

Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

7 Spencer Street, Docklands, VIC 3008

21 July 2026

Project Ref: 754-SYDEN364426 – 7 Spencer St Hazchem Report June 2026



HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

Prepared by
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Quality information

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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 commercial office tower, located at 7 Spencer Street, Docklands, Victoria 3008. Greig McKellar conducted the assessment on 4th June 2026. 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, 2022* and the *Occupational Health and Safety Regulations, 2017*.

Note: This version of the report has been updated following an additional area (bulk diesel storage area) becoming accessible and being included. No other areas were inspected at this time and no other parts of the report have been updated.

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	-	-	-
Class 3	-	-	-
Class 5.1 and 5.2	30kg	-	-
Class 6.1	-	-	-
Class 8	150.5L 12 batteries	-	-
Class 9	-	-	-
C1 Combustible Liquid	20,500L	-	-
Non-Dangerous Goods and Products with Unknown Classes	31L	-	-

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 combustible liquids stored on site exceeded the threshold level for placarding requirements.
- 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 oxidizing substances were stored with Class 8 Corrosive substances in the Roof Level Cooling Tower Area.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- The majority of inspected hazardous chemicals observed on site appeared to be provided with adequate secondary containment, however a number of hazardous chemical containers were observed without appropriate secondary containment in the Ground Floor Refuse and Cleaners Room.
- An emergency eye wash station was observed in the Level 22 Roof Area and Level 10 Plant Room however an eye wash station was not available within the Ground Floor Refuse and Cleaners Room.
- Spill kits were available within all hazardous chemical storage areas.
- Appropriate fire safety measures were available in or near all hazardous chemical storage areas (e.g. ABE dry chemical fire extinguishers in 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 readily accessible within the relevant storage areas at the time of the assessment.
- Safety Data Sheets (SDSs) were available for the majority of the hazardous chemicals stored on site, however SDSs were not available for a number of the hazardous chemicals stored on site (e.g. Diesel and batteries). Refer to the Hazardous Chemicals Register for specific details.
- The majority of the SDSs available on site were current (within 5 years from date of issue), however two of SDSs were unknown expiry date. 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 Ground Floor Refuse and Cleaners Room.

Medium Priority (action within 3 months)

- Ensure the Class 5.1 oxidising substances in the Level 22 Roof Area are kept apart from the Class 8 corrosive substances by at least 3m.

Low Priority (action within 6 months)

- Ensure all hazardous chemicals stored in the Level 22 Roof Area and Ground Floor Refuse and Cleaners Room are provided with appropriate secondary containment.
- 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 SDSs 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 commercial office tower, located at 7 Spencer Street, Docklands, Victoria 3008. Greig McKellar conducted the assessment on 4th June 2026. 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, 2022* and the *Occupational Health and Safety Regulations, 2017*.

Note: This version of the report has been updated following an additional area (bulk diesel storage area) becoming accessible and being included. No other areas were inspected at this time and no other parts of the report have been updated.

1.1 Site Description

The site consisted of a 22 level (approximately 45,000m²) office building, recently constructed in 2025. The building was in the final stages of internal construction with some areas not fully established at the time of the assessment. Key chemical storage areas included the Level 22 Roof Area, Level 21 Generator Room, Level 1 Fire Pump Room and Ground Floor Refuse and Cleaners 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 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.

- Areas still under internal construction.
- 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, 2022* 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, 2022*.

- 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, 2022*.

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.

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Class 2.2	-	-	-
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Class 6.1	-	-	-
Class 8	150.5L 12 batteries	Yes	Yes
Class 9	-	-	-
C1 Combustible Liquid	20,500L	-	-
Non-Dangerous Goods and Products with Unknown Classes	31L	-	-

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 combustible liquids stored on site exceeded the threshold level for placarding requirements.
- 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 oxidizing substances were stored with Class 8 Corrosive substances in the Roof Level Cooling Tower Area.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- The majority of inspected hazardous chemicals observed on site appeared to be provided with adequate secondary containment, however a number of hazardous chemical containers were

observed without appropriate secondary containment in the Ground Floor Refuse and Cleaners Room.

- An emergency eye wash station was observed in the Level 22 Roof Area and Level 10 Plant Room however an eye wash station was not available within the Ground Floor Refuse and Cleaners Room.
- Spill kits were available within all hazardous chemical storage areas.
- Appropriate fire safety measures were available in or near all hazardous chemical storage areas (e.g. ABE dry chemical fire extinguishers in 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 readily accessible within the relevant storage areas at the time of the assessment.
- Safety Data Sheets (SDSs) were available for the majority of the hazardous chemicals stored on site, however SDSs were not available for a number of the hazardous chemicals stored on site (e.g. Diesel and batteries). Refer to the Hazardous Chemicals Register for specific details.
- The majority of the SDSs available on site were current (within 5 years from date of issue), however two of SDSs were unknown expiry date. 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 proximity (within 2-10m) to the Class 8 corrosive chemicals stored in the Ground Floor Refuse and Cleaners Room.
- Ensure the Class 5.1 oxidising substances in the Roof Area are kept apart from the Class 8 corrosive substances.

6.2 Medium Priority (action within 3 months)

- No medium priority recommendations.

6.3 Low Priority (action within 6 months)

- Ensure all hazardous chemicals stored in the Level 22 Roof Area and Ground Floor Refuse and Cleaners Room are provided with appropriate secondary containment.
- 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 SDSs with current versions.
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- 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, 2022.
- 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

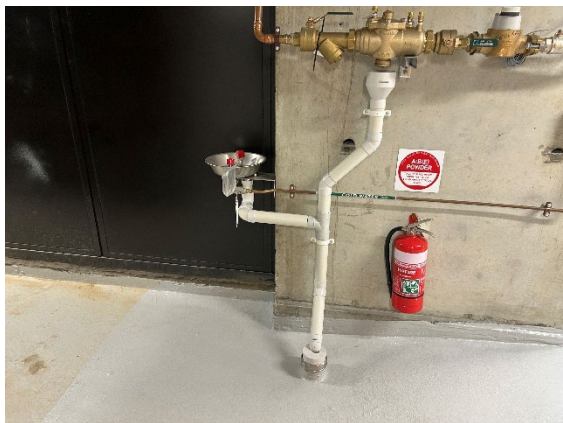


Photo 01. Level 22 Roof Area – Eye wash station and ABE fire extinguisher.

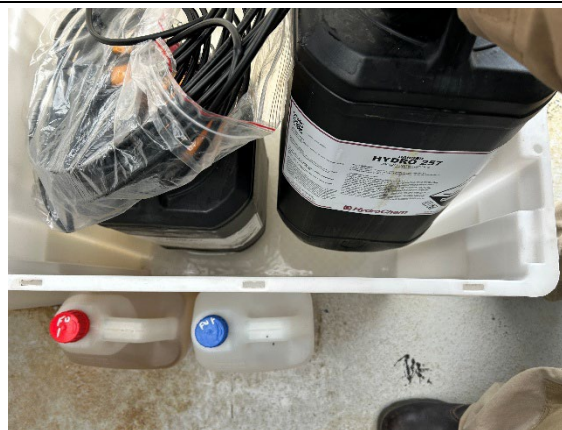


Photo 02. Incompatible chemicals stored in close vicinity on Level 22 Roof Area.

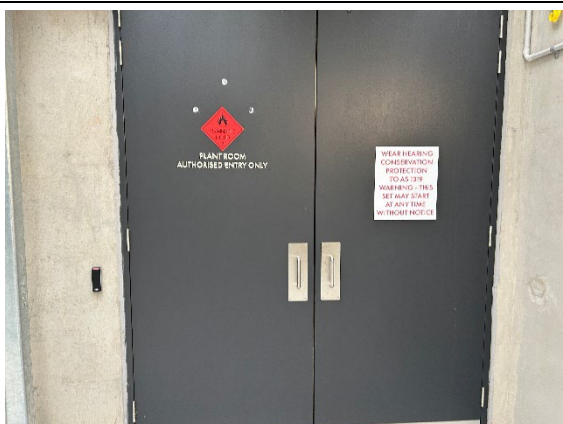


Photo 03. Flammable liquid placard displayed on Level 21 Generator Room door.

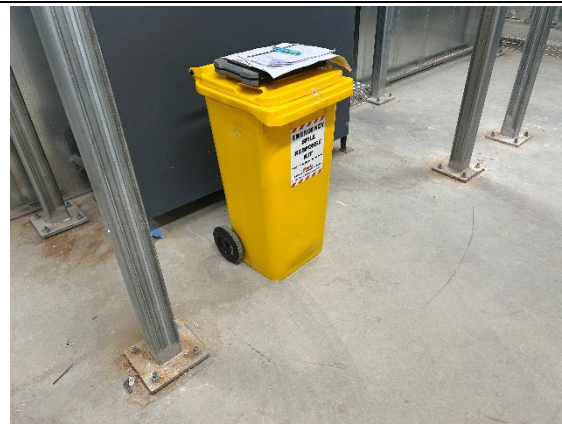


Photo 04. Spill kit in the Level 21 Generator Room.



Photo 05. Level 21 Generator Room fuel tank.



Photo 06. Level 1 Fire Pump Room 12v batteries.



Photo 07. Level 1 Fire Pump Room ABE fire extinguisher.

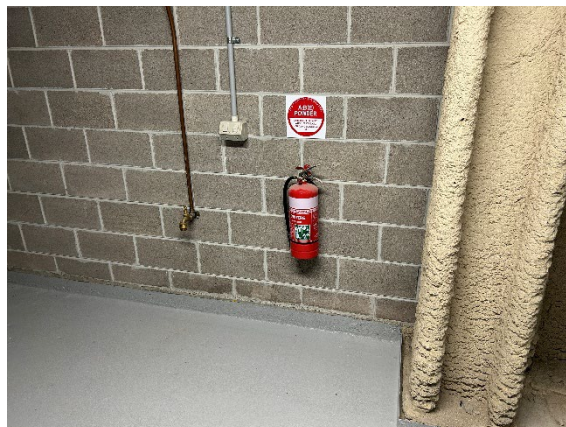


Photo 08. Ground Floor Retail Garbage Room ABE fire extinguisher.

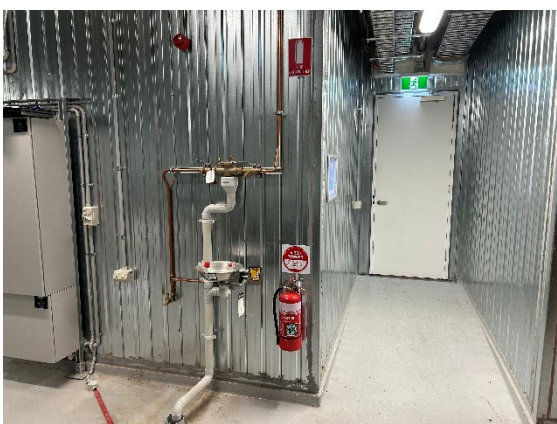


Photo 09. Eye wash and fire extinguisher in the Level 10 Plant Room.



Photo 10. Fire extinguisher in the Level 10 Plant Room..



Photo 11. 12V Batteries in the Level 11 Electrical Riser Room Control Panel.

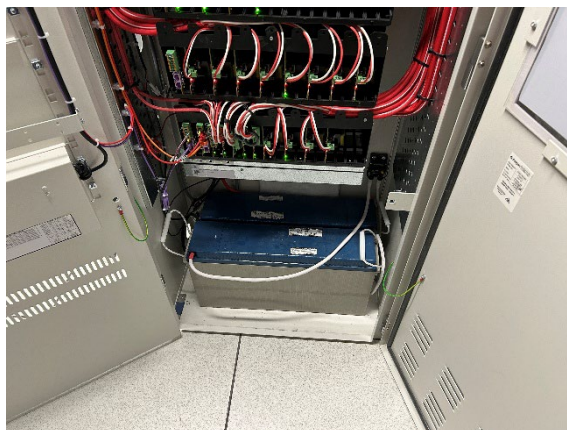


Photo 12. 12V Batteries in the Level 10 Electrical Riser Room Control Panel.

Hazardous Chemicals Assessment

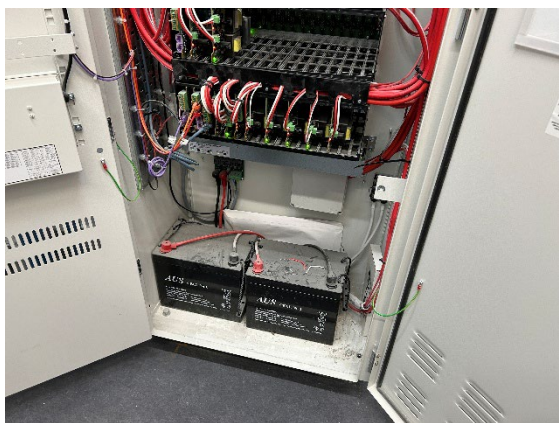


Photo 13. 12V Batteries in the Ground Floor Fire Pump Room Control Panel.



Photo 14. Ground Floor Fire Pump Room ABE fire extinguisher.

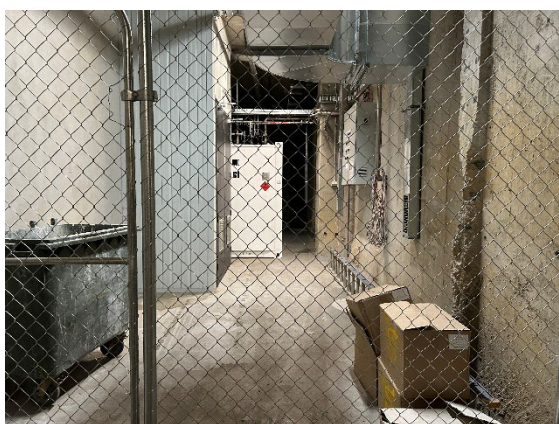


Photo 15. Ground Floor Loading Dock – Diesel Area, 19,000L Diesel Tank.



Photo 16. Ground Floor Loading Dock – Diesel Area, 19,000L Diesel Tank remote fill point.



Photo 09. Storage of chemicals in the Ground Floor Refuse and Cleaners Room.



Photo 10. Storage of chemicals in the Ground Floor Refuse and Cleaners Room.

APPENDIX B: HAZARDOUS CHEMICALS REGISTER
