

**Mirvac Real Estate Pty Ltd**

## **Hazardous Chemicals Assessment**

**Nexus Industry Park, 43-47 Lyn Parade Prestons NSW**

16 September 2024

Project Ref: 754-SYDEN364426



# HAZARDOUS CHEMICALS ASSESSMENT

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Prepared for  
Mirvac Real Estate Pty Ltd

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## Quality information

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# CONTENTS

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|                                                             |     |
|-------------------------------------------------------------|-----|
| Executive summary .....                                     | iii |
| Assessment Findings .....                                   | iii |
| Recommendations .....                                       | iii |
| 1. Introduction .....                                       | 1   |
| 1.1 Site Description .....                                  | 1   |
| 1.2 Assessment Objectives .....                             | 1   |
| 2. Methodology .....                                        | 1   |
| 2.1 Inaccessible Areas .....                                | 1   |
| 3. Duties of the PCBU .....                                 | 2   |
| 4. Background information .....                             | 2   |
| 4.1 Definitions .....                                       | 2   |
| 4.2 Hazard Classes .....                                    | 3   |
| 4.3 Hazard Category .....                                   | 3   |
| 5. Assessment Findings .....                                | 3   |
| 5.1 Summary of Hazardous Chemicals Identified on Site ..... | 3   |
| 5.2 Observations .....                                      | 4   |
| 6. Recommended Actions .....                                | 4   |
| 6.1 High Priority (action within 1 month) .....             | 5   |
| 6.2 Medium Priority (action within 3 months) .....          | 5   |
| 6.3 Low Priority (action within 6 months) .....             | 5   |
| 7. References .....                                         | 5   |
| 8. Limitations .....                                        | 6   |
| Appendix A: Photographs .....                               | 7   |
| Appendix B: Hazardous Chemicals Register .....              | 9   |

## 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 Nexus industrial estate, located at 43-47 Lyn Parade, Prestons NSW (the site). Ben McCann conducted the assessment on 14<sup>th</sup> August 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                | 1,296kg                             | Yes                 | -                 |
| Class 2.1 – Aerosols                       | -                                   | -                   | -                 |
| Class 2.2 – Non-flammable, non-toxic gases | -                                   | -                   | -                 |
| Class 3 – Flammable liquids                | -                                   | -                   | -                 |
| Class 3 (Category 4) – Combustible liquids | 5,460L                              | -                   | -                 |
| Class 5.1 – Oxidising substances           | -                                   | -                   | -                 |
| Class 5.2 – Organic peroxides              | -                                   | -                   | -                 |
| Class 6.1 – Toxic substances               | -                                   | -                   | -                 |
| Class 8 – Corrosive substances             | 34 Batteries                        | -                   | -                 |
| Class 9 – Miscellaneous                    | -                                   | -                   | -                 |
| Unknown and/or Unclassified                | -                                   | -                   | -                 |

### Observations

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

- Quantities of hazardous chemicals stored on site did not exceed the threshold level for a manifest.
- Quantities of Class 2.1 flammable gas (LPG) stored on site exceeded the threshold limit for placarding, however an outer warning placard was not available at the entrance to the site.

- The majority of hazardous chemicals stored at the site appeared to be stored within appropriate secondary containment, however 2 20L diesel containers were observed without secondary containment in the Building 4 Fire Pump Room at the time of the assessment.
- All inspected hazardous chemicals observed on site appeared to be stored in sealed and labelled containers.
- No incompatible hazardous chemicals were observed on site.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Spill kits were observed within all of the fire pump rooms.
- The LPG cylinders stored adjacent to Building 1 were stored within a fenced area, however they were not appropriately secured.
- Appropriate fire safety measures appeared to be available in all of the fire pump rooms.
- 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 a number of SDSs were not available or expired.

## 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 recommendations.

### Medium Priority (action within 3 months)

- Install an appropriate HAZCHEM outer warning placard at the vehicle entrance to Building 1 to warn emergency services of the large quantities of LPG stored at the site.
- Ensure the LPG cylinders stored on the northwest side of Building 1 are appropriately secured (e.g. with straps or chains etc) to a wall or structure, or stored within an appropriate cage.

### Low Priority (action within 6 months)

- Ensure the diesel containers in the Building 4 Fire Pump Room are provided with adequate secondary containment.
- 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 (including the lead acid batteries) in each relevant storage area, as well as within a central storage hub.
- Replace any expired SDS's with current versions (within 5 years from date of issue).
- 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 Nexus industrial estate, located at 43-47 Lyn Parade, Prestons NSW (the site). Ben McCann conducted the assessment on 14<sup>th</sup> August 2024.

### 1.1 Site Description

The site consisted of 5 industrial buildings (approximate area of 130,000m<sup>2</sup>). The buildings were occupied at the time of the assessment. The buildings were occupied at the time of the assessment. Key chemical storage areas included the Fire Pump Rooms and LPG storage areas.

### 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

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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                | 1,296kg                             | Yes                 | -                 |
| Class 2.1 – Aerosols                       | -                                   | -                   | -                 |
| Class 2.2 – Non-flammable, non-toxic gases | -                                   | -                   | -                 |
| Class 3 – Flammable liquids                | -                                   | -                   | -                 |
| Class 3 (Category 4) – Combustible liquids | 5,460L                              | -                   | -                 |
| Class 5.1 – Oxidising substances           | -                                   | -                   | -                 |
| Class 5.2 – Organic peroxides              | -                                   | -                   | -                 |
| Class 6.1 – Toxic substances               | -                                   | -                   | -                 |
| Class 8 – Corrosive substances             | 34 Batteries                        | -                   | -                 |
| Class 9 – Miscellaneous                    | -                                   | -                   | -                 |
| Unknown and/or Unclassified                | -                                   | -                   | -                 |

## 5.2 Observations

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

- Quantities of hazardous chemicals stored on site did not exceed the threshold level for a manifest.
- Quantities of Class 2.1 flammable gas (LPG) stored on site exceeded the threshold limit for placarding, however an outer warning placard was not available at the entrance to the site.
- The majority of hazardous chemicals stored at the site appeared to be stored within appropriate secondary containment, however 2 20L diesel containers were observed without secondary containment in the Building 4 Fire Pump Room at the time of the assessment.
- All inspected hazardous chemicals observed on site appeared to be stored in sealed and labelled containers.
- No incompatible hazardous chemicals were observed on site.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Spill kits were observed within all of the fire pump rooms.
- The LPG cylinders stored adjacent to Building 1 were stored within a fenced area, however they were not appropriately secured.
- Appropriate fire safety measures appeared to be available in all of the fire pump rooms.
- 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 a number of SDSs were not available or expired.

## 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 recommendations.

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

- Install an appropriate HAZCHEM outer warning placard at the vehicle entrance to Building 1 to warn emergency services of the large quantities of LPG stored at the site.
- Ensure the LPG cylinders stored on the northwest side of Building 1 are appropriately secured (e.g. with straps or chains etc) to a wall or structure, or stored within an appropriate cage.

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

- Ensure the diesel containers in the Building 4 Fire Pump Room are provided with adequate secondary containment.
- 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 (including the lead acid batteries) in each relevant storage area, as well as within a central storage hub.
- Replace any expired SDS's with current versions (within 5 years from date of issue).
- 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, 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

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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.

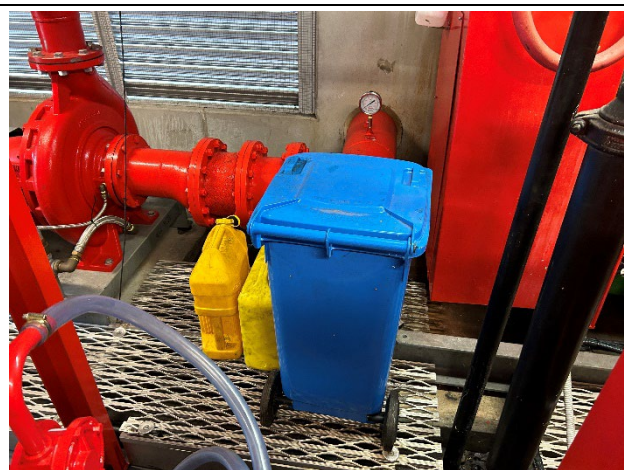
## APPENDIX A: PHOTOGRAPHS

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## Hazardous Chemicals Assessment



**Photo 01.** Hazardous chemical storage within the Building 4 Fire Pump Room.



**Photo 02.** Diesel containers stored without secondary containment in the Building 4 Fire Control Room.



**Photo 03.** Spill kit and fire extinguisher in Building 2 Fire Pump Room.



**Photo 04.** LPG storage area on northwest side of Building 1.

## 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             |         | Nexus Industry Park                                                        |                     |                                  |  |
| Date of Register |         | 16 <sup>th</sup> September 2024. Inspected on 14 <sup>th</sup> August 2024 |                     |                                  |  |
| Assessor         | Name    | Ben McCann                                                                 | Position Title      | Senior Associate – Property Risk |  |
|                  | Company | Tetra Tech Coffey                                                          | Client Contact Name | Jino Velasco                     |  |

| Product Name                           | Purpose | Location                               | Quantity             |                        | Hazardous Substance | Dangerous Goods |               | SDS Expiry    | Actions/Comments                                     |
|----------------------------------------|---------|----------------------------------------|----------------------|------------------------|---------------------|-----------------|---------------|---------------|------------------------------------------------------|
|                                        |         |                                        | Number of Containers | Max Quantity (L or Kg) |                     | Class           | Packing Group |               |                                                      |
| Building 1, Fire Pump Room             |         |                                        |                      |                        |                     |                 |               |               |                                                      |
| 12V Batteries                          | Battery | Building 1, Fire Pump Room             | 8 units              | 8 units                | Yes                 | 8               | N/A           | Jan 2026      | -                                                    |
| Diesel                                 | Fuel    | Building 1, Fire Pump Room             | ~200L x 2<br>20L x 1 | ~420L                  | Yes                 | 3               | 4             | Dec 2025      | -                                                    |
| Building 1, Northwest LPG Storage Area |         |                                        |                      |                        |                     |                 |               |               |                                                      |
| LPG                                    | Fuel    | Building 1, Northwest LPG Storage Area | 36kg x 36            | 1,296kg                | Yes                 | 2.1             | N/A           | Not Available | Provide current SDS in a readily accessible location |
| Building 2, Fire Pump Room             |         |                                        |                      |                        |                     |                 |               |               |                                                      |

## HAZARDOUS CHEMICALS REGISTER

| Product Name                      | Purpose | Location                   | Quantity                           |                        | Hazardous Substance | Dangerous Goods |               | SDS Expiry           | Actions/Comments                                     |
|-----------------------------------|---------|----------------------------|------------------------------------|------------------------|---------------------|-----------------|---------------|----------------------|------------------------------------------------------|
|                                   |         |                            | Number of Containers               | Max Quantity (L or Kg) |                     | Class           | Packing Group |                      |                                                      |
| 12V Batteries                     | Battery | Building 2, Fire Pump Room | 4 units                            | 4 units                | Yes                 | 8               | N/A           | <b>Not Available</b> | Provide current SDS in a readily accessible location |
| Diesel                            | Fuel    | Building 2, Fire Pump Room | ~200L x 2                          | ~400L                  | Yes                 | 3               | 4             | <b>Not Available</b> | Provide current SDS in a readily accessible location |
| <b>Building 3, Fire Pump Room</b> |         |                            |                                    |                        |                     |                 |               |                      |                                                      |
| 12V Batteries                     | Battery | Building 3, Fire Pump Room | 8 units                            | 8 units                | Yes                 | 8               | N/A           | <b>Not Available</b> | Provide current SDS in a readily accessible location |
| Diesel                            | Fuel    | Building 3, Fire Pump Room | ~600L x 2                          | ~1,200L                | Yes                 | 3               | 4             | <b>Not Available</b> | Provide current SDS in a readily accessible location |
| <b>Building 4, Fire Pump Room</b> |         |                            |                                    |                        |                     |                 |               |                      |                                                      |
| 12V Batteries                     | Battery | Building 4, Fire Pump Room | 6 units                            | 6 units                | Yes                 | 8               | N/A           | <b>Not Available</b> | Provide current SDS in a readily accessible location |
| Diesel                            | Fuel    | Building 4, Fire Pump Room | ~1,000L x 2<br>200L x 1<br>20L x 2 | ~2,240L                | Yes                 | 3               | 4             | <b>Not Available</b> | Provide current SDS in a readily accessible location |
| <b>Building 5, Fire Pump Room</b> |         |                            |                                    |                        |                     |                 |               |                      |                                                      |
| 12V Batteries                     | Battery | Building 4, Fire Pump Room | 8 units                            | 8 units                | Yes                 | 8               | N/A           | <b>Jan 2022</b>      | Replace expired SDS with a current version           |
| Diesel                            | Fuel    | Building 4, Fire Pump Room | ~600L x 2                          | ~1,200L                | Yes                 | 3               | 4             | Dec 2025             | -                                                    |