Hazardous Chemical Register & Risk Assessment

Mirvac

700 Bourke Street
Melbourne VIC

February 2025

RISKTECH Compliance

Hazardous Chemicals Register & Risk Assessment

Report For	Mirvac
Address	700 Bourke Street, Melbourne VIC
Site Inspected By	Hasan Iqbal Consultant, RiskTech
Date of Inspection	10 February 2025
Conferred With	Matt Kozak Facilities Manager

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Document Revision Record

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Mirvac Hazardous Chemicals - 700 Bourke St, Melbourne VIC Feb 25	Hasan Iqbal Consultant	Bernard Day COO	1	11/03/25

Contents

1. Executive Summary

Scope

RiskTech Compliance (RiskTech) was commissioned by Mirvac to undertake a hazardous chemicals risk assessment and prepare a hazardous chemical register for 700 Bourke Street, Melbourne VIC. The assessment was carried out by Hasan Iqbal of RiskTech on 10 February 2025.

Chemical Storage Areas

Hazardous chemicals stored on site are generally related to cooling tower water treatment, fuel for diesel pumps, maintenance and cleaning chemicals. These chemicals were stored in the following locations:

- Roof Level – Cooling Tower Area;
- Level 15 – Chiller Room and Co-Gen Room
- Level P2 – Blackwater Treatment Plant, Fuel Room, Cleaner's Storage Cage, Generator Room and Main Cleaner's Store Room; &
- Level P1 – Fire Pump Room.

Key Findings & Recommendations

The table below details information pertaining to risk issues that were identified in the course of the site assessment. Recommendations made should be considered for rectification.

Observations/Findings	Risk Level	Recommendations
Level 15 Co-Gen Room – Chemicals were not stored within appropriate/ adequate bunding (secondary containment).	**Medium**	Provide adequate / appropriate spill control (e.g. secondary containment) for all chemicals stored on site.
Various chemicals storage locations – Safety Data Sheets were not available or out of date for stored hazardous chemicals.	**Medium**	For all Hazardous Chemicals stored on site, obtain current (i.e. less than 5 years old) SDS from suppliers or request these be obtained where chemicals are used by contractors.
Level P2 Generator Room – No hazard warning signage was installed at the entrances to the chemical storage areas to warn of the contents stored within.	**Low**	Consider installing hazard warning signage at the entrances to chemical storage areas to warn of the hazardous chemicals stored.
Level P1 – Fire Pump Room – No eye wash station installed in the above location to assist with emergency first aid.	**Low**	Consider installing emergency eye wash bottles and ensure the eye wash solutions are managed appropriately and are within the required expiry dates to assist in managing the risks associated with cleaning chemicals and first aid treatment.

Note: A total of 1 recommendation from the last audit undertaken by RiskTech in March 2024 have been rectified. Section 6 outlines the details of the items completed.

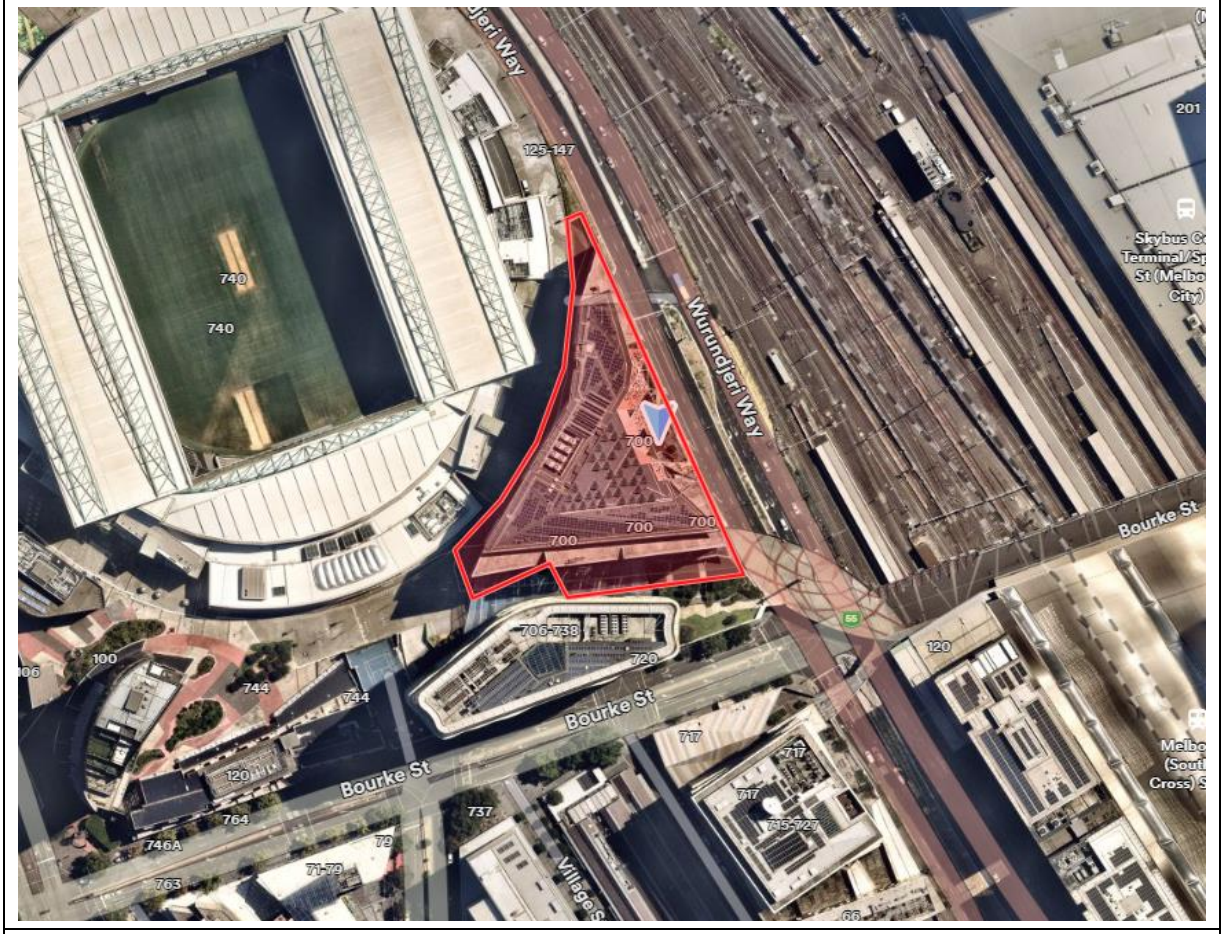
2. Introduction

RiskTech Compliance was commissioned by Mirvac to undertake a hazardous chemicals risk assessment and prepare a hazardous chemical register for 700 Bourke Street, Melbourne VIC.

The assessment was carried out by Hasan Iqbal of RiskTech Compliance on 10 February 2025. The aim of the assessment is to assess risks associated with the storage and handling of hazardous chemicals on the site managed by Mirvac and to provide practical solutions to eliminate or minimise and control the identified risks.

2.1 Site Description

Site Address	700 Bourke Street, Melbourne VIC
Construction Date	2013
Site Type	Commercial
Number of Levels	Levels 1-14 Office Tenancies, 2 Basement Level Car Parking
Description	The site consists of a commercial building located in the Docklands precinct. The site comprises Levels 14 office levels, Level 15 Plant Rooms and 2 basement levels of car parking. Access to the car parking and loading dock is provided from Wurundjeri Way. Café is located on the Ground Level of the building. Security Office and Facilities Manager Office is located on Level P2 car parking level adjacent loading docks.



Site Location: 700 Bouke Street, Melbourne VIC

Image courtesy NearMap 2025

3. Scope/Methodology

3.1 Scope

The Hazardous Chemicals Register and Risk Assessment survey included the following:

- Inspection of representative areas of the site under the control of Mirvac to identify Hazardous Chemicals;
- Review of the location and presence of bulk underground or above ground fuel tanks or bulk gas cylinders;
- Review relevant records of previous audits undertaken on site;
- Review Safety Data Sheets (SDS) and labels of stored Hazardous Chemicals;
- Review of hazardous chemical safe handling and storage procedures; &
- Preparation of a Hazardous Chemicals Register and Risk Assessment report.

The work was conducted during normal business hours and the areas assessed were occupied during the assessment.

3.2 Methodology

3.2.1 Risk Assessment/Action Plan – Refer Section 5

Hazards identified through the inspection process are assessed for the potential consequence(s) and in the likelihood that the hazard is realised. Existing controls in place and the current risk rating is included, as well as corresponding recommended control measures to be implemented and updated/residual risks are outlined in the table.

3.2.2 Hazardous Chemicals Register – Refer Appendix 1

Hazardous properties of each substance stored on site were collated from the chemical Safety Data Sheet (SDS) that were present/provided. Where the SDS was unavailable for a chemical, 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 hazard for the storage area.

3.2.3 Safety Data Sheets

Safety Data Sheet (SDS), previously called a Material Safety Data Sheet (MSDS) were reviewed during the assessment. These documents provide information on the properties of hazardous chemicals and how they affect health and safety in the workplace. For example, an SDS includes information on:

- The identity of the chemical,
- Health and physicochemical hazards,
- Safe handling and storage procedures,
- Emergency procedures, and
- Disposal considerations.

The SDS should always be referred to when assessing risks in the workplace.

An SDS must be reviewed periodically to keep it up to date, for example when any new or significant information becomes available on the hazards of the material. Otherwise, a SDS must be reviewed and re-issued every 5 years.

Since 1 January 2023, all SDS should be compliant with the 7th edition of the Globally Harmonised System (GHS 7), even if the label does not comply, further details are provided below.

3.2.4 Globally Harmonised System (GHS) of classification and labelling of chemicals

The GHS is a system used to classify and communicate chemical hazards using internationally consistent terms and information on chemical labels and Safety Data Sheets. The GHS provides criteria for the classification of physical hazards (e.g. flammable liquids), health hazards (e.g. carcinogens) and environmental hazards (e.g. aquatic toxicity).

The GHS was created by the United Nations to create a single worldwide methodology for chemical classification, labelling and safety data sheets. The system ensures that users are provided with practical, reliable and easy to understand information on chemical hazards, and can take the appropriate preventive and protective measures for their health and safety. The GHS is expected to provide significant trade benefits to industry as well as improved health and safety outcomes by introducing internationally consistent assessment criteria, labels and Safety Data Sheets (SDS) for hazardous chemicals.

The GHS will update the way in which information about the hazards of chemicals and any precautions necessary to ensure safe storage, handling and disposal, is conveyed to users of chemicals. The GHS uses pictograms, signal words, and hazard and precautionary statements to communicate this information. Please note that the GHS does not change your general duties relating to the management of hazardous chemicals in the workplace.

Since 1 January 2023, it is mandatory for all hazardous chemicals manufactured or imported to comply with the requirements of GHS 7. Hazardous chemicals manufactured or imported prior to 1 January 2023 can be classified and labelled with either GHS 3 or GHS 7, even if the product is supplied after 1 January 2023. As noted above all SDS should be compliant with GHS 7, even if the label does not comply.

Refer to **Appendix 3** for further information and pictograms.

3.3 Legislative Requirements

The findings of the site inspection were linked to the assessment of compliance with legislative requirements. Legislative & guidance documents used throughout the assessment included:

- *Victorian Occupational Health and Safety Act 2004;*
- *Victorian Occupational Health and Safety Regulations 2017;*
- *Victorian Dangerous Goods Act 1985;*
- *Victorian Dangerous Goods (Storage & Handling) Regulations 2022;*
- *Code of Practice for the Storage and Handling of Dangerous Goods (Worksafe Victoria 2013);*
- *Code of Practice for Hazardous Substances (Worksafe Victoria 2018);*
- *AS 1940:2017 – The storage and handling of flammable and combustible liquids;*
- *AS 3780:2008 – The storage and handling of corrosive substances; and*
- *AS/NZS 3833:2007 – The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers.*

3.4 Limitations/Areas Not Accessed

- The assessment is limited to those physical aspects that could be observed during the assessment of representative areas of the site during normal business hours.
- Access was not gained to all tenancies on site.
- No detailed testing or intrusive investigations were carried out.
- The assessment does not cover defects in inaccessible places or latent defects.

We have generally used and relied upon information supplied as being regarded as authoritative and reliable. Review of reports and certification documentation is limited to those that were present on site at the time of the assessment.

3.5 History/Previous Reports

A previous Hazardous Chemicals Assessment, undertaken by RiskTech in March 2024, was available for review. Section 6 summarises all the items that have been completed since the assessment.

4. Findings

4.1 Chemical Storage areas

Chemical storage areas identified on site include:

- Roof Level – Cooling Tower Area;
- Level 15 – Chiller Room;
- Level 15 – Co-Gen Room;
- Level P2 – Blackwater Treatment Plant;
- Level P2 – Fuel Room;
- Level P2 – Cleaner's Storage Cage;
- Level P2 – Generator Room;
- Level P2 – Main Cleaner's Store Room; &
- Level P1 – Fire Pump Room.

Further information on the risks identified on site are outlined below:

4.1.1 Level 15 – Cooling Tower Area

Findings

- The Cooling Tower Area was secured against unauthorised access at the time of inspection.
- The cooling tower chemicals were stored within appropriate secondary containment (bunding) at the time of inspection.
- Appropriate hazardous chemical warning signage was provided at the entrance to the Cooling Tower Area.
- Current Safety Data Sheets (SDS) were provided for water treatment chemicals at the time of inspection.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Cooling Tower Area.
- A first aid kit was provided adjacent to the Cooling Tower Area and emergency eye wash station was observed in the vicinity of the cooling tower area.
- Spill kits were located adjacent to the Cooling Tower Area to assist with spills and/or leaks.

Adverse Findings

- Nil

Photographs

Appropriate bunding (i.e. secondary containment) is provided for the cooling tower chemicals

	
Appropriately warning signage installed and cooling tower area was secured against unauthorised access	Current SDS for water treatment chemicals were available

4.1.2 Level 15 – Co-Gen Room

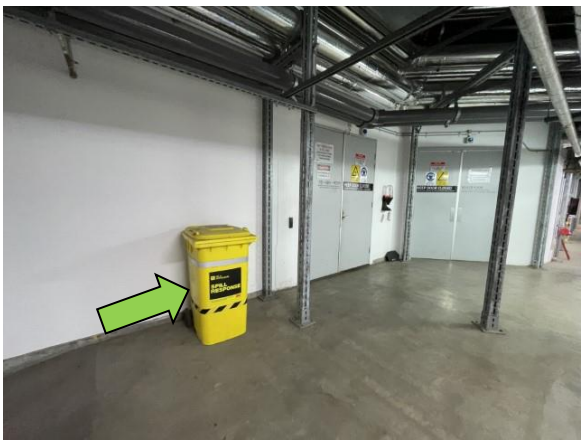
Findings

- The Co-Gen Room was secured against unauthorised access at the time of inspection.
- Appropriate hazard warning signage installed at the entrance to the Co-Gen Room.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Co-Gen Room.
- An emergency eye wash kit / solution is installed in the Co-Gen Room.
- Spill kit was located adjacent to the Co-Gen Room to assist with spills and/or leaks.

Adverse Findings

- Safety Data Sheet (SDS) were not available for some of the stored chemicals in the Co-Gen Room.
- Majority of the hazardous chemicals were not stored in appropriate bunding at the time of inspection.

Photographs

	
Appropriate hazard warning signage installed at the entrance door and area was secured against unauthorised access	Spill kit is installed adjacent to the Co-Gen Room

	
Hazardous chemicals were not stored in appropriate bunding	

4.1.3 Level 15 – Chiller Room

Findings

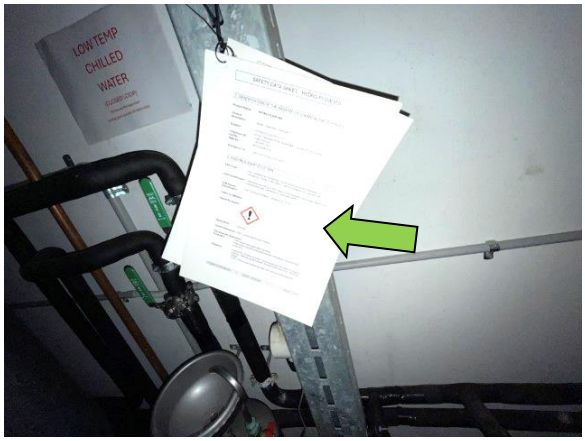
- The Chiller Room was secured against unauthorised access at the time of inspection.
- Chemicals were stored within appropriate secondary containment (bunding) at the time of inspection.
- Current Safety Data Sheets (SDS) were available/sighted for stored hazardous chemicals in Chiller Room.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Chiller Room.
- Spill kits were located adjacent to the Chiller Room to assist with spills and/or leaks.

Adverse Findings

- Nil

Photographs

	
Appropriate bunding (i.e. secondary containment) is provided for the chillers	Appropriate hazard warning signage installed at the entrance door and room was secured against unauthorised access



Current SDS for stored chemicals were available

4.1.4 Level P2 Mezzanine – Blackwater Treatment Plant

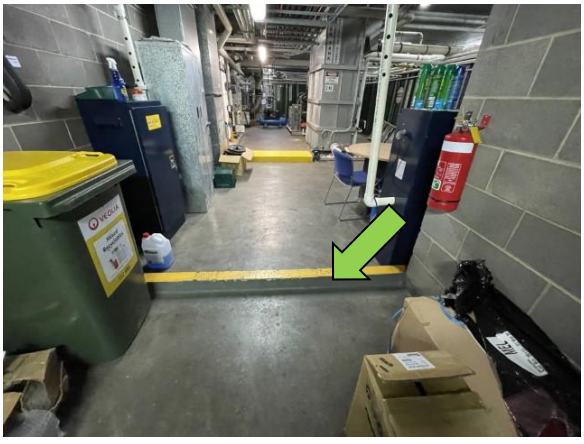
Findings

- The Blackwater Treatment Plant was secured against unauthorised access at the time of inspection.
- Chemicals were stored within appropriate secondary containment (bunding) at the time of inspection.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Blackwater Treatment Plant.
- Spill kit was located adjacent to the Blackwater Treatment Plant to assist with spills and/or leaks.

Adverse Findings

- Safety Data Sheet (SDS) were not available for some of the stored chemicals in the Blackwater Treatment Plant.
- An emergency eye wash solution is installed in the Blackwater Treatment Plant Room, however it was expired at the time of inspection.

Photographs



Appropriate secondary containment is provided for the chemicals and the Blackwater Treatment Plant is located in a bunded

	
Appropriate hazard warning signage installed at the entrance door and room was secured against unauthorised access	Emergency eye wash solution was expired

4.1.5 Level P2 - Fuel Room

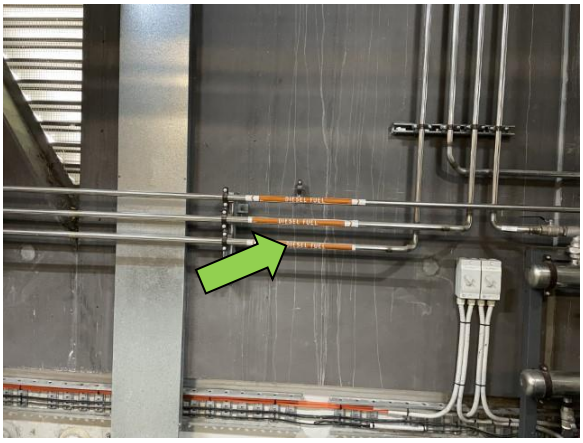
Findings

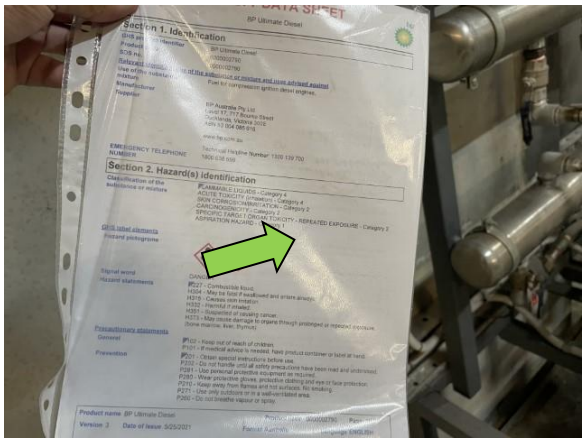
- There are two 20,000L above ground diesel tanks installed in the Fuel Room on Level P2.
- The Fuel Room was secured against unauthorised access at the time of inspection.
- The diesel was provided with appropriate secondary containment (bunding) at the time of inspection.
- Current Safety Data Sheet (SDS) is provided for the diesel fuel.
- Diesel fuel lines are appropriately labelled throughout the Fuel Room.
- Appropriate hazardous chemical signage was provided at the entrance to Fuel Room.
- Fire services were installed in the vicinity of stored hazardous chemicals in the Fuel Room.
- A spill kit was located within the Fuel Room to assist with spills and/or leaks.

Adverse Findings

- Nil

Photographs

	
The diesel tanks in the Fuel Room are located within a bunded room	Diesel fuel lines are appropriately labelled and spill tray beneath pumps/valves

	
Current SDS for diesel fuel was available for review	Appropriate hazard warning signage installed at the entrance door and room was secured against unauthorised access

4.1.6 *Level P2 – Cleaner's Storage Cage*

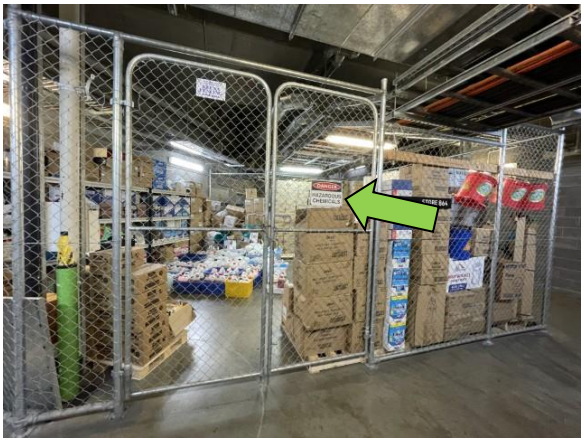
Findings

- The Cleaner's Storage Cage was secured against unauthorised access at the time of inspection and appropriate warning signage installed at the entrance door.
- The cleaning chemicals were provided with appropriate secondary containment (bunding) at the time of inspection.
- Safety Data Sheets (SDS) were available for the majority of cleaning chemicals.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Cleaner's Storage Cage.
- A spill kit was located within the Cleaner's Storage Cage to assist with spills and/or leaks.
- An emergency eye wash kit/solution is installed within the Cleaners Storage Cage area.

Adverse Findings

- Safety Data Sheet (SDS) were not available or out of date for some of the stored chemicals.

Photographs

	
Appropriate bunding is provided for stored cleaning chemicals	Appropriate hazard warning signage installed at the entrance door and room was secured against unauthorised access

	
Eye wash kit was installed adjacent Cleaners Storage Cage area	Some of the SDS for cleaning chemicals were missing or out of date

4.1.7 Level P2 – Generator Room

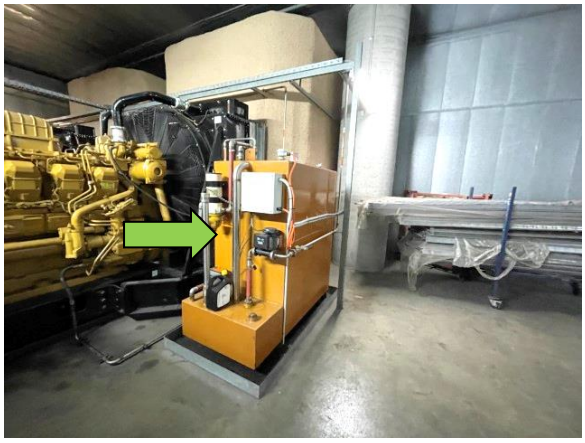
Findings

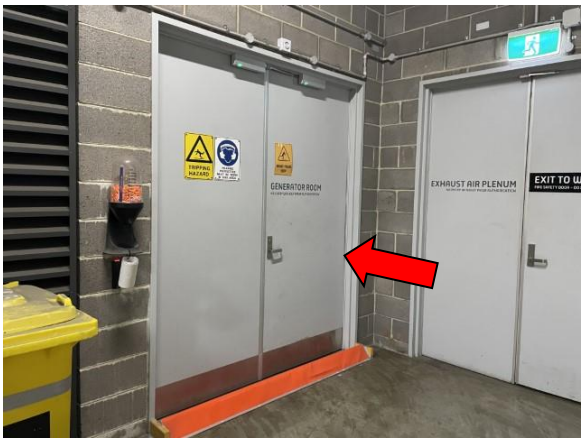
- There are two 5,000L diesel day tanks installed in the Generator Room on Level P2 adjacent Cleaners Storage Cage area.
- The Generator Room was secured against unauthorised access at the time of inspection.
- The diesel day tanks were provided with appropriate secondary containment (bunding) at the time of inspection.
- Current Safety Data Sheet (SDS) is provided for the diesel fuel on site.
- Fire services were installed in the vicinity of stored hazardous chemicals in the Fuel Room.
- A spill kit was located within the Fuel Room to assist with spills and/or leaks.

Adverse Findings

- No hazard warning signage (i.e. Hazchem) was installed at the entrance door to Generator Room at the time of inspection.

Photographs

	
Diesel day tanks are installed in Generator Room	The diesel day tanks in the Generator Room are located within a bunded room

	
Diesel fuel lines are appropriately labelled	No hazard warning signage installed at the entrance door to Generator Room

4.1.8 Level P2 – Main Cleaner's Store

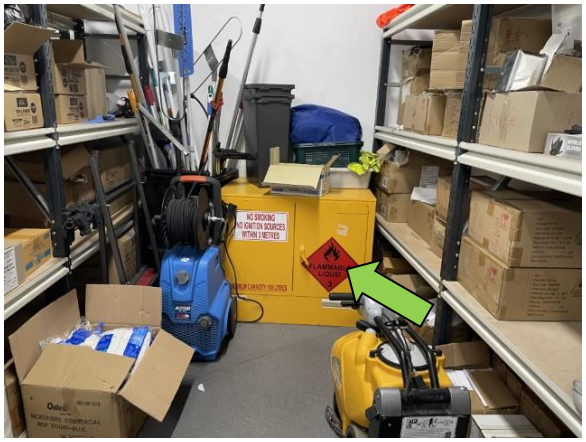
Findings

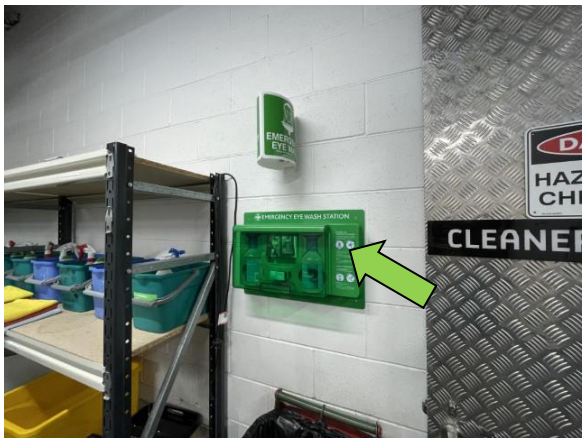
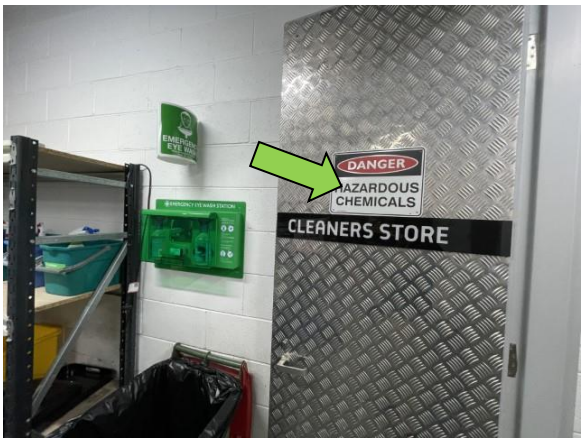
- The Main Cleaner's Store Room was secured against unauthorised access at the time of inspection.
- The cleaning chemicals were provided with appropriate secondary containment (bunding) at the time of inspection.
- Class 3 Flammable Liquids were appropriately segregated and stored in a dedicated flammable liquids cabinet.
- Appropriate hazardous chemical signage was provided at the entrance to Fuel Room.
- Current Safety Data Sheets (SDS) were available for some of the cleaning chemicals.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Main Cleaner's Store Room.
- A spill kit was located within the Main Cleaner's Store Room to assist with spills and/or leaks.
- An emergency eye wash kit/solution is installed adjacent Main Cleaners Store.

Adverse Findings

- Safety Data Sheet (SDS) were not available or out of date for majority of the stored chemicals at the time of inspection.

Photographs

	
Class 3 Flammable liquids were appropriately segregated in a dedicated flammable liquids cabinet	Appropriate secondary containment (bunding) for the cleaning chemicals

	
Eye wash kit was installed adjacent Main Cleaners Storeroom	Appropriate hazard warning signage installed at the entrance door and room was secured against unauthorised access

4.1.9 Level P1 – Fire Pump Room

Findings

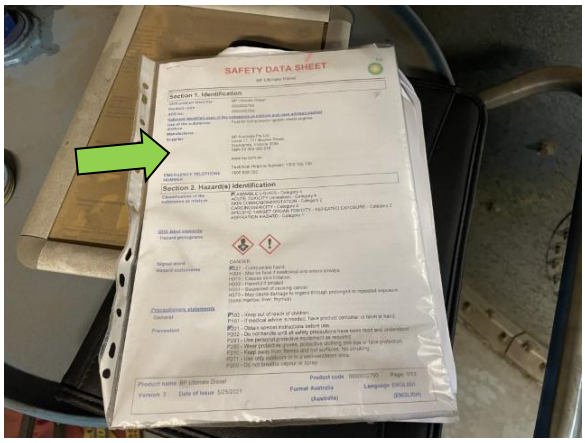
- The Fire Pump Room was secured against unauthorised access at the time of inspection.
- Appropriate fire services were installed in the vicinity of stored hazardous chemicals in the Fire Pump Room.
- Current Safety Data Sheet (SDS) was provided for stored diesel fuel in Fire Pump Room.
- The diesel was stored in an appropriately bunded room at the time of inspection.
- A spill kit was located within the Fuel Transfer Pump Room to assist with spills or leaks.

Adverse Findings

- No eye wash station/kit was present in the Fire Pump Room to assist with emergency first aid.

Photographs

	
Appropriate secondary containment (bunding) for the diesel fuel	Spill kit available in the Fire Pump Room

	
Current SDS was provided for stored diesel fuel	Appropriate hazard warning signage installed at the entrance door and room was secured against unauthorised access

5. Risk Assessment/Action Plan

2025 - 01	**Bunding Requirements**
Current Risk	**Moderate**
Location	Level 15 – Co-Gen Room
Hazard	Chemicals were not stored within appropriate secondary containment.
Proposed Action	To eliminate or reduce the risk and to contain spills safely within the premises, ensure that provisions are made for the containment of Hazardous Chemicals spills/leaks (e.g. secondary containment) in accordance with the *Victorian Dangerous Goods (Storage & Handling) Regulations 2022*. Ensure bunding is adequate for the quantities of chemicals stored and to not be exposed to the elements.
Residual Risk	**Low**
Photos	
Completed?	

2025 - 02	***Safety Data Sheets (SDS) Requirements***
Current Risk	**Moderate**
Location	Level 15 – Co-Gen Room Level P2 – Blackwater Treatment Plant Level P2 – Cleaner's Storage Cage & Level P2 – Main Cleaner's Store Room.
Hazard	Injury to personnel due to delayed response to chemical hazards due to out of date/missing Safety Data Sheets (SDS) and not being stored at the point of use.
Proposed Action	For all Hazardous Chemicals stored on site, obtain current (i.e. less than 5 years old) SDS from suppliers or request these be obtained where chemicals are used by contractors in accordance with the VIC *OHS Regulations 2017, Clause 146*. Ensure that they are readily available adjacent to chemical storage areas.
Residual Risk	**Low**
Completed?	

2025 - 03	***Signage Requirements***
Current Risk	**Low**
Location	Level P2 – Generator Room
Hazard	No hazard's warning signage was installed at the entrances to the chemical storage areas to warn of the contents stored within the above locations.
Proposed Action	Consider installing hazard warning signage at the entrances to the chemical storage areas to warn persons entering of the hazardous chemicals stored.
Residual Risk	**Low**
Photos	
Completed?	

2025 - 04	***Eye Wash Station***
Current Risk	**Low**
Location	Level P1 – Fire Pump Room
Hazard	No eye wash station installed or expired in the above location to assist with emergency first aid.
Proposed Action	Consider installing emergency eye wash bottles and ensure the eye wash solutions are managed appropriately and are within the required expiry dates to assist in managing the risks associated with cleaning chemicals and first aid treatment.
Residual Risk	**Low**
Photos	
Completed?	

6. Items Completed Since 2024

2024 - 02	***Safety Data Sheets (SDS) Requirements***
Current Risk	**Moderate**
Location	Level 15 – Cooling Tower Area Level P1 – Fire Pump Room
Hazard	Injury to personnel due to delayed response to chemical hazards due to out of date/missing Safety Data Sheets (SDS) and not being stored at the point of use.
Proposed Action	For all Hazardous Chemicals stored on site, obtain current (i.e. less than 5 years old) SDS from suppliers or request these be obtained where chemicals are used by contractors in accordance with the VIC *OHS Regulations 2017, Clause 146.* Ensure that they are readily available adjacent to chemical storage areas.
Residual Risk	**Low**
Completed?	Building Management

Appendix 1 Risk Assessment Criteria

Risk Rating: The level of risk is determined using the matrix below.

Likelihood Table		
Likelihood	**Description**	**Frequency at Location**
Almost Certain	Expected to happen	Occurs once a week
Likely	May easily happen	Occurs once a month
Possible	May happen	Occurs once every year
Unlikely	May happen sometime	Occurs once every 10 years
Rare	May happen in extreme circumstances	Occurs once every 100 years

Consequence Table			
Consequence	**Health and Safety**	**Environment**	**Loss / Damage**
Low	First aid	Short term environmental impact managed on-site	$0-$5K
Minor	Medical Treatment	Medium term on-site environmental impact managed on site	$5K-$50K
Moderate	Classified Injury (LTI or restricted workcase)	Medium term on-site environmental impact needing external assistance	$50K-$500K
Major	Fatality or severe permanent disability	Very serious, long-term environment impairment of ecosystem functions	$500K-$5M

	Consequence			
Likelihood	**Low**	**Minor**	**Moderate**	**Major**
Almost Certain	High	High	Extreme	Extreme
Likely	Moderate	High	High	Extreme
Possible	Low	Moderate	High	Extreme
Unlikely	Low	Low	Moderate	High
Rare	Low	Low	Moderate	High

Appendix 2 Hazardous Chemicals Register

The following table lists chemicals that were identified on site during the inspection and the corresponding Safety Data Sheets information.

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
Roof Level – Cooling Tower Area										
Hydro Flow 198	Bromine chloride, Sodium hydroxide	Yes	8 (Corrosive)	2X	S5	3266	Apr 2026	30L	Microbiocide	Store in a cool, dry place, away from incompatible materials including acids, reducing agents and other oxidizers
Hydro Flow 860	Sodium Hydroxide	Yes	8 (Corrosive)	2R	S6	1824	Feb 2026	30L	Boiler Water Treatment and pH Correction	Store in a cool, dry, well-ventilated area. Keep containers tightly closed when not in use. Store away from incompatible materials including acids, ammonium salts, foodstuffs and most metals
Hydro Flow 115B	None	No	-	-	-	-	Jan 2026	15L	Colling Water Dispersant	Store in a cool, dry place, away from incompatible materials including strong oxidizers, ammonia, magnesium, sodium and calcium
Hydro Flow 740	Hydrochloric Acid	Yes	8 (Corrosive)	2R	S6	1789	Jan 2026	30L	pH Correction	Store in a cool, dry, well-ventilated place and out of direct sunlight. Store away from foodstuffs. Store away from incompatible materials such as strong alkalis, oxidizing agents and metals
Hydro Flow 320	Zinc Chloride, Hydrochloric Acid, Phosphoric Acid, Sodium Tolytriazole	Yes	8 (Corrosive)	2X	-	1760	Apr 2026	60L	Cooling water corrosion inhibitor	Keep container closed when not in use. Store away from alkaline materials. Ensure adequate ventilation

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
Hydro Flow 133	Unknown	Yes	8 Corrosive	2X	S6	2922	Jan 2026	60L	Cooling Water Microbiocide	Store in a cool, well-ventilated area. Keep container closed when not in use. Store away from oxidizers, strong acids, reducing agents and alkaline materials
Level 15 – Co-Gen Room										
Hydro Flow 840	Tannis	Yes	-	-	-	-	Feb 2026	15L	Boiler water treatment	Keep container closed when not in use. Store away from oxidizers, strong acids, reducing agents alkaline and direct sunlight. Store in a dry, well-ventilated area
Hydro Flow 840	Unknown	Unk	Unk	Unk	Unk	Unk	**No SDS**	15L	Unknown	Unknown
CAT NGEO Advance 40	Sulfonic acids, petroleum, calcium salts	No	-	-	-	-	**No SDS**	200L	Natural gas engine oil	Do not store in open or unlabelled containers
CAT NGEC Natural Gas Engine Coolant	Ethylene glycol	No	-	-	-	-	**No SDS**	35L	Coolant	Store in a cool, dry, well-ventilated area. Keep out of the reach of children and animals
Level 15 – Chiller Room										
Hydro Flow 588	Sodium molybdate, Sodium tetraborate, Tricarboxylic acid, 1,2,3-Benzotriazole, Sodium triazole, Sodium hydroxide	Yes	-	-	S6	-	Jun 2026	15L	Water treatment chemical	Store in a cool, well-ventilated area. Keep container closed when not in use. Store away from oxidizers, strong acids, reducing agents and alkaline

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
Hydro Flow 830	Sodium hydroxide	Yes	8 (Corrosive)	2R	S6	1719	Mar2026	15L	Boiler water treatment	Keep container closed when not in use. Store away from oxidizers, strong acids, reducing agents alkaline and direct sunlight. Store in a dry, well-ventilated area
Hydro Flow 143	5-Chloro-2methyl-2H-isothiazol-3-one, 2-Methyl-2H-isothiazol-3-one	Yes	8 (Corrosive) & 6.1 (Toxic)	2XE	-	2922	Oct 2027	10L	Microbiocide	Keep container closed when not in use. Store away from oxidizers, strong acids, reducing agents alkaline and direct sunlight. Store in a dry, well-ventilated area
Hydro Flow 510	Sodium Nitrite; Caustic Soda; Sodium Tolytriazole; Sodium Tetraborate	Yes	8 Corrosive / 6.1 Toxic	2X	S6	2922	Feb2026	30L	Closed Loop Inhibitor	Store in a cool, well-ventilated area. Keep container closed when not in use. Store away from incompatible materials including combustibles, acids, amines, ammonium salts, organic compounds, reducing agents and most metals. Protect from heat and moisture. Do not allow residues to dry out
Level P2 Mezzanine – Blackwater Treatment Plant										
Sodium Metabisulphite 40% Solution	Sodium metabisulphite	Yes	8 (Corrosive)	2X	S5	2693	Jan 2028	40L	Oxygen scavenger and dechlorinating agent	Store away from alcohol, acids, oxidising agents and alkalis
Hydro Flow 630	None	No	-	-	-	-	Feb 2026	15L	Antifoam for Industrial Applications	Keep containers closed when not in use. Store away from oxidising agents
Hydro Flow 388	Sodium tolytriazole, Sodium hydroxide	Yes	8 (Corrosive)	2X	S5	3267	Jan 2026	25L	Cooling water corrosion inhibitor	Store in a cool, dry, well-ventilated area. Keep containers tightly closed when not in use. Store away from incompatible materials including acids

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
12.5% Sodium Hypochlorite	Sodium Hypochlorite	Yes	8 (Corrosive)	2X	S5	1791	**No SDS**	20L	Water sanitiser	Store in cool, dry, well ventilated areas away from incompatible materials, oxidising agents and sources of ignition
PWT Spectra Guard 100	Unknown	Unk	-	-	-	-	**No SDS**	40L	Anti-scalant & Stabilizer	Store in a cool, dry, well-ventilated area
Suez Kleen MCT 411	Sodium hydroxide	Yes	8 Corrosive / 5.1 Oxidizer	-	-	3085	**No SDS**	80L	Reverse osmosis membrane cleaner	Store in a cool dry place out of direct sunlight and keep away from acids and alkalis
Fuchs Renolin CLP 220	Synthetic based oils	No	-	-	-	-	**No SDS**	15L	Lubricant	Store in a cool, dry, well-ventilated area
Advance Chem Barrel Safe	Critic acid, additives, water	No	-	-	-	-	**No SDS**	50L	Cleans concrete from metal surfaces	Store in a cool, dry, well-ventilated area
Pool Acid	Hydrochloric acid, water	Yes	8 Corrosive	2R	S	1789	**No SDS**	10L	For lowering pH in swimming pools	Store in cool, dry, well ventilated areas away from incompatible materials, oxidising agents and sources of ignition
Level P2 – Fuel Room										
Diesel	Diesel	Yes	9 (Combustible C1)	3Z	S5	3082	May 2026	40,000L	Diesel engine fuel	Keep in a cool, well-ventilated area. Store and use only in equipment/ containers designed for use with this product
Level P2 – Cleaners Storage Cage										
SCJ Azure Foam Wash	Sodium laureth sulfate	No	-	-	-	-	**No SDS**	50L	Hand cleaner	Store in closed original container at temperatures between 0°C and 40°C
Agar Escalator Cleaner	Triethanolamine, alkaline salts	No	-	-	Unk	-	-	20L	Cleaner for escalator steps and travelators	Keep only in the original container. Keep container in a well-ventilated place. Store in a cool area. Keep out of direct sunlight. Store in a well-ventilated place

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
Diversey Suma Break Up D3.5	Tetrapotassium pyrophosphate, Potassium hydroxide, Disodium disilicate, Sulfonic acids petroleum sodium salts,	No	8 (Corrosive)	2R	S5	1814	Nov 2028	20L	Degreaser	Keep only in the original container. Keep container in a well-ventilated place. Store in a cool area. Keep out of direct sunlight. Store in a well-ventilated place
Agar Exit	Surfactants	No	-	-	-	-	Jul 2021	50L	Carpet Detergent	Store in a cool dry place
Agar G-Solve	Liquid hydrocarbons, dipetene, non-ionic surfactants	No	-	-	S5	-	Aug 2025	5L	Stain remover for hard surfaces, carpet and fabrics	Store in a closed container. Keep only in original packaging. Keep from freezing. Keep away from acids
Fresh Wave IAQ	None	No	-	-	-	-	**Aug 2021**	115L	Air & Surface Liquid	
Whiteley Fabripwr	Monoethanolamine citrate, Benzalkonium chloride	Yes	-	-	-	-	**Mar 2023**	25L	Carpet Detergent	Store in a cool, dry, well-ventilated area. Keep container tightly sealed
Agar Anitfoam	Silicone oil emulsion	No	-	-	-	-	**Aug 2021**	20L	Defoaming Additive	Avoid strong bases and oxidizing agents
Agar PH7	Polyoxyethylene Lauryl Ether, non-hazardous ingredients	No	-	-	-	-	**No SDS**	15L	Neutral detergent for mopping	Store in a cool, dry place
Diversey Clearclean Plus	sodium alkylbenzenesulphonate, sodium hydroxide	No	-	-	-	-	Dec 2027	50L	Degreaser	Store in a well-ventilated area, Keep container tightly closed

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
Diversey Taski View Quick	alkyl alcohol ethoxylate	No	-	-	-	-	**Sep 2029**	5L	Floor cleaner	Store in a well-ventilated area, Keep container tightly closed
Diversey Taski Vectra F2	Carbonic acid, alkyl alcohol ethoxylate	No	-	-	-	-	July 2028	10L	Floor sealer	Handle in accordance with good industrial hygiene and safety practice. Keep away from food, drink and animal feeding stuffs. Do not mix with other products unless advised by Diversey
SCJ Professional 3 in 1 hair & body	Sodium chloride, aqua	No	-	-	-	-	**Jan 2024**	25L	Hair & body wash	Avoid eye contacts
Level P2 – Generator Room										
Diesel (2 diesel day tanks)	Diesel	Yes	9 (Combustible C1)	3Z	S5	3082	May 2026	~5,000L	Diesel engine fuel	Keep in a cool, well-ventilated area. Store and use only in equipment/ containers designed for use with this product
Level P2 – Main Cleaner's Storeroom										
Agar Exit	Surfactants	No	-	-	-	-	**No SDS**	5L	Carpet extraction detergent	Store in a cool, dry place
Agar PH7	Polyoxyethylene Lauryl Ether, non-hazardous ingredients	No	-	-	-	-	**No SDS**	15L	Neutral detergent for mopping	Store in a cool, dry place
Diversey Divercleanse	Sodium hypochlorite, 1-Dodecanamine, N,N-dimethyl-, N-oxide, Sodium hydroxide	No	8 (Corrosive)	2X	S5	1760	**Feb 2023**	10L	Disinfectant	Store in a closed container. Keep only in original packaging. Keep from freezing. Keep away from acids

Manufacturer/ Product name	Active Chemical Ingredient	Hazardous? (Yes/No)	DG Class/ Sub-risk	Haz Chem Code	Poison Schedule	UN Number	SDS Expiry Date	Max Quantity on Site	Approved Use	Safe Storage Requirements
Diversey Clearclean Plus	sodium alkylbenzenesulphonate, sodium hydroxide	No	-	-	-	-	Dec 2027	50L	Degreaser	Store in a well-ventilated area, Keep container tightly closed
Agar Anitfoam	Silicone oil emulsion	No	-	-	-	-	Mar 2026	10L	Defoaming Additive	Avoid strong bases and oxidizing agents
Agar Escalator Cleaner	Triethanolamine, alkaline salts	No	-	-	Unk	-	-	20L	Cleaner for escalator steps and travelators	Keep only in the original container. Keep container in a well-ventilated place. Store in a cool area. Keep out of direct sunlight. Store in a well-ventilated place
Diversey Taskforce W4	Alkyldimethylbenzyl ammoniumchloride, alcohols	No	-	-	-	-	**Nov 2023**	10L	Cleaner/disinfectant	Store in a cool, dry, well ventilated area, removed from oxidising agents, acids and foodstuffs
Whitley Fabripwr Plus	Monoethanolamine, non-hazardous ingredients	No	-	-	-	-	Mar 2026	5L	Carpet detergent	Store in a cool, dry, well ventilated area. Keep container tightly sealed
Graffiti Remover	Benzyl alcohol, Propyl ester, surfactants	Yes	-	-	S6	-	**No SDS**	5L	Graffiti remover for paint and ink	Store in a cool, dry, well-ventilated area, out of direct sunlight. Store in suitable, labelled containers
Unleaded Petrol	Gasoline	Yes	3 (Flammable)	3YE	S5	1203	**Sep 2021**	20L	Engine fuel	Keep in a cool, well-ventilated area. Store and use only in equipment/ containers designed for use with this product
Level P1 – Fire Pump Room										
Diesel	Diesel	Yes	9 (Combustible C1)	3Z	S5	3082	May 2026	200L	Diesel engine fuel (fuel supply for Sprinkler Pumps)	Keep in a cool, well-ventilated area. Store and use only in equipment/ containers designed for use with this product

* SDS Expiry Date: Shaded yellow & bolded **No SDS** – Indicates that the SDS was not available on site at the time of the inspection or that the SDS was out of date.

Appendix 3 Information

Identification of Hazards

Globally Harmonised System (GHS) of classification and labelling of chemicals

Changes to labels under the WHS Regulations

The new Work Health and Safety (WHS) Regulations introduce a new system of labelling for hazardous chemicals based on the United Nations' Globally Harmonised System (GHS) of Classification and Labelling of Chemicals.

Hazard communication under the GHS

The GHS sets out the way information about the hazards of chemicals and the precautions necessary to ensure safe storage, handling and disposal is explained to those using them.

The GHS uses pictograms, signal words and hazard and precautionary statements to communicate hazard information.

The GHS does not change the primary duties for businesses managing hazardous chemicals in the workplace.

What is a hazardous chemical label?

A label is a group of written, printed or graphical information elements about a hazardous chemical that is affixed to, printed on or attached to the container. Labels are also used on pipes and pipework used to transfer hazardous chemicals.

Labels contain information on the identity and proportions of the hazardous chemical and its constituents or ingredients. They also contain information on the hazards of the chemical, precautions to be followed during its use, handling and storage, and instructions for the safe disposal of the chemical.

You should always read and understand the information on a label before using a hazardous chemical.

Do I need to find further information?

Labels sometimes do not contain all of the information needed to safely use, handle, store or dispose of the chemical. For example, a container may be too small for all of the relevant information to fit on it. There are also other labelling systems used in Australia, for example on consumer chemicals, in which all hazard information is not included on the label.

Therefore, when using a hazardous chemical at work you should always refer to the chemical's Safety Data Sheet (SDS), as this contains more detailed information.

What information should I look for in a label?

Under the GHS, labels will contain the following elements.

Pictograms – these provide a graphical representation of the chemical's hazardous properties. These pictograms are designed to be easily recognised so you can instantly see the hazards associated with a chemical.

There are nine new pictograms, each with a specific meaning. The table on the following page shows these new pictograms and the types of hazards they represent.

Transition to GHS 7

From 1 January 2023 only GHS 7 can be used to classify and label chemicals in Australia.

If you use hazardous chemicals, you should only accept new stock that is manufactured, classified and labelled under GHS 7 if they are manufactured or imported after 1 January 2023.

If the hazardous chemical is manufactured or imported before 1 January 2023, the product can be classified and labelled with either GHS 3 or GHS 7. This is the case even if you receive the product after 1 January 2023.

SDS should be compliant with GHS 7 from 1 January 2023 even if the label doesn't.

The key changes between GHS 3 and GHS 7 are:

- New hazard categories and classes for:
  - desensitised explosives
  - pyrophoric gases
  - chemically unstable gases
  - non-flammable aerosols
- Updated precautionary statements.

In addition to these changes, the definition of 'hazardous chemical' will be clarified to ensure it captures all Category 2 eye irritants. Chemicals can be further sub-categorised as Category 2A and 2B, but this is not mandatory in Australia.

GHS Hazard Pictograms

Pictogram	Hazard	Pictogram	Hazard
 **GHS01— Exploding bomb**	Explosion, blast or projection hazard	 **GHS02 – Flame**	Flammable liquids, solids and gases; including self-heating and self-igniting substances.
 **GHS03— Flame over circle**	Oxidising liquids, solids and gases, may cause or intensify fire	 **GHS04—Gas cylinder**	Gases under pressure
 **GHS05— Skull and crossbones**	Fatal or toxic if swallowed, inhaled or in contact with skin	 **GHS06— Exclamation mark**	Low level toxicity. This includes respiratory, skin, and eye irritation, skin sensitisers and chemicals harmful if swallowed, inhaled or in contact with skin
 **GHS07— Corrosion**	Corrosive chemicals, may cause severe skin and eye damage and may be corrosive to metals	 **GHS08— Health Hazard**	Chronic health hazards; this includes aspiratory and respiratory hazards, carcinogenicity, mutagenicity and reproductive toxicity
 **GHS09— Environment**	Hazardous to aquatic life and the environment		

Signal words – these provide an indication of the relative severity of the hazard. The signal words used are DANGER or WARNING. Danger indicates a higher severity of hazard.

Hazard statements – these describe the nature and severity of the chemical hazard. Examples of hazard statements are:

- Highly flammable liquid and vapour
- May cause respiratory irritation
- May cause cancer
- Contains gas under pressure
- Causes severe skin burns and eye damage

Precautionary statements – these describe some recommended measures that should be taken to minimise or eliminate risks during storage, handling, use or disposal of the hazardous chemical. The GHS uses four types of precautionary statement, covering:

- *Prevention of an incident (for example how to prevent poisoning from a toxic chemical or igniting a flammable liquid)*
- *Response in the event of an incident (for example providing first aid information if a worker is exposed or instructions to extinguish a fire)*
- *Storage instructions (for example specific conditions under which the chemical should or should not be stored)*
- *Disposal (for example referring to any applicable local/state regulations*

Examples of precautionary statements are:

- Do not breath dust/fume/gas/mist/vapours/spray
- Keep away from heat/sparks/open flames/hot surfaces – No smoking.
- Get immediate medical advice/attention
- Dispose of contents in accordance with local Regulations

Note: the WHS Regulations allow manufacturers and importers to continue to use dangerous goods class labels on containers for workplace hazardous chemicals. Dangerous goods class labels are those pictograms that are used on dangerous goods containers to meet transport requirements under the Australian Code for the transport of dangerous goods by road or rail (ADG) Code.

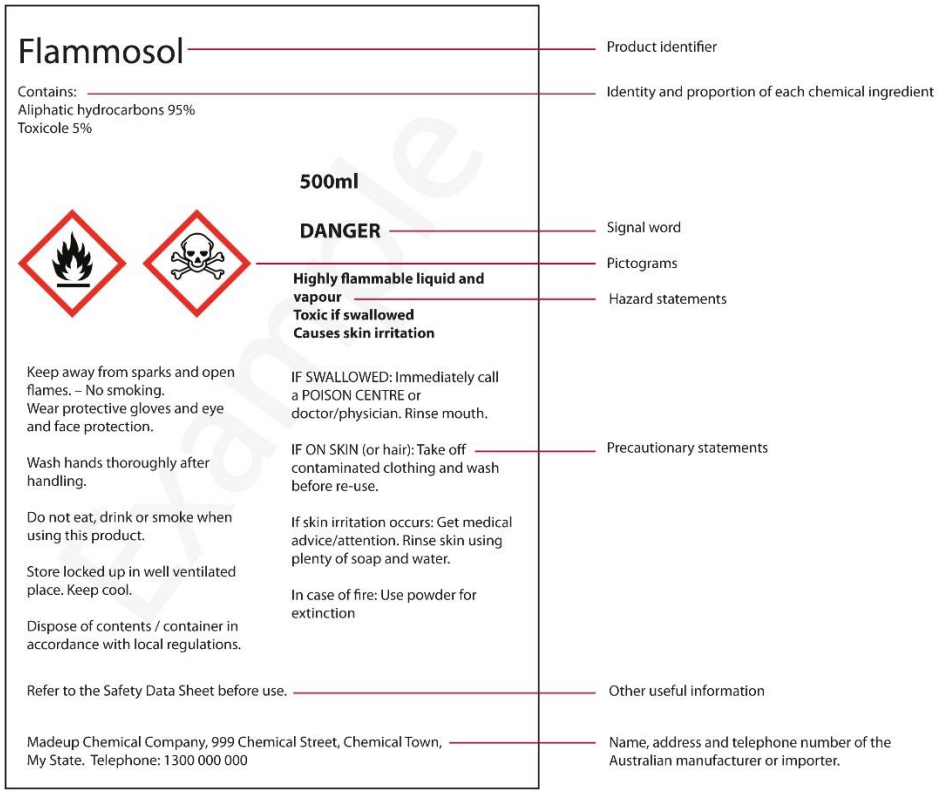
The following table compares hazard Pictograms from the GHS with the corresponding ADG Code Class Labels:

Pictogram	GHS Hazard	Dangerous Good Class Labels (Pictograms)	ADG Classes
	Explosives Self-reactive Organic peroxides		Explosive
	Flammables Self-reactive Pyrophoric Self-heating Emits flammable gas in contact with water Organic peroxides		Flammability (Liquid, Solid or Gas) Pyrophoric, Emits Flammable Gas Organic Peroxide
	Oxidisers		Oxidiser Oxidising gas

Pictogram	GHS Hazard	Dangerous Good Class Labels (Pictograms)	ADG Classes
	Gases under Pressure		Non-toxic non-flammable gas, flammable gas, oxidising gas, toxic gas
	Acute toxicity		Acute toxicity Acute toxic gas
	Acute toxicity Skin irritants Eye irritants Skin sensitisers	No equivalent	
	Carcinogens Respiratory sensitisers Reproductive toxicants Target organ toxicants Germ cell mutagens	No equivalent	
	Eye corrosion Skin corrosion Corrosive to metal		Corrosive to metals
	Aquatic toxicity. Not covered within the scope of workplace hazardous chemicals requirements		Environmental hazard
No equivalent hazard pictogram			Miscellaneous dangerous goods
Not covered within the scope of workplace hazardous chemicals requirements			Infectious
Not covered within the scope of workplace hazardous chemicals requirements			Radioactive

What does a hazardous chemical label look like?

The following is an example of a label you might see when a manufacturer moves to the new labelling system.



Identification of Hazards

Hazardous Substances

The identification of hazards associated with hazardous substances reviews how they are used as well as the health effects associated with the substances. Factors considered are the routes of exposure, work practices and the circumstances under which exposure to hazardous substances could occur.

Hazardous substances are defined in terms of their direct health effects on people whereas hazardous chemicals are defined by their physical and chemical properties. For example, a chemical that is only flammable and has no toxic, corrosive, sensitising or cancer-causing properties would be a dangerous good but not necessarily a hazardous substance. There is a large overlap (about 95%) between the two groups.

Risk Evaluation

The purpose of risk evaluation is to determine those risks that need to be controlled and assist with decisions about the order in which risks should be controlled. In evaluating the risks associated with hazardous chemicals and hazardous substances, a system can be used which considers the consequence and potential of an incident or exposure together with the likelihood that the hazard will result in an incident or adverse health effects. The system used is based on *ISO 31000 – Risk Management Principles and Guidelines*.

Risk Control

Control measures should be considered where identified hazards have a risk rating where it may be possible to further reduce risk. The following hierarchy of controls should be observed when determining control measures. The list below sets out the order of control measures to be taken if it is not reasonably practicable to eliminate a risk.

Elimination

The most effective method of risk reduction is the elimination of risk at the source. This includes eliminating either the hazardous chemical or the activity which gives rise to the risk.

Substitution

Substituting the hazardous chemical with another product, that has a lower risk associated with the storage and handling.

Reducing Quantities Stored and Handled

Where possible, the quantities of hazardous chemicals should be kept at a minimum. This includes the removal of chemicals that are no longer required on site.

Isolation

Isolation involves separating people from the substance by distance or barriers. Australian and New Zealand Standards provide guidance on appropriate separation distances for hazardous chemicals.

Engineering Controls

Engineering controls are controls which use engineering measures to reduce the risk associated with the storage and handling of hazardous chemicals (i.e. ventilation).

Administrative Controls

Administrative controls are systems of work or safe work practices that help to reduce risks associated with the storage and handling of hazardous chemicals.

Personal Protective Equipment (PPE)

The use of PPE in conjunction with other control measures may provide additional risk control. PPE should be the last resort for controlling risk and workers should be trained to fit and use any required PPE properly.