TETRA TECH COFFEY

Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

8 Chifley Square, Sydney NSW 2000

8 September 2025

Project Ref: 754-SYDEN364426

HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

Prepared by
Tetra Tech Coffey Pty Ltd
Level 20, Tower B, 799 Pacific Highway
Chatswood NSW 2067 Australia
t: +61 2 9406 1000 f: +61 2 9406 1002
ABN: 55 139 460 521

Quality information

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R01	Final	08/09/2025	Phoebe Quessy	Ben McCann	Ben McCann

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754-SYDEN364426

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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 8 Chifley Square, Sydney NSW 2000 (the site). Phoebe Quessy and Kathleen Du conducted the assessment on 20th August 2025.

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		-	-
Class 2.1 – Aerosols	0.9kg	-	-
Class 2.2 – Non-flammable, non-toxic gases	1,269kg	Yes	-
Class 3 – Flammable liquids	15.25L	-	-
Class 3 (Category 4) – Combustible liquids	12,000L	Yes	-
Class 5.1 – Oxidising substances	15kg	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	215L / kg 32 batteries	-	-
Class 9 – Miscellaneous	-	-	-
Unknown and/or Unclassified	1482.2L / kg	-	-

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. A COMBUSTIBLE LIQUID location placard was observed at the entrance to the Level B2 Diesel Tank Room, however no

Class 2.2 location placard was observed at the entrance to the Level 31 Chiller Room and 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 a 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 Trigen Room at the time of the inspection.
- The majority of the hazardous chemicals on site appeared to be provided with adequate secondary containment, however some chemicals stored in the following areas were not provided with appropriate secondary containment:
    - Level 32 Generator Room – Cleaning chemicals
    - Level 20 Plant Room – Work Bench area
- Chemicals in the Level 33 Cooling Tower Area were stored within secondary containment with the incorrect chemical label (Hydro 2555, Hydro 348 and Hydro 360 inside containment labelled Hydro 256).
- Incompatible hazardous chemicals appeared to be appropriately segregated in the majority of the chemical storage areas, however the following chemicals were not appropriately segregated:
    - Class 3 Flammable Liquids and Class 2.1 Aerosols stored together in the Level 20 Plant room work bench area.
    - Class 3 Flammable Liquids and Class 8 Corrosive Substances stored together in the Level B2 Cleaners Store Room.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Spill kits were observed in the Level B2 Cleaners Storeroom, Level 4 Plant Room, Level 32 Generator Room, Level 33 Cooling Tower Area, Level 31 Chiller Room and Level 19 Plant Room, however spill kits were not available in close proximity to the hazardous chemicals stored in the following areas:
    - Level B2 Diesel Tank Room (larger kit required).
- Emergency eye wash stations were observed within the Level 33 Cooling Tower Area and the Level 4 Plant Room, however the following deficiencies were noted:
    - An eye wash station was not available within close proximity to corrosive chemicals stored in the Level B2 Cleaners Storeroom.
    - A safety shower was not available within close proximity to the large quantities of corrosive chemicals stored in the Level 33 Cooling Tower Area.
- Appropriate fire safety measures appeared to be available within or close to hazardous chemical storage areas (e.g. diesel storage areas).
- 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. Refer to the hazardous chemicals register for specific details.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of expired SDSs were observed e.g. Sodium Hypochlorite, expiry November 2015. Refer to the hazardous chemicals register for specific details.

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)

- Install an emergency eye wash station within close proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the Level B2 Cleaners Storeroom.

Medium Priority (action within 3 months)

- Install an appropriate Class 2.2 location placard at the entrance to the Level 31 Chiller Room.
- 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.
- Install a plumbed safety shower unit within close proximity (within 2-10m) to the large quantities of Class 8 corrosive chemicals stored in the Level 33 Cooling Tower Area.
- Store the Class 3 Flammable Liquids at least 5m away from the Class 2.1 aerosols in the Level 20 Plant Room.
- Store the Class 3 Flammable Liquids at least 3m away from the Class 8 Corrosive Substances in the in B2 Cleaners Store Room.

Low Priority (action within 6 months)

- Install an appropriate label on the unlabelled dosing pot in the Level 32 Trigen Room.
- Ensure all hazardous chemicals stored in the Level 32 Generator Room and the Level 20 Plant Room are provided with appropriate secondary containment.
- Remove the incorrect label from the secondary containment in the Level 33 Cooling Tower Area.
- Ensure appropriate spill kits are made available adjacent to the hazardous chemicals stored within the following areas:
    - Level B2 Diesel Tank Room (larger kit required).
- 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. Sodium Hypochlorite) 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 8 Chifley Square, Sydney NSW 2000 (the site). Phoebe Quessy and Kathleen Du conducted the assessment on 20th August 2025.

1.1 Site Description

The site consisted of a 32 level office tower covering approximately 20,000m^2 in area and constructed in 2018. The site was occupied at the time of the assessment. Key chemical storage areas included the Levels 30 to 33 plant rooms, the Level B2 Cleaners Store Room, and the Level B2 Diesel Tank Room.

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 2025 (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 2025 (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 2025 (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 2025 (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		-	-
Class 2.1 – Aerosols	0.9kg	-	-
Class 2.2 – Non-flammable, non-toxic gases	1,269kg	Yes	-
Class 3 – Flammable liquids	15.25L	-	-
Class 3 (Category 4) – Combustible liquids	12,000L	Yes	-
Class 5.1 – Oxidising substances	15kg	-	-
Class 5.2 – Organic peroxides	-	-	-
Class 6.1 – Toxic substances	-	-	-
Class 8 – Corrosive substances	215L / kg 32 batteries	-	-
Class 9 – Miscellaneous	-	-	-
Unknown and/or Unclassified	1482.2L / kg	-	-

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 3 Category 4 Combustible Liquids and Class 2.2 non-flammable, non-toxic gases stored on site exceeded the threshold level for placarding. A COMBUSTIBLE LIQUID location placard was observed at the entrance to the Level B2 Diesel Tank Room, however no Class 2.2 location placard was observed at the entrance to the Level 31 Chiller Room and 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 a 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 Trigen Room at the time of the inspection.
- The majority of the hazardous chemicals on site appeared to be provided with adequate secondary containment, however some chemicals stored in the following areas were not provided with appropriate secondary containment:
    - Level 32 Generator Room – Cleaning chemicals
    - Level 20 Plant Room – Work Bench area
- Chemicals in the Level 33 Cooling Tower Area were stored within secondary containment with the incorrect chemical label (Hydro 2555, Hydro 348 and Hydro 360 inside containment labelled Hydro 256).

- Incompatible hazardous chemicals appeared to be appropriately segregated in the majority of the chemical storage areas, however the following chemicals were not appropriately segregated:
    - Class 3 Flammable Liquids and Class 2.1 Aerosols stored together in the Level 20 Plant room work bench area.
    - Class 3 Flammable Liquids and Class 8 Corrosive Substances stored together in the Level B2 Cleaners Store Room.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Spill kits were observed in the Level B2 Cleaners Storeroom, Level 4 Plant Room, Level 32 Generator Room, Level 33 Cooling Tower Area, Level 31 Chiller Room and Level 19 Plant Room, however spill kits were not available in close proximity to the hazardous chemicals stored in the following areas:
    - Level B2 Diesel Tank Room (larger kit required).
- Emergency eye wash stations were observed within the Level 33 Cooling Tower Area and the Level 4 Plant Room, however the following deficiencies were noted:
    - An eye wash station was not available within close proximity to corrosive chemicals stored in the Level B2 Cleaners Storeroom.
    - A safety shower was not available within close proximity to the large quantities of corrosive chemicals stored in the Level 33 Cooling Tower Area.
- Appropriate fire safety measures appeared to be available within or close to hazardous chemical storage areas (e.g. diesel storage areas).
- 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. Refer to the hazardous chemicals register for specific details.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of expired SDSs were observed e.g. Sodium Hypochlorite, expiry November 2015. Refer to the hazardous chemicals register for specific details.

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)

- Install an emergency eye wash station within close proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the Level B2 Cleaners Storeroom.

6.2 Medium Priority (action within 3 months)

- Install an appropriate Class 2.2 location placard at the entrance to the Level 31 Chiller Room.
- 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.
- Install a plumbed safety shower unit within close proximity (within 2-10m) to the large quantities of Class 8 corrosive chemicals stored in the Level 33 Cooling Tower Area.

- Store the Class 3 Flammable Liquids at least 5m away from the Class 2.1 aerosols in the Level 20 Plant Room.
- Store the Class 3 Flammable Liquids at least 3m away from the Class 8 Corrosive Substances in the in B2 Cleaners Store Room.

6.3 Low Priority (action within 6 months)

- Install an appropriate label on the unlabelled dosing pot in the Level 32 Trigen Room.
- Ensure all hazardous chemicals stored in the Level 32 Generator Room and the Level 20 Plant Room are provided with appropriate secondary containment.
- Remove the incorrect label from the secondary containment in the Level 33 Cooling Tower Area.
- Ensure appropriate spill kits are made available adjacent to the hazardous chemicals stored within the following areas:
    - Level B2 Diesel Tank Room (larger kit required).
- 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. Sodium Hypochlorite) 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 2025 (NSW).
- Code of Practice: Managing Risks of Hazardous Chemicals in the Workplace, 2022 (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

Photo 01. Level 33 Cooling Tower Chemicals – incorrect label on secondary containment.

Photo 02. Spill kit in the Level 33 Cooling Tower Area.

Photo 03. SDS's in the Level 33 Cooling Tower Area.

Photo 04. Level 32 chillers.

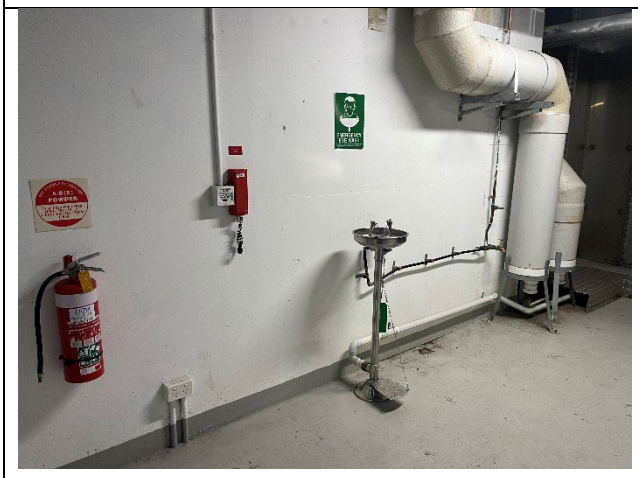

Photo 05. Level 4 Plant Room, eye wash and fire extinguisher.

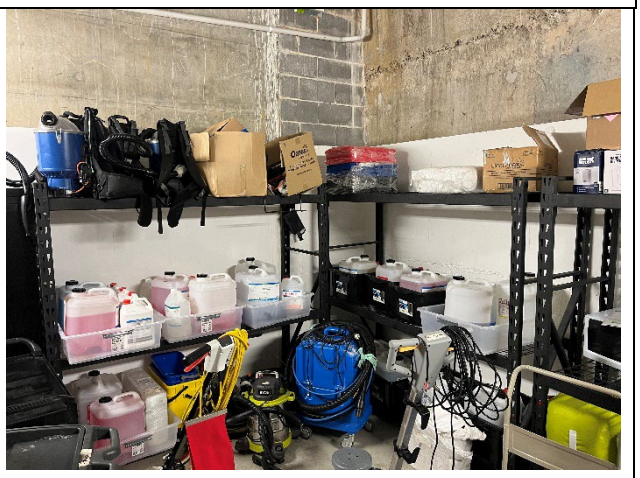

Photo 06. Level B2 Cleaners Store Room.

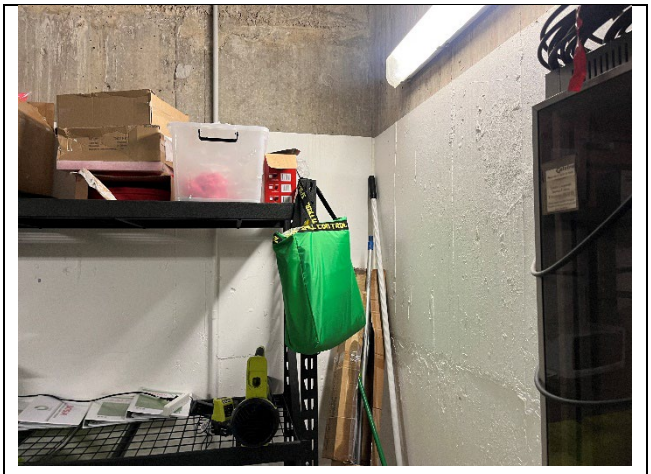

Photo 07. Spill kit in B2 Cleaners Store Room.

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		8 Chifley Square, Sydney NSW 2000		
Date of Register		8th September 2025. Inspected on 20th August 2025		
Assessor	**Name**	Phoebe Quessy	**Position Title**	Senior WHS 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 33 Cooling Tower Area									
HydroChem Hydro 428	Corrosion and scale inhibitor	Level 33 Cooling Tower Area, dosing pot	15L x 1	15L	Yes	-	-	April 2026	-
Hydrochem Hydro 375	Water Treatment	Level 33 Cooling Tower Area, dosing pot	15kg x 1	15kg	Yes	5.1	2	June 2026	-

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Hydrochem Hydro 2555	Water Treatment	Level 33 Cooling Tower Area	50L x 1	50L	Yes	8	2	**Not Available**	Provide current SDS in a readily accessible location. Remove incorrect label from secondary containment.
Hydrochem Hydro 360	Water Treatment	Level 33 Cooling Tower Area	15L x 1	15L	Yes	8	3	Mar 2026	Remove incorrect label from secondary containment.
Hydrochem Hydro 348	Water Treatment	Level 33 Cooling Tower Area	1L x 1	1L	No	-	-	Not Available	-
Hydrochem Hydro 260	Water Treatment	Level 33 Cooling Tower Area	50L x 1	50L	Yes	8	3	**Not Available**	Provide current SDS in a readily accessible location. Remove incorrect label from secondary containment.
Level 33 Comms Room									
12V Batteries	Battery	Level 33 Comms Room	20 units	20 units	Yes	8	N/A	**Not Available**	Provide current SDS in a readily accessible location
Level 32 Generator Room									

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
12V Batteries	Battery	Level 32 Generator Room	8 units	8 units	Yes	8	N/A	**Not Available**	Provide current SDS in a readily accessible location
Diesel	Fuel	Level 32 Generator Room	1,000L x 1	1,000L	Yes	3	4	**June 2024**	Replace expired SDS with current version
Elite Chloroclean	Cleaner	Level 32 Generator Room	20L x 1	20L	Yes	8	2	**Not Available**	Provide current SDS in a readily accessible location. Store within secondary containment
Elite Graffiti Remover	Cleaner	Level 32 Generator Room	5L x 1	5L	Yes	3	2	**Not Available**	Provide current SDS in a readily accessible location. Store within secondary containment
Whitely Mr Steel	Cleaner	Level 32 Generator Room	5L x 1	5L	No	-	-	Not Available	-
Level 32 Trigen Room									

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Oil	Oil	Level 32 Trigen Room	~1,000L x 1	~1,000L	No	-	-	Not Available	-
Unlabelled container	Water Treatment	Level 32 Trigen Room, dosing pot	15L x 1	15L	Unknown	Unknown	Unknown	**Not Available**	Label and provide current SDS in a readily accessible location
Level 31 Chiller Room									
R134a	Refrigerant	Level 22 Chiller Room, Chiller 1	398kg x 1	1,296kg	Yes	2.2	N/A	**Not Available**	Provide current SDS in a readily accessible location
		Level 22 Chiller Room, Chiller 2	398kg x 1						
		Level 22 Chiller Room, spare tank	500kg x 1						
Level 30 Plant Room									
HydroChem Hydro 428	Corrosion and scale inhibitor	Level 30 Plant Room, dosing pot	15L x 1	15L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Level 20 Cleaners Room									
Envirocare	Cleaner	Level 20 Cleaners room	10kg x 1	10kg	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Level 20 Plant Room									

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Kincrome Hi Temp Bearing Grease	Grease	Level 20 Plant Room, on work bench	450g x 2	0.9kg	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Dulux Metal Sheild Epoxy Enamel	Paint	Level 20 Plant Room, on work bench	4L x 1	4L	Yes	3	3	**Not Available**	Provide current SDS in a readily accessible location. Segregate from Class 2.1 Aerosols.
Dulux Metal Sheild Epoxy Enamel	Spray Paint	Level 20 Plant Room, on work bench	300g x 2	0.6kg	Yes	2.1	N/A	**Not Available**	Provide current SDS in a readily accessible location. Segregate from Class 3 Chemicals.
Biz Line Silicone Roof and Gutter	Silicone	Level 20 Plant Room, on work bench	300mL x 1	0.3L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Protek Green Type P PVC Cement	Glue	Level 20 Plant Room, on work bench	125mL x 1	0.125L	Yes	3	2	**Not Available**	Provide current SDS in a readily accessible location. Segregate from Class 2.1 Aerosols.
Protek Red Priming Fluid	Glue	Level 20 Plant Room, on work bench	125mL x 1	0.125L	Yes	3	2	**Not Available**	Provide current SDS in a readily accessible location. Segregate from Class 2.1 Aerosols.
WD-40	Aerosol	Level 20 Plant Room, on work bench	300g x 1	0.3kg	Yes	2.1	N/A	**Not Available**	Provide current SDS in a readily accessible location. Segregate from Class 3 Chemicals.
Diggers Paint Clean up	Cleaner	Level 20 Plant Room, on work bench	1L x 1	1L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Dunlop AAC Block adhesive	Adhesive	Level 20 Plant Room, on work bench	15kg x 1	15kg	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Dunlop Tile Pointing	Tile Pointing	Level 20 Plant Room, on work bench	15kg x 1	15kg	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
MR Fire Rated Duct Sealant	Sealant	Level 20 Plant Room, on work bench	4L x 1	4L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Level 19 Plant Room									
HydroChem Hydro 428	Corrosion and scale inhibitor	Level 19 Plant Room, dosing pot	15L x 1	15L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
HydroChem Hydro 320	Water Treatment	Level 19 Plant Room, dosing pot	15L x 1	15L	No	-	-	Not Available	-
Level 4 Plant Room									
Sodium Hypochlorite	Water Treatment	Level 4 Plant Room	50L x 1	50L	Yes	8	3	**Nov 2015**	Replace expired SDS with current version
Liquid Chlorine	Water Treatment	Level 4 Plant Room	20L x 1	20L	Yes	8	3	**Not Available**	Provide current SDS in a readily accessible location
Level 3 Plant Room									
HydroChem Hydro 428	Corrosion and scale inhibitor	Level 3 Plant Room, dosing pot	15L x 1	15L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Level B1 Loading Dock									
HydroChem Hydro 802	Water Treatment	Level B1 Loading Dock, dosing pot	15L x 1	15L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Level B1 Hydrant Pump Room									

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
12V Batteries	Battery	Level B1 Hydrant Pump Room	2 units	2 units	Yes	8	N/A	**Not Available**	Provide current SDS in a readily accessible location
Level B2 Cleaners Storeroom									
Elite Red Flash Degreaser	Cleaner	Level B2 Cleaners Storeroom	20L x 3	60L	Yes	8	2	Jan 2026	Store at least 3m away from Class 3 chemicals.
Elite Clearclean Glass & Mirror Cleaner	Cleaner	Level B2 Cleaners Storeroom	20L x 2	40L	No	-	-	Jan 2026	-
Elite Eucalyptus Spray & Wipe	Cleaner	Level B2 Cleaners Storeroom	20L x 4	80L	No	-	-	Jan 2026	-
Elite Multiklean	Cleaner	Level B2 Cleaners Storeroom	20L x 2	40L	Yes	-	-	**Jan 2023**	Replace the expired SDS with current version
Elite Carpet Wiz	Cleaner	Level B2 Cleaners Storeroom	5L x 1	5L	No	-	-	Not Available	-
Amano Pioneer Eclipse Neutral All Purpose Cleaner	Cleaner	Level B2 Cleaners Storeroom	10L x 1	10L	No	-	-	April 2026	-
Whiteley Tile Plus	Cleaner	Level B2 Cleaners Storeroom	5L x 4	20L	Yes	8	2	**Not Available**	Provide current SDS in a readily accessible location. Store at least 3m away from Class 3 chemicals.

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Elite White Oil	Cleaner	Level B2 Cleaners Storeroom	20L x 1	20L	No	-	-	Not Available	-
Whitley Mr Steel	Cleaner	Level B2 Cleaners Storeroom	5L x 4	20L	No	-	-	Aug 2026	-
Solution Glass Mirror and Chrome	Cleaner	Level B2 Cleaners Storeroom	20L x 1	20L	No	-	-	Not Available	-
B24 Saniform	Cleaner	Level B2 Cleaners Storeroom	5L x 2	10L	Yes	3	3	**Not Available**	Provide current SDS in a readily accessible location. Store at least 3m away from Class 8 chemicals.
Agar Flash Dry	Cleaner	Level B2 Cleaners Storeroom	5L x 2	10L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Elite Ultra Fresh	Cleaner	Level B2 Cleaners Storeroom	20L x 1	20L	No	-	-	Jan 2023	-
Elite Disinfectant Lemon	Cleaner	Level B2 Cleaners Storeroom	20L x 1	20L	No	-	-	Jan 2026	-
Smart San	Cleaner	Level B2 Cleaners Storeroom	5L x 1	5L	Yes	3	2	**Not Available**	Provide current SDS in a readily accessible location. Store at least 3m away from Class 8 chemicals.
Elite Graffiti Remover	Cleaner	Level B2 Cleaners Storeroom	5L x 1 1L x 1	6L	Yes	3	2	Jul 2029	Store at least 3m away from Class 8 chemicals.

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Category		
Zexa Sure Sheild	Cleaner	Level B2 Cleaners Storeroom	5L x 1	5L	No	-	-	Not Available	-
Level B2 Diesel Tank Room									
Diesel	Fuel	Level B2 Diesel Tank Room	11,000L x 1	11,000L	Yes	3	4	**Not Available**	Provide current SDS in a readily accessible location
Level B3 Sprinkler Pump Room									
12V Batteries	Battery	Level 22 Generator Room	2 units	2 units	Yes	8	N/A	**Not Available**	Provide current SDS in a readily accessible location