

Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

200 George Street, Sydney NSW

15 July 2024

Project Ref: 754-
SYDEN228268



HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

Prepared by
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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 200 George Street, Sydney, NSW (the site). Ben McCann conducted the assessment on 20th June 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	110.5kg	-	-
Class 2.1 – Aerosols	-	-	-
Class 2.2 – Non-flammable, non-toxic gases	2,098kg	Yes	-
Class 3 – Flammable liquids	19L	-	-
Class 3 (Category 4) – Combustible liquids	49,000L	Yes	-
Class 5.1 – Oxidising substances	45kg	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	230L 59 x batteries	-	-
Class 9 – Miscellaneous	-	-	-
Unknown and/or Unclassified	766.8L 12kg	-	-

Observations

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

- Quantities of Class 2.2 non-flammable, non-toxic gases and Class 3.4 combustible liquid stored on site exceeded the threshold level for placarding. Appropriate location placarding was available on the diesel tanks, however a location placard was not available at the entrance to the Dalley Street,

Level 3 Plant Room, and HAZCHEM outer warning placard was not available at the vehicle entrance to the site.

- Quantities of hazardous chemicals stored on site did not exceed the threshold levels for manifest requirements.
- Inspected hazardous chemicals observed on site appeared to be stored in sealed containers.
- 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 B4 Cleaners Store Room.
 - Level B4 Store Room.
 - Dalley Street, Level 3 Store Room.
 - Level US, Waste Room.
- Incompatible hazardous chemicals appeared to be appropriately segregated in the majority of storage areas, however the following deficiencies were observed at the time of the assessment:
 - Class 3 flammable liquids and Class 8 corrosive substances were stored together in the Level US, Waste Room.
 - Class 3 flammable liquids and Class 8 corrosive substances were stored together in the Level B4 Store Room.
- The majority of inspected hazardous chemicals appeared to be appropriately labelled, however a number of chemical containers in the Dalley Street Level 4 Cooling Tower Area and Dalley Street Level 3 Plant Room were not appropriately labelled at the time of the assessment.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- A copy of the hazardous chemicals register was not available within any of the chemical storage areas at the time of the assessment.
- Spill kits were observed in a number of chemical storage areas (e.g. Diesel Tank Room, Waste Room, Dalley Street Level 2 Plant Room, Dalley Street Cooling Tower Area), however a spill kit was not available in close proximity to the hazardous chemicals stored in the Level B4 Store Room. The spill kits in the Level 12 Plant Room and the Dalley Street Level 2 Plant Room also did not appear to be appropriately stocked, with waste items observed inside.
- An eye wash station was observed in the Level B4 Cleaners Store Room, however no eye wash stations were available within close proximity to stored corrosive chemicals in the following areas:
 - Level 12 Plant Room.
 - Dalley Street Level 4 Cooling Tower Area.
 - Level US Waste Room.
 - Level B4 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 and foam fire extinguishers available in diesel storage areas), however no fire safety measures were available within close proximity to the hazardous chemicals in the Level B4 Store Room.
- The Nitrogen cylinder in the Dalley Street Level 3 Plant Room and the LPG cylinders in the Level US Loading Dock were not appropriately secured at the time of the assessment.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- 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. Dalley Street plant rooms and Level US Waste Room.

- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of SDS's were expired at the time of the inspection e.g. Enzyme Wizard in the Level B4 Store Room expired in March 2015 and Hydro 428 in various water treatment areas expired in May 2021.

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 Dalley Street, Level 3 Plant Room, and 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 that the Class 3 flammable liquids and Class 8 corrosive substances in the Level US, Waste Room and Level B4 Store Room are kept apart by at least 3m.
- Ensure appropriate fire safety measures (e.g. fire extinguisher) are made available within close proximity to the flammable liquids stored in the Level B4 Store Room.

Low Priority (action within 6 months)

- Ensure all hazardous chemicals stored in the following areas are provided with appropriate secondary containment:
 - Level B4 Cleaners Store Room.
 - Level B4 Store Room.
 - Dalley Street, Level 3 Store Room.
 - Level US, Waste Room.
- Ensure all unlabelled chemical containers in the Dalley Street Level 4 Cooling Tower Area and Dalley Street Level 3 Plant Room are either appropriately labelled or removed from the site.
- Provide an appropriate spill kit in close proximity to the hazardous chemicals stored in the Level B4 Store Room. Ensure the spill kits in the Level 12 Plant Room and the Dalley Street Level 2 Plant Room are appropriately stocked and not used for waste disposal.
- Install an emergency eye wash station within close proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the following areas:
 - Level 12 Plant Room.
 - Dalley Street Level 4 Cooling Tower Area.
 - Level US Waste Room.
 - Level B4 Store Room.
- Ensure the Nitrogen cylinder in the Dalley Street Level 3 Plant Room and the LPG cylinders in the Level US Loading Dock are appropriately secured e.g. with chains, straps or cages. Also ensure cylinders are not stacked on top of each other.
- 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. Enzyme Wizard in the Level B4 Store Room and Hydro 428 in various water treatment areas) 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

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 200 George Street, Sydney, NSW (the site). Ben McCann conducted the assessment on 20th June 2024.

1.1 Site Description

The site consisted of a 37 level (approximately 39,000m²) office building with retail areas on the Ground Level. The building was constructed circa 2016. The building was occupied at the time of the assessment. Key chemical storage areas included the plant rooms, comms rooms, cooling tower areas, cleaners store rooms, diesel tank room, waste room and loading dock.

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

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

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

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	110.5kg	-	-
Class 2.1 – Aerosols	-	-	-

Hazard Class	Approximate Quantity Stored on Site	Placarding Required	Manifest Required
Class 2.2 – Non-flammable, non-toxic gases	2,098kg	Yes	-
Class 3 – Flammable liquids	19L	-	-
Class 3 (Category 4) – Combustible liquids	49,000L	Yes	-
Class 5.1 – Oxidising substances	45kg	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	230L 59 x batteries	-	-
Class 9 – Miscellaneous	-	-	-
Unknown and/or Unclassified	766.8L 12kg	-	-

5.2 Observations

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

- Quantities of Class 2.2 non-flammable, non-toxic gases and Class 3.4 combustible liquid stored on site exceeded the threshold level for placarding. Appropriate location placarding was available on the diesel tanks, however a location placard was not available at the entrance to the Dalley Street, Level 3 Plant Room, and HAZCHEM outer warning placard was not available at the vehicle entrance to the site.
- Quantities of hazardous chemicals stored on site did not exceed the threshold levels for manifest requirements.
- Inspected hazardous chemicals observed on site appeared to be stored in sealed containers.
- 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 B4 Cleaners Store Room.
 - Level B4 Store Room.
 - Dalley Street, Level 3 Store Room.
 - Level US, Waste Room.
- Incompatible hazardous chemicals appeared to be appropriately segregated in the majority of storage areas, however the following deficiencies were observed at the time of the assessment:
 - Class 3 flammable liquids and Class 8 corrosive substances were stored together in the Level US, Waste Room.

- Class 3 flammable liquids and Class 8 corrosive substances were stored together in the Level B4 Store Room.
- The majority of inspected hazardous chemicals appeared to be appropriately labelled, however a number of chemical containers in the Dalley Street Level 4 Cooling Tower Area and Dalley Street Level 3 Plant Room were not appropriately labelled at the time of the assessment.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- A copy of the hazardous chemicals register was not available within any of the chemical storage areas at the time of the assessment.
- Spill kits were observed in a number of chemical storage areas (e.g. Diesel Tank Room, Waste Room, Dalley Street Level 2 Plant Room, Dalley Street Cooling Tower Area), however a spill kit was not available in close proximity to the hazardous chemicals stored in the Level B4 Store Room. The spill kits in the Level 12 Plant Room and the Dalley Street Level 2 Plant Room also did not appear to be appropriately stocked, with waste items observed inside.
- An eye wash station was observed in the Level B4 Cleaners Store Room, however no eye wash stations were available within close proximity to stored corrosive chemicals in the following areas:
 - Level 12 Plant Room.
 - Dalley Street Level 4 Cooling Tower Area.
 - Level US Waste Room.
 - Level B4 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 and foam fire extinguishers available in diesel storage areas), however no fire safety measures were available within close proximity to the hazardous chemicals in the Level B4 Store Room.
- The Nitrogen cylinder in the Dalley Street Level 3 Plant Room and the LPG cylinders in the Level US Loading Dock were not appropriately secured at the time of the assessment.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- 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. Dalley Street plant rooms and Level US Waste Room.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of SDS's were expired at the time of the inspection e.g. Enzyme Wizard in the Level B4 Store Room expired in March 2015 and Hydro 428 in various water treatment areas expired in May 2021.

6. RECOMMENDED ACTIONS

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 Dalley Street, Level 3 Plant Room, and 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 that the Class 3 flammable liquids and Class 8 corrosive substances in the Level US, Waste Room and Level B4 Store Room are kept apart by at least 3m.
- Ensure appropriate fire safety measures (e.g. fire extinguisher) are made available within close proximity to the flammable liquids stored in the Level B4 Store Room.

6.3 Low Priority (action within 6 months)

- Ensure all hazardous chemicals stored in the following areas are provided with appropriate secondary containment:
 - Level B4 Cleaners Store Room.
 - Level B4 Store Room.
 - Dalley Street, Level 3 Store Room.
 - Level US, Waste Room.
- Ensure all unlabelled chemical containers in the Dalley Street Level 4 Cooling Tower Area and Dalley Street Level 3 Plant Room are either appropriately labelled or removed from the site.
- Provide an appropriate spill kit in close proximity to the hazardous chemicals stored in the Level B4 Store Room. Ensure the spill kits in the Level 12 Plant Room and the Dalley Street Level 2 Plant Room are appropriately stocked and not used for waste disposal.
- Install an emergency eye wash station within close proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the following areas:
 - Level 12 Plant Room.
 - Dalley Street Level 4 Cooling Tower Area.
 - Level US Waste Room.
 - Level B4 Store Room.
- Ensure the Nitrogen cylinder in the Dalley Street Level 3 Plant Room and the LPG cylinders in the Level US Loading Dock are appropriately secured e.g. with chains, straps or cages. Also ensure cylinders are not stacked on top of each other.
- 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. Enzyme Wizard in the Level B4 Store Room and Hydro 428 in various water treatment areas) 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

- 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

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

Hazardous Chemicals Assessment



Photo 01. No Class 2.2 location placard at entrance to Dalley Street Level 3 Plant Room.

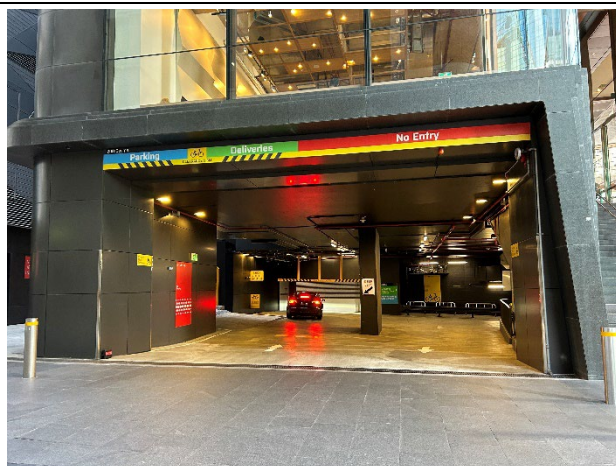


Photo 02. No HAZCHEM outer warning placard at vehicle entrance to site.



Photo 03. Chemicals stored without secondary containment in the Level B4 Store Room.



Photo 04. Chemicals stored without secondary containment in the Level B4 Cleaners Store Room.



Photo 05. Class 8 and Class 3 hazardous chemicals stored together in the Level B4 Store Room.



Photo 06. Class 8 and Class 3 hazardous chemicals stored together in the Level US Waste Room.

Hazardous Chemicals Assessment



Photo 07. Unlabelled chemical container in Dalley Street Level 4 Cooling Tower Area.

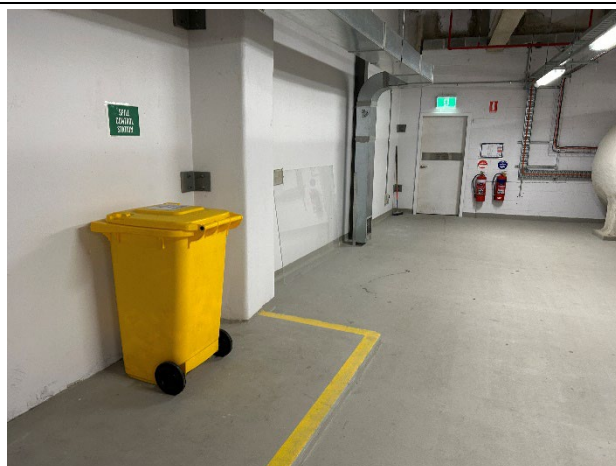


Photo 08. Spill kit and fire extinguishers in the Diesel Tank Room.



Photo 09. Waste stored in spill kit in Level 12 Plant Room.

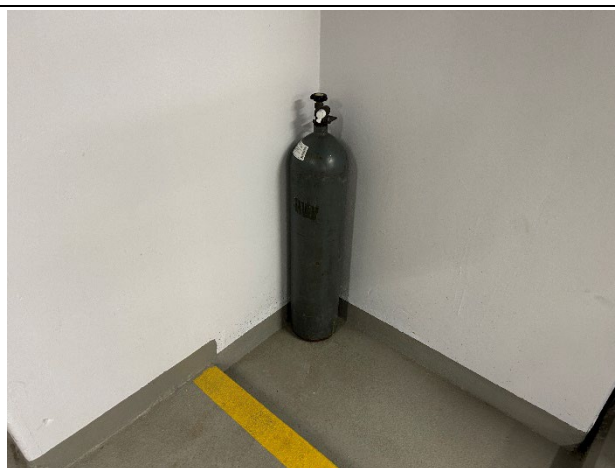


Photo 10. Nitrogen cylinder in Dalley Street Level 3 Plant Room not appropriately secured.



Photo 11. LPG cylinders in Level US Loading Dock not appropriately secured.

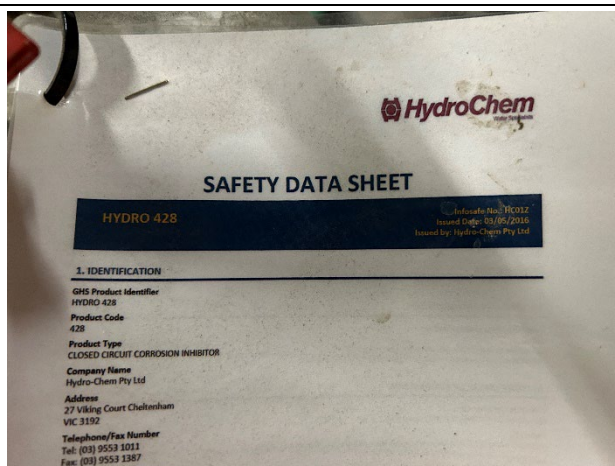


Photo 12. Expired SDS in Level 12 Plant Room.

APPENDIX B: HAZARDOUS CHEMICALS REGISTER

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		200 George Street, Sydney, NSW			
Date of Register		15 th July 2024. Inspected on 20 th June 2024.			
Assessor	Name	Ben McCann	Position Title	Senior Associate Consultant	
	Company	Tetra Tech Coffey	Client Contact Name	Ernesto Capulong	

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Level 36, External Chiller Area									
R-410a	Refrigerant	Chiller	1 x 34kg 1 x 25kg	59kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location
Level 36, Comms Room									
Leoch 12V Batteries	Batteries	Comms Room	16 x units	16 x units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Yuasa 12V Batteries	Batteries	Comms Room	8 x units	8 x units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Level 36, WC Fan Room									

HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Leoch 12V Batteries	Batteries	WC Fan Room	16 x units	16 x units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Level 12, Plant Room									
HydroChem Hydro 428	Closed circuit corrosion inhibitor	Plant Room, dosing pot	2 x 15L	30L	Yes	-	-	May 2021	Replace expired SDS with current version
HydroChem Hydro 229	Water treatment	Plant Room	1 x 15L	15L	Yes	8	3	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Level 4, Cooling Tower Area									
R-410a	Refrigerant	Cooling Tower Area, Chillers 1 & 2	4 x 29.5kg	118kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location
Unlabelled Container	Suspected water treatment	Cooling Tower Area, Dosing pot	1 x 15L	15L	Unknown	Unknown	Unknown	Not Available	Apply appropriate label to container and ensure a current SDS is available in a readily accessible location.
HydroChem Hydro 256	Water treatment	Cooling Tower Area	1 x ~50L 1 x 15L	~65L	Yes	8	3	Not Available	Provide current SDS in a readily accessible location
HydroChem Hydro 375	Water treatment	Cooling Tower Area, Dosing pots	3 x 15kg	~45kg	Yes	5.1 (8)	2	Not Available	Provide current SDS in a readily accessible location
HydroChem Hydro 407X	Water treatment	Cooling Tower Area	1 x ~50L 1 x 15L	~65L	-	-	-	Aug 2025	-
HydroChem Hydro 348	Water treatment	Cooling Tower Area	1 x 0.5L	0.5L	-	-	-	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Level 3, Plant Room									

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 428	Closed circuit corrosion inhibitor	Plant Room, dosing pot	1 x 15L	15L	Yes	-	-	May 2021	Replace expired SDS with current version
R-134a	Refrigerant	Chillers 1-3	2 x 125kg 2 x 531kg	~1,812kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location
		Spare refrigerant containers	2 x ~500kg						
Unlabelled Container	Suspected water treatment	Plant Room, dosing pot	1 x 15L	15L	Unknown	Unknown	Unknown	Not Available	Apply appropriate label to container and ensure a current SDS is available in a readily accessible location.
Nitrogen	Compressed air	Plant Room	1 x ~40kg	~40kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Level 3, Store Room									
MJS Max Bond 102 Super Contact	Sealer	Store Room	1 x 4L	4L	Yes	3	Unknown	Not Available	Provide current SDS in a readily accessible location
Dulux Design Metallic	Paint	Store Room	1 x 4L	4L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Dulux Super Enamel Semi Gloss	Paint	Store Room	1 x 1L	1L	Yes	3	3	Not Available	Provide current SDS in a readily accessible location
Dulux Precision Stain & Mould Blocker	Paint	Store Room	1 x 1L	1L	-	-	-	Not Available	Provide current SDS in a readily accessible location
Taubmans All Weather Exterior	Paint	Store Room	1 x 1L	1L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Taubmans Strong Base Enamel Premium	Paint	Store Room	1 x 4L	4L	Yes	3	Unknown	Not Available	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		
Crommelin Exterior Grade Waterproofing	Waterproof Coating	Store Room	1 x 1L	1L	-	-	-	Not Available	Provide current SDS in a readily accessible location
Wattyl Solagard	Paint	Store Room	1 x 10L	10L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Mapei Ultrabond Eco VS90 Plus	Adhesive	Store Room	1 x 16kg	16kg	-	-	-	Not Available	Provide current SDS in a readily accessible location
Mapei Eco 300	Adhesive	Store Room	1 x 15L	15L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Carbatec End Sealer	Sealer	Store Room	1 x 4L	4L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Enviro Systems Prime P2	Sealer	Store Room	1 x 2.8L	2.8L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Level 2, Plant Room									
HydroChem Hydro 428	Closed circuit corrosion inhibitor	Plant Room, dosing pot	1 x 15L	15L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
R-410a	Refrigerant	Packaged A/C Units	12 x 4.5kg 6 x 2.5kg	69kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location
12V Batteries	Batteries	Plant Room	16 x units	16 x units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Diesel	Fuel	Day tanks	2 x ~2,000L	~4,000L	Yes	3	4	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Level 1, Boiler Room									

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 428	Closed circuit corrosion inhibitor	Boiler Room	1 x 5L	20L	Yes	-	-	May 2021	Replace expired SDS with current version
		Boiler Room, dosing pot	1 x 15L						
HydroChem Hydro 229	Water treatment	Boiler Room	1 x 5L	5L	Yes	8	3	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Level 1, Water Tank Room									
12V Batteries	Batteries	Water Tank Room	3 x units	3 x units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
US Level, Loading Dock									
LPG	Fuel	Loding Dock	13 x 8.5kg	110.5kg	Yes	2.1	N/A	Not Available	Provide current SDS in a readily accessible location
US Level, Waste Room									
Agar Exit	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Agar Once Off	Cleaner	Waste Room	1 x 5L	5L	Yes	8	2	Not Available	Provide current SDS in a readily accessible location
Agar Steel Shine Oil	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Agar Carpet Spotter B	Cleaner	Waste Room	1 x 5L	5L	Yes	3	2	Not Available	Provide current SDS in a readily accessible location
Brighton Liquid Hand & Body Wash	Hand Cleaner	Waste Room	6 x 5L	30L	Yes	-	-	Not Available	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		
Diversey Go Getter	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Diversey Taski Cream R7	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Diversey Divercleanse	Cleaner	Waste Room	1 x 5L	5L	Yes	8	3	Not Available	Provide current SDS in a readily accessible location
Central Cleaning Supplies Vigorous Heavy Duty Degreaser	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Chempower Tornado 2000	Cleaner	Waste Room	1 x 5L	5L	Yes	8	2	Not Available	Provide current SDS in a readily accessible location
Citrus Resources Lencia	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Sanitaire Heaven Fresh Blu Away	Cleaner	Waste Room	1 x 5L	5L	-	-	-	Not Available	Provide current SDS in a readily accessible location
Cleantec So Chlor	Cleaner	Waste Room	1 x 5L	5L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Research Products Halo Fast Dry	Cleaner	Waste Room	1 x 5L	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Dalley Street, Basement Level, Diesel Tank Room									
Diesel	Fuel	Bulk diesel tanks	1 x 30,000L 1 x 15,000L	~45,000L	Yes	3	4	July 2021	Replace expired SDS with current version
Level B4, Store Room									

HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Agar Exit	Cleaner	Store Room	16 x 5L	80L	Yes	-	-	Oct 2025	-
Agar Steel Shine Oil	Cleaner	Store Room	9 x 5L	45L	Yes	-	-	Feb 2026	-
Agar Citra Mist	Cleaner	Store Room	13 x 5L	65L	Yes	-	-	March 2025	-
Agar Carpet Spotter B	Cleaner	Store Room	1 x 5L	5L	Yes	3	2	Not Available	Provide current SDS in a readily accessible location
Agar G Solve	Cleaner	Store Room	1 x 5L	5L	Yes	-	-	Aug 2025	-
Brighton Liquid Hand & Body Wash	Hand Cleaner	Store Room	7 x 5L	35L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Diversey Go Getter	Cleaner	Store Room	9 x 5L	45L	Yes	-	-	Nov 2023	Replace expired SDS with current version
Diversey Taski Cream R7	Cleaner	Store Room	14 x 5L	70L	Yes	-	-	Feb 2028	-
Diversey General Purpose Spotter	Cleaner	Store Room	1 x 1L	1L	Yes	-	-	Dec 2027	-
Diversey Aqua Blue	Cleaner	Store Room	1 x 12kg	12kg	Yes	-	-	Dec 2027	-
Diversey Taski View Quick	Cleaner	Store Room	13 x 5L	65L	-	-	-	Sept 2028	-
Diversey Pro Strip HD	Cleaner	Store Room	1 x 5L	5L	Yes	8	3	Not Available	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		
Diversey Divercleanse	Cleaner	Store Room	12 x 5L	60L	Yes	8	3	Dec 2027	-
Central Cleaning Supplies Vigorous Heavy Duty Degreaser	Cleaner	Store Room	5 x 5L	25L	Yes	-	-	Jan 2026	-
Chempower Tornado 2000	Cleaner	Store Room	13 x 5L	65L	Yes	8	2	July 2026	-
Citrus Resources Lencia	Cleaner	Store Room	5 x 5L	25L	Yes	-	-	Sept 2026	-
Research Products Halo Fast Dry	Cleaner	Store Room	15 x 5L	75L	Yes	-	-	Dec 2027	-
Thankyou Universal Cleaner	Cleaner	Store Room	1 x 3L	3L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Enzyme Wizard	Cleaner	Store Room	3 x 5L 6 x 1L	21L	Yes	-	-	March 2015	Replace expired SDS with current version
Alliance Easi Gloss	Cleaner	Store Room	1 x 5L	5L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Grip Tek GT-C20	Cleaner	Store Room	1 x 5L	5L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Level B4, Cleaners Store Room									
Agar Citra Mist	Cleaner	Cleaners Store Room	1 x 5L 1 x 20L	25L	Yes	-	-	March 2025	-
Diversey Go Getter	Cleaner	Cleaners Store Room	1 x 20L	20L	Yes	-	-	Nov 2023	Replace expired SDS with current version