	Plant Room	20L x 1	20L	Y	3	4	<b>June 2024</b>	Replace expired SDS with current version
12V Batteries	Battery	Plant Room	2 units	2 units	Y	8	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>Roof, Cooling Tower Area</b>									
Hydrochem Hydro 256	Water Treatment	Cooling Tower Area	15L x 5	75L	Y	8	3	Feb 2028	-
Hydrochem Hydro 260	Water Treatment	Cooling Tower Area	15L x 3	45L	Y	8	3	April 2025	-
Hydrochem Hydro 360	Water Treatment	Cooling Tower Area	15L x 3	45L	Y	8	3	<b>Not Available</b>	Provide current SDS in a readily accessible location
Hydrochem Hydro 375	Water Treatment	Cooling Tower Area	15kg x 1	15kg	Y	5.1	2	June 2026	-
<b>20 Bond Street</b>									
<b>Level 32 Boiler Room</b>									

## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Hydrochem Hydro 256	Water Treatment	Boiler Room	15L x 3	45L	Y	8	3	Not Available	Provide current SDS in a readily accessible location
Hydrochem Hydro 260X	Water Treatment	Boiler Room	15L x 2	30L	Y	8	3	Not Available	Provide current SDS in a readily accessible location
Hydrochem Hydro 375	Water Treatment	Boiler Room	15kg x 1	30kg	Y	5.1	2	Not Available	Store at least 3m away from Class 8 chemicals. Provide current SDS in a readily accessible location
		Boiler Room, dosing pot	15kg x 1						
Hydrochem Hydro 417	Water Treatment	Boiler Room, dosing pot	15L x 1	15L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
12V Batteries	Battery	Boiler Room, generator	2 units	2 units	Y	8	N/A	Not Available	Provide current SDS in a readily accessible location
Oil	Oil	Boiler Room, generator	~1,000L x 1	~1,000L	-	-	-	Not Available	-
<b>Level 32 Tenant Generator Room</b>									
12V Batteries	Battery	Tenant Generator Room	2 units	2 units	Y	8	N/A	Not Available	Provide current SDS in a readily accessible location
Diesel	Fuel	Tenant Generator Room	~1,000L x 1	~1,000L	Y	3	4	June 2024	Replace expired SDS with current version
<b>Level 32 Roof</b>									
Unlabelled container	Water Treatment	Roof, dosing pot	15L x 1	15L	Unknown	Unknown	Unknown	Not Available	Label and provide current SDS in a readily accessible location
Dulux Acratex	Coating	Roof	15L x 1	15L	-	-	-	Not Available	-
Emer-Clad Facade	Coating	Roof	15L x 4	60L	-	-	-	Not Available	-



## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Dulux Roadmaster	Coating	Roof	15L x 1	15L	Unknown	Unknown	Unknown	<b>Not Available</b>	Provide current SDS in a readily accessible location
Arcex Hypoxy WPM 300	Water-proofing	Roof	15L x 1	15L	Y	8	2	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>Level 31 Hydrant Pump Room</b>									
Diesel	Fuel	Hydrant Pump Room	20L x 2	90L	Y	3	4	<b>June 2024</b>	Replace expired SDS with current version
		Hydrant Pump Room, tank	~50L x 1						
Aus Cell 12V Batteries	Battery	Hydrant Pump Room	3 units	3 units	Y	8	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>Level B4 Chiller Room</b>									
R134a	Refrigerant	Chiller Room, chillers 3 and 4	288kg x 1 164kg x 1	452kg	Y	2.2	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
R1234ze	Refrigerant	Chiller Room, Chillers 1 and 2	534kg x 2	1,458kg	Y	2.2	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
		Chiller Room, spare tanks	65kg x 6						
Hydrochem Hydro 417	Water Treatment	Chiller Room, dosing pot	15L x 1	15L	Unknown	Unknown	Unknown	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>Level B4 Loading Dock</b>									
Diesel	Fuel	Loading Dock, Underground Fuel Tank	10,000L x 2	20,000L	Y	3	4	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>Level B4 Generator Room</b>									
Diesel	Fuel	Generator Room, tanks	1,075L x 2	2,150L	Y	3	4	<b>Not Available</b>	Provide current SDS in a readily accessible location
12V Batteries	Battery	Generator Room	8 units	8 units	Y	8	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location

## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
R22	Refrigerant	Generator Room, AC units	17kg x 2	34kg	Y	2.2	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
R1234ze	Refrigerant	Generator Room, spare tanks	65kg x 11	715kg	Y	2.2	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>B5 Sprinkler Pump Room</b>									
Diesel	Fuel	Sprinkler Pump Room	20L x 3	160L	Y	3	4	<b>June 2024</b>	Replace expired SDS with current version
		Sprinkler Pump Room, tank	~100L x 1						
Aus Cell 12V Batteries	Battery	Sprinkler Pump Room	4 units	4 units	Y	8	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>B1 Cleaners Storeroom</b>									
Elite Ultra Fresh	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Jan 2027	-
Elite Uriclean	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	Y	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location
Elite Disinfectant Lemon	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Jan 2026	-
Elite Eucalyptus Spray & Wipe	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Jan 2026	-
Elite Multiklean	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	Y	-	-	Jan 2027	-
Elite Carpet Wiz	Cleaner	Cleaners Storeroom, shelving	5L x 1	5L	-	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location



## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Elite Red Flash Detergent	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	Y	8	2	Jan 2026	-
Elite Clearclean Glass & Mirror Cleaner	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Jan 2026	-
Elite Chloroclean	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	Y	8	2	<b>Not Available</b>	Provide current SDS in a readily accessible location
Envirochemicals King Bleach	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	Y	8	3	Jan 2027	-
Whiteley Mr Steel	Cleaner	Cleaners Storeroom, shelving	5L x 3	15L	-	-	-	Aug 2026	-
Agar Fast Glass	Cleaner	Cleaners Storeroom, shelving	5L x 1	5L	Y	-	-	Aug 2028	-
Amano Pioneer Eclipse Neutral All Purpose Cleaner	Cleaner	Cleaners Storeroom, shelving	10L x 2	20L	Y	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location
Cleera Liquid Hand Wash	Cleaner	Cleaners Storeroom, shelving	5L x 3	15L	Y	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location
Diversey Earth On	Cleaner	Cleaners Storeroom, shelving	7.5kg x 1	7.5kg	Y	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location
Cleanmax Stainless Steel Polish	Aerosol Cleaner	Cleaners Storeroom, shelving	0.4kg x 5	2kg	Y	2.1	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
Mr Sheen	Aerosol Cleaner	Cleaners Storeroom, shelving	0.4kg x 1	0.4kg	Y	2.1	N/A	<b>Not Available</b>	Provide current SDS in a readily accessible location
<b>B6 Cleaners Storeroom</b>									

## HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Elite Eucalyptus Spray & Wipe	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Not Available	-
Elite Ultra Fresh	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Not Available	-
Elite Clearclean Glass & Mirror Cleaner	Cleaner	Cleaners Storeroom, shelving	20L x 1	20L	-	-	-	Not Available	-
Cleera Liquid Hand Wash	Cleaner	Cleaners Storeroom, shelving	5L x 54	270L	Y	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location
Two Good Co. Instand Hand Sanitiser	Cleaner	Cleaners Storeroom, shelving	5L x 8	40L	Y	3	2	<b>Not Available</b>	Provide current SDS in a readily accessible location
Two Good Co. Shampoo	Cleaner	Cleaners Storeroom, shelving	5L x 27	135L	Unknown	Unknown	Unknown	<b>Not Available</b>	Provide current SDS in a readily accessible location
Two Good Co. Conditioner	Cleaner	Cleaners Storeroom, shelving	5L x 24	120L	Unknown	Unknown	Unknown	<b>Not Available</b>	Provide current SDS in a readily accessible location
Two Good Co. Body Wash	Cleaner	Cleaners Storeroom, shelving	5L x 18	90L	Unknown	Unknown	Unknown	<b>Not Available</b>	Provide current SDS in a readily accessible location
Whiteley Tile Plus	Cleaner	Cleaners Storeroom, shelving	5L x 3	15L	Y	8	2	<b>Not Available</b>	Provide current SDS in a readily accessible location
Agar Flash Dry	Cleaner	Cleaners Storeroom, shelving	5L x 3	15L	Y	-	-	<b>Not Available</b>	Provide current SDS in a readily accessible location