

Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

367 Collins Street, Melbourne, Victoria 3000

28 May 2024

Project Ref: 754-SYDEN228268 – 367 Collins Street Hazchem Report 2024



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HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

Prepared by
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Quality information

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R00	Final	28/05/2024	Ben McCann	Dean Gleeson	Dean Gleeson

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754-SYDEN228268 – 367 Collins Street Hazchem Report 2024

CONTENTS

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 site occupier / employer	2
4.	Background information	2
4.2	Dangerous Goods Classes	3
4.3	Packing Group	3
5.	Assessment Findings	3
5.1	Summary of Hazardous Chemicals Identified on Site	3
5.2	Observations	4
6.	Recommended Actions	5
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)	6
7.	References	6
8.	Limitations	6
	Appendix A: Photographs	8
	Appendix B: Hazardous Chemicals Register	12

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 367 Collins Street, Victoria (the site). Ben McCann conducted the assessment on 24th April 2024. The term 'Hazardous Chemicals' in this report has been used to refer to both dangerous goods and hazardous substances, as defined under the *Dangerous Goods (Storage and Handling) Regulations, 2012* and the *Occupational Health and Safety Regulations, 2017*.

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 dangerous goods class. It also details whether placarding and/or manifests are required for any dangerous goods stored in bulk at the site. Refer to **Appendix B** for full hazardous chemicals register.

Dangerous Goods Class	Approximate Quantity Stored on Site	Placarding Required	Manifest Required
Class 2.1	-	-	-
Class 2.2	2,298kg	-	-
Class 3	25L	-	-
Class 5.1 and 5.2	45kg	-	-
Class 6.1	5L	-	-
Class 8	479L	-	-
Class 9	-	-	-
C1 Combustible Liquid	28,660L	Yes	-
Non-Dangerous Goods and Products with Unknown Classes	330L	-	-

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 levels for manifest requirements.
- Quantities of diesel stored on site exceed the threshold levels for C1 class placarding requirements. Appropriate 'COMBUSTIBLE LIQUID' location placarding was observed at the entrance to the Diesel Tank Room, however, a 'HAZCHEM' outer warning placard was not available at the vehicle entrance to the site.
- The majority of incompatible hazardous chemicals appeared to be appropriately segregated, however the following deficiencies were observed at the time of the assessment:

- Class 5.1 (Hydro 375) and Class 8 (Hydro 256) hazardous chemicals were stored in the same secondary container in the Level 34 external cooling tower area.
 - Class 3 (hand sanitiser) and Class 8 (Divercleanse and Pro Strip HD) in the Basement Level Cleaners Storeroom.
- The majority of the inspected hazardous chemicals appeared to be appropriately labelled, however unlabelled containers were observed within the Level 34 Tenant Plant Room and Level 33 Chiller Room at the time of the assessment.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- The majority of inspected hazardous chemicals observed on site appeared to be securely stored in sealed containers and provided with adequate secondary containment, however hazardous chemicals were observed without appropriate bunding or secondary containment in the Level 33 Chiller Room, Basement Level Cleaners Storeroom and Lower Ground Level Cleaners Storeroom.
- A leaked Class 8 corrosive substance was observed in a secondary container in the Level 34 external cooling tower area (east side) at the time of the assessment.
- An emergency eye wash station was observed in the Level 34 external cooling tower area, however the following deficiencies were observed at the time of the assessment:
 - Signage indicating the presence of a safety shower was observed adjacent to the emergency eye wash in the Level 34 external cooling tower area, however no safety shower facilities were available in this area.
 - No emergency eye wash stations were available within the Basement Level Cleaners Storeroom or the Lower Ground Level Cleaners Storeroom.
- Spill kits were observed in the majority of relevant areas (e.g. Chiller Room, Generator Room, Basement Level Cleaners Storeroom and Hydrant Pump Room), however spill kits were not available in close proximity to the hazardous chemicals stored in the Level 34 external cooling tower area and Ground Level Cleaners Storeroom. The spill kit observed in the Diesel Tank Room was also not considered to be a suitably sized and stocked for the purpose.
- Appropriate fire safety measures appeared to be available within or close to all relevant hazardous chemical storage areas (e.g. fire extinguisher and hose reels available in the Level 34 external cooling tower area and diesel storage areas).
- The majority of compressed gas cylinders observed on site appeared to be appropriately stored, however the recovered refrigerant cylinders in the caged storage area in the Level 33 Chiller Room were not appropriately secured.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- A copy of the hazardous chemicals register was not readily accessible within any of the relevant storage areas at the time of the assessment.
- Safety Data Sheets (SDSs) were available for some of the hazardous chemicals stored on site, however SDSs were not available for the majority of hazardous chemicals stored in the Level 33 Chiller Room, Generator Room and Lower Ground Level Cleaners Storeroom.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however the SDS for Hydro 256 in the Level 34 external plant area expired in April 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 'HAZCHEM' outer warning placarding at the vehicle entrance to the site to warn emergency workers of the bulk diesel stored on site.
- Ensure that the Class 5.1 (Hydro 375) and Class 8 (Hydro 256) hazardous chemicals in the Level 34 external cooling tower area are kept apart by at least 3m.
- Ensure that the Class 3 (hand sanitiser) and Class 8 (Divercleanse and Pro Strip HD) in the Basement Level Cleaners Storeroom are kept apart by at least 3m.
- Engage the water treatment contractor to remove the leaked substance observed in the secondary container on the north side of the Level 34 external cooling tower area, clean the container and remove any leaking chemical containers.

Low Priority (action within 6 months)

- Ensure all unlabelled chemical containers in the Level 34 Tenant Plant Room and Level 33 Chiller Room are either appropriately labelled or removed from the site.
- Ensure all hazardous chemicals stored in the Level 33 Chiller Room, Basement Level Cleaners Storeroom and Lower Ground Level Cleaners Storeroom are provided with appropriate secondary containment.
- Install a safety shower, connected to building water supply, adjacent to (within 2-10m) the Class 8 corrosive hazardous chemicals stored in the Level 34 external cooling tower area.
- Provide an appropriate spill kit in close proximity to the hazardous chemicals stored in the Level 34 external cooling tower area, Ground Level Cleaners Storeroom and Diesel Tank Room.
- Ensure the recovered refrigerant gas cylinders in the caged storage area of the Level 33 Chiller Room are appropriately secured with chains or straps.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area (in particular those within the Level 33 Chiller Room, Generator Room and Lower Ground Level Cleaners Storeroom) as well as within a central storage hub.
- Replace the expired Hydro 256 SDS in the Level 34 external cooling tower area with a current copy.
- 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 367 Collins Street, Victoria (the site). Ben McCann conducted the assessment on 24th April 2024. The term 'Hazardous Chemicals' in this report has been used to refer to both dangerous goods and hazardous substances, as defined under the *Dangerous Goods (Storage and Handling) Regulations, 2012* and the *Occupational Health and Safety Regulations, 2017*.

1.1 Site Description

The site consisted of a 34 level (approximately 38,000 m²) office building, constructed in 1972. The building was occupied at the time of the assessment. Key chemical storage areas included the Diesel Tank Room and Hydrant Pump Rooms on the Sub-Basement Level, cleaner's storerooms on Basement Level and Lower Ground Level, and the plant rooms on Levels 33 and 34.

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 dangerous goods 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 SITE OCCUPIER / EMPLOYER

An occupier / employer 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 occupier / employer:

- 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 4 of the *Dangerous Goods (Storage and Handling) Regulations, 2012* and Part 4.1 of the *Occupational Health and Safety Regulations, 2017*. The occupier / employer 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:

- Dangerous Goods – Substances capable of causing immediate harm to people and property because of their hazardous properties. They may be corrosive, flammable, combustible, explosive, oxidising or water-reactive or have other hazardous properties
- Hazardous Substances – Substances that have the potential to harm human health.
- 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 dangerous goods stored in large quantities over the threshold limits detailed in the *Dangerous Goods (Storage & Handling) Regulations, 2012*.
- Placard – Signage intended to provide a clear visual warning to emergency services that dangerous goods 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 dangerous goods stored in large quantities over the threshold limits detailed in the *Dangerous Goods (Storage & Handling) Regulations, 2012*.

4.2 Dangerous Goods 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 4 – Flammable solids.
 - Division 4.1 – Flammable solids, self-reactive substances, and solid desensitized explosives.
 - Division 4.2 – Substances liable to spontaneous combustion.
 - Substances which in contact with water emit flammable gases.
- Class 5 – Oxidizing substances and organic peroxides.
 - Division 5.1 – Oxidizing substances.
 - Division 5.2 – Organic peroxides.
- Class 6 – Toxic and infectious substances.
 - Division 6.1 – Toxic substances.
 - Division 6.2 – Infectious substances.
- Class 8 – Corrosive substances.
- Class 9 – Miscellaneous dangerous substances and articles.
- C1 – Combustible liquids (liquids with a flashpoint greater than 60°C but less than 93°C and a fire point less than its boiling point).

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

4.3 Packing Group

To further assist with the identification of dangerous goods and their particular hazards, Classes 3, 4, 5, 6 and 8 are assigned with a packing group. This represents the level of danger to persons exposed to the dangerous goods. Packing groups include the following:

- I – Great danger.
- II – Medium danger.
- III – 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 dangerous goods class. It also details whether placarding and/or manifests are required for any dangerous goods stored in bulk at the site. Refer to **Appendix B** for full hazardous chemicals register.

Dangerous Goods Class	Approximate Quantity Stored on Site (L or Kg)	Placarding Required	Manifest Required
Class 2.1	-	-	-
Class 2.2	2,298kg	-	-
Class 3	25L	-	-
Class 5.1 and 5.2	45kg	-	-
Class 6.1	5L	-	-
Class 8	479L	-	-
Class 9	-	-	-
C1 Combustible Liquid	28,660L	Yes	-
Non-Dangerous Goods and Products with Unknown Classes	330L	-	-

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 levels for manifest requirements.
- Quantities of diesel stored on site exceed the threshold levels for C1 class placarding requirements. Appropriate 'COMBUSTIBLE LIQUID' location placarding was observed at the entrance to the Diesel Tank Room, however, a 'HAZCHEM' outer warning placard was not available at the vehicle entrance to the site.
- The majority of incompatible hazardous chemicals appeared to be appropriately segregated, however the following deficiencies were observed at the time of the assessment:
 - Class 5.1 (Hydro 375) and Class 8 (Hydro 256) hazardous chemicals were stored in the same secondary container in the Level 34 external cooling tower area.
 - Class 3 (hand sanitiser) and Class 8 (Divercleanse and Pro Strip HD) in the Basement Level Cleaners Storeroom.
- The majority of the inspected hazardous chemicals appeared to be appropriately labelled, however unlabelled containers were observed within the Level 34 Tenant Plant Room and Level 33 Chiller Room at the time of the assessment.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- The majority of inspected hazardous chemicals observed on site appeared to be securely stored in sealed containers and provided with adequate secondary containment, however hazardous chemicals were observed without appropriate bunding or secondary containment in the Level 33 Chiller Room, Basement Level Cleaners Storeroom and Lower Ground Level Cleaners Storeroom.
- A leaked Class 8 corrosive substance was observed in a secondary container in the Level 34 external cooling tower area (east side) at the time of the assessment.

- An emergency eye wash station was observed in the Level 34 external cooling tower area, however the following deficiencies were observed at the time of the assessment:
 - Signage indicating the presence of a safety shower was observed adjacent to the emergency eye wash in the Level 34 external cooling tower area, however no safety shower facilities were available in this area.
 - No emergency eye wash stations were available within the Basement Level Cleaners Storeroom or the Lower Ground Level Cleaners Storeroom.
- Spill kits were observed in the majority of relevant areas (e.g. Chiller Room, Generator Room, Basement Level Cleaners Storeroom and Hydrant Pump Room), however spill kits were not available in close proximity to the hazardous chemicals stored in the Level 34 external cooling tower area and Ground Level Cleaners Storeroom. The spill kit observed in the Diesel Tank Room was also not considered to be a suitably sized and stocked for the purpose.
- Appropriate fire safety measures appeared to be available within or close to all relevant hazardous chemical storage areas (e.g. fire extinguisher and hose reels available in the Level 34 external cooling tower area and diesel storage areas).
- The majority of compressed gas cylinders observed on site appeared to be appropriately stored, however the recovered refrigerant cylinders in the caged storage area in the Level 33 Chiller Room were not appropriately secured.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- A copy of the hazardous chemicals register was not readily accessible within any of the relevant storage areas at the time of the assessment.
- Safety Data Sheets (SDSs) were available for some of the hazardous chemicals stored on site, however SDSs were not available for the majority of hazardous chemicals stored in the Level 33 Chiller Room, Generator Room and Lower Ground Level Cleaners Storeroom.
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however the SDS for Hydro 256 in the Level 34 external plant area expired in April 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 'HAZCHEM' outer warning placarding at the vehicle entrance to the site to warn emergency workers of the bulk diesel stored on site.
- Ensure that the Class 5.1 (Hydro 375) and Class 8 (Hydro 256) hazardous chemicals in the Level 34 external cooling tower area are kept apart by at least 3m.
- Ensure that the Class 3 (hand sanitiser) and Class 8 (Divercleanse and Pro Strip HD) in the Basement Level Cleaners Storeroom are kept apart by at least 3m.
- Engage the water treatment contractor to remove the leaked substance observed in the secondary container on the north side of the Level 34 external cooling tower area, clean the container and remove any leaking chemical containers.

6.3 Low Priority (action within 6 months)

- Ensure all unlabelled chemical containers in the Level 34 Tenant Plant Room and Level 33 Chiller Room are either appropriately labelled or removed from the site.
- Ensure all hazardous chemicals stored in the Level 33 Chiller Room, Basement Level Cleaners Storeroom and Lower Ground Level Cleaners Storeroom are provided with appropriate secondary containment.
- Install a safety shower, connected to building water supply, adjacent to (within 2-10m) the Class 8 corrosive hazardous chemicals stored in the Level 34 external cooling tower area.
- Provide an appropriate spill kit in close proximity to the hazardous chemicals stored in the Level 34 external cooling tower area, Ground Level Cleaners Storeroom and Diesel Tank Room.
- Ensure the recovered refrigerant gas cylinders in the caged storage area of the Level 33 Chiller Room are appropriately secured with chains or straps.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area (in particular those within the Level 33 Chiller Room, Generator Room and Lower Ground Level Cleaners Storeroom) as well as within a central storage hub.
- Replace the expired Hydro 256 SDS in the Level 34 external cooling tower area with a current copy.
- 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

- Occupational Health & Safety Act, 2004.
- Dangerous Goods Act, 1985.
- Occupational Health & Safety Regulations, 2017.
- Dangerous Goods (Storage & Handling) Regulations, 2012.
- Code of Practice for the Storage and Handling of Dangerous Goods, 2013.
- Compliance Code: Hazardous Substances, 2019.
- 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. Incompatible hazardous chemicals (Class 5.1 and Class 8) stored together in Level 34 external cooling tower area.



Photo 02. Incompatible hazardous chemicals (Class 3 and Class 8) stored together in Basement Level Cleaners Storeroom.



Photo 03. Leaked chemical in secondary container in L34 external cooling tower area.



Photo 04. Chemical storage in L34 external cooling tower area.



Photo 05. Basement Level Cleaners Storeroom chemical storage. Chemicals in boxes not appropriately banded.



Photo 06. Chemicals not provided with secondary spill containment in Chiller Room. Unlabelled container.

Hazardous Chemicals Assessment



Photo 07. Unlabelled dosing pot in L34 Tenant Plant Room.

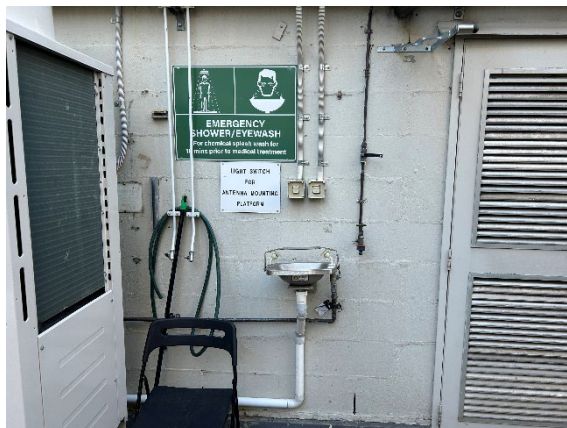


Photo 08. Emergency eye wash station in L34 external cooling tower area and signage indicating a safety shower is available.



Photo 09. Unsecured recovered refrigeration gas cylinders in Chiller Room.



Photo 10. Small spill kit in Diesel Tank Room.



Photo 11. Spill kit and fire extinguisher in Generator Room.

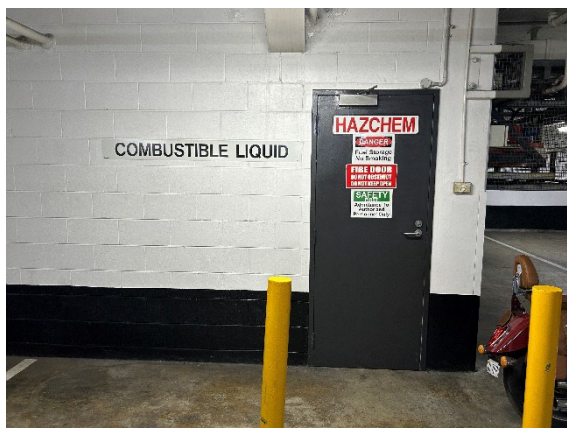


Photo 12. COMBUSTIBLE LIQUID location placard at entrance to Diesel Tank Room.



Photo 13. No outer warning HAZCHEM placard at vehicle entrance to site.

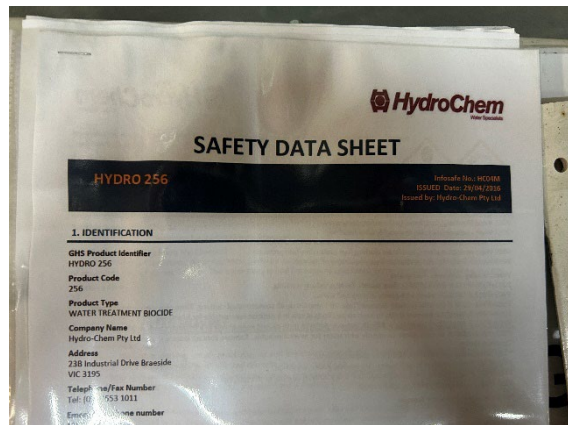


Photo 14. Expired SDS for Hydro 256 in L34 external cooling tower area.

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		367 Collins Street, Melbourne 3000			
Date of Register		28 th May 2024 (based on 24 th April 2024 inspection)			
Assessor	Name	Ben McCann	Position Title	Senior Associate Consultant	
	Company	Tetra Tech Coffey	Client Contact Name	Sam Hallet	

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Level 34, Cooling Tower Area									
Hydrochem, Hydro 260	Water Treatment	Level 34, External Cooling Tower Area, south	15L x 1	90L	Yes	8	III	Apr 2026	-
		Level 34, External Cooling Tower Area, west	15L x 1						
		Level 34, External Cooling Tower Area, east	15L x 2						
		Level 34, External Cooling Tower Area, north	15L x 2						

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		
Hydrochem, Hydro 256	Water Treatment	Level 34, External Cooling Tower Area, south	15L x 1	105L	Yes	8	III	Apr 2021	Replace outdated SDS with current version
		Level 34, External Cooling Tower Area, west	15L x 1						
		Level 34, External Cooling Tower Area, east	15L x 4						
		Level 34, External Cooling Tower Area, north	15L x 1						
Hydrochem, Hydro 360	Water Treatment	Level 34, External Cooling Tower Area, south	15L x 1	120L	Yes	8	III	Mar 2026	-
		Level 34, External Cooling Tower Area, west	15L x 1						
		Level 34, External Cooling Tower Area, east	15L x 5						
		Level 34, External Cooling Tower Area, north	15L x 1						
Hydrochem, Hydro 428	Water Treatment	Level 34, External Cooling Tower Area, east	15L x 1	30L	Yes	-	-	Apr 2026	-
		Level 34, External Cooling Tower Area, northwest dosing pot	15L x 1						
Hydrochem, Hydro 375	Water Treatment	Level 34, External Cooling Tower Area, east	15kg x 2	45kg	Yes	5.1(8)	II	Jun 2026	Relocate at least 3m away from Class 8 chemicals

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		
		Level 34, External Cooling Tower Area, east erosion pot	15kg x 1						
HydroChem Hydro 260X	Corrosion and scale inhibitor	Level 34, External Cooling Tower Area, east	15L x 2	30L	Yes	8	III	Not Available	Provide a current SDS in a readily accessible location
Hydrochem, Hydro 5801	Water Treatment	Level 34, External Cooling Tower Area, north	5L x 2	10L	Yes	8	III	Not Available	Provide a current SDS in a readily accessible location
Hydrochem, Hydro 371	Water Treatment	Level 34, External Cooling Tower Area, north	5L x 1	5L	Yes	6.1	III	Aug 2025	-
Hydrochem, Hydro 339	Water Treatment	Level 34, External Cooling Tower Area, north	5L x 1	5L	Yes	8	III	Not Available	Provide a current SDS in a readily accessible location
Hydrochem, Hydro 348	Water Treatment	Level 34, External Cooling Tower Area, north	5L x 1	5L	-	-	-	Not Available	-
Hydrochem, Hydro 326	Water Treatment	Level 34, External Cooling Tower Area, north	4kg x 1	4kg	-	-	-	Not Available	-
Tandex Acidic PH Adjuster	Water Treatment	Level 34, External Cooling Tower Area, north	15L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
Level 34, Tenant Plant Room									
Hydrochem, Hydro 428	Water Treatment	Level 34, Tenant Plant Room, dosing pot	15L x 2	30L	Yes	-	-	Not Available	Provide a current SDS in a readily accessible location
Unlabelled container	Water Treatment	Level 34, Tenant Plant Room, dosing pot	15L x 1	15L	Unknown	Unknown	Unknown	Not Available	Apply appropriate label to container and ensure a current SDS is available in a readily accessible location.
Level 33, Chiller 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		
R-134a	Refrigerant	Level 33, Chiller Room, Chiller 4	381kg x 3	2,208kg	Yes	2.2	N/A	Not Available	Provide a current SDS in a readily accessible location
		Level 33, Chiller Room, Chiller 5	725kg x 3						
		Level 33, Chiller Room, Chiller 6	607kg x 3						
		Level 33, Chiller Room, storage cage	55kg x 9						
Hydrochem, Hydro 428	Water Treatment	Level 33, Chiller Room, dosing pot	15L x 2	60L	Yes	-	-	Not Available	Provide a current SDS in a readily accessible location
		Level 33, Chiller Room, central	15L x 2						
Hydrochem, Hydro 226	Water Treatment	Level 33, Chiller Room, central	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
CO2	Compressed air	Level 33, Chiller Room, storage cage	10kg x 1	10kg	Yes	2.2	N/A	Not Available	Provide a current SDS in a readily accessible location
Nitrogen	Compressed air	Level 33, Chiller Room, storage cage	30kg x 1	30kg	Yes	2.2	N/A	Not Available	Provide a current SDS in a readily accessible location
Unlabelled gas cylinder	Compressed air	Level 33, Chiller Room, storage cage	50kg x 1	50kg	Yes	Unknown (presumed 2.2)	N/A	Not Available	Provide a current SDS in a readily accessible location
Broadbent AC100 Reciprocating Compressor Oil	Engine oil	Level 33, Chiller Room, adjacent large air receiver	5L x 1	5L	-	-	-	Not Available	-
Sunco Suniso Refrigeration Oil	Engine oil	Level 33, Chiller Room, adjacent large air receiver	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
Promptair Compressor Oil	Engine oil	Level 33, Chiller Room, adjacent large air receiver	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a 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 (L or Kg)		Class	Packing Group		
Unlabelled container	Unknown	Level 33, Chiller Room, adjacent large air receiver	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
Level 33, Generator Room									
Diesel	Fuel	Level 33, Generator Room, day tank	1,000L (approx.)	1,000L (approx.)	Yes	C1	N/A	Not Available	Provide a current SDS in a readily accessible location
12V Batteries	Battery	Diesel Generator Room	6 units	6 units	Yes	8	N/A	Not Available	Provide a current SDS in a readily accessible location
Lower Ground Level, Cleaners Store Room									
Bruno Distributors Bleach	Cleaning	Lower Ground Level, Cleaners Storeroom	25L x 1	25L	Yes	8	II	Not Available	Provide a current SDS in a readily accessible location
Polyplas Concentrated Mint Detergent	Cleaning	Lower Ground Level, Cleaners Storeroom	25L x 1	25L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
Brighton Value Hand Wash	Cleaning	Lower Ground Level, Cleaners Storeroom	5L x 1	5L	Yes	-	-	Not Available	Provide a current SDS in a readily accessible location
E-NRG Clean Burning Bioethanol	Cleaning	Lower Ground Level, Cleaners Storeroom	5L x 2	10L	Yes	3	II	Not Available	Relocate at least 3m away from Class 8 chemicals. Provide a current SDS in a readily accessible location.
Basement Level, Cleaners Store Room									
Diversey Divercleanse	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 5	69L	Yes	8	III	Dec 2027	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 7 0.75L x 12						

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		
Diversey Suma Break Up	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	20L	Yes	-	-	Not Available	Provide a current SDS in a readily accessible location
		Basement Level, Cleaners Storeroom, in boxes	5L x 3						
Agar Exit	Cleaner	Basement Level, Cleaners Storeroom, on shelf	5L x 3	15L	Yes	-	-	Oct 2025	-
Diversey Sealed Air Pro Strip HD	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	25L	Yes	8	III	Nov 2028	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 4						
Diversey Knockout	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	5L	Yes	-	-	July 2028	-
Callington Netbiokem DSAM	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	15L	Yes	-	-	Feb 2025	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 2						
Diversey Taski Cream R7	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 2	20L	-	-	-	Feb 2028	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 2						
Agar pH-7	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 2	10L	Yes	-	-	Apr 2026	-

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		
Diversey Clean Air	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	5L	Yes	-	-	Dec 2027	-
Diversey Taski Glance	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 2	15L	-	-	-	Nov 2028	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 1						
Diversey Taski Plaza Plus	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	15L	Yes	-	-	July 2026	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 2						
Agar Antifoam	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	5L	Yes	-	-	Mar 2026	-
Agar Double Bubble	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 3	15L	Yes	-	-	Sept 2025	-
Agar Solspray	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 2	20L	Yes	-	-	Sept 2026	-
		Basement Level, Cleaners Storeroom, in boxes	5L x 2						
Central Cleaning Supplies Green Detergent	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	5L	Yes	-	-	UK SDS with no date	Provide a current Australian SDS in a readily accessible location
Central Cleaning Supplies Liquid Hand Soap	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	5L	Yes	-	-	Not Available	Provide a 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 (L or Kg)		Class	Packing Group		
Central Cleaning Supplies Graffiti Remover	Cleaning	Basement Level, Cleaners Storeroom, on shelf	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
Central Cleaning Supplies Liquid Hand Sanitiser	Cleaning	Basement Level, Cleaners Storeroom, in boxes	5L x 3	15L	Yes	3	II	Not Available	Relocate at least 3m away from Class 8 chemicals. Provide a current SDS in a readily accessible location.
Sub-Basement Level, Diesel Tank Room									
Diesel	Fuel	Sub-Basement, Diesel Tank Room	27,000L x 1	27,000L	Yes	C1	N/A	Dec 2025	-
Sub-Basement Level, Hydrant Pump Room									
Diesel	Fuel	Sub-Basement, Fire Pump Room	80L x 2 500L x 1	660L	Yes	C1	N/A	Dec 2025	-
12V batteries	Battery	Sub-Basement, Fire Pump Room	7 units	7 units	Yes	8	N/A	Not Available	Provide a current SDS in a readily accessible location