Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

2 Riverside Quay, Southbank, Victoria 3006

28 October 2022

Project Ref: 754-SYDEN228268 – 2RSQ Hazchem Report 2022

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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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EXECUTIVE SUMMARY

Tetra Tech Coffey Pty Ltd (Coffey) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building located at 2 Riverside Quay, Southbank, Victoria 3006 (the site). Phoebe Quessy and Wilson Kong conducted the assessment on 25th May 2022. 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.

Dangerous Goods Class	Approximate Quantity Stored on Site (L or Kg)	Placarding Required	Manifest Required
Class 2.1	0.64kg	-	-
Class 2.2	1,101kg	-	-
Class 3	552.5L	Yes	-
Class 5.1 and 5.2	30kg	-	-
Class 6.1	10L	-	-
Class 8	265L	-	-
Class 9	-	-	-
C1 Combustible Liquid	3,900L	-	-
Non-Dangerous Goods and Products with Unknown Classes	45L	-	-

Observations

The following observations were made at the time of the assessment:

- Quantities of Class 3 flammable liquid (hand sanitiser) stored onsite exceeded the threshold levels for placarding, however no placards were available in relevant areas.
- Inspected hazardous chemicals observed on site were securely stored in sealed containers. The majority of the chemicals on site appeared to be stored in adequate secondary containment, however the chemicals in the cleaners cage on Level 9, and a number of the of the chemicals in the Cleaners Store Room on Level 9 were not stored within secondary confinement.
- Inspected hazardous chemical containers appeared to be appropriately labelled.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).

- The majority of incompatible hazardous chemicals appeared to be appropriately segregated, however Class 3 (hand sanitiser) and Class 8 (Agar Once Off) chemicals were observed stored within close proximity in the Level 9 cleaners store room.
- Safety Data Sheets (SDSs) were available for the majority of hazardous chemicals stored on site, however SDSs were not available in all hazardous chemical storage areas (e.g. Level 9 cleaners cage).
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of the SDSs reviewed were not current (e.g. Diesel SDS expired in 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 'Class 3 Flammable Liquid' placarding in the vicinity of the Level 9 cleaners cage and 'HAZCHEM' outer warning placarding at the vehicular entrance to the site, to warn emergency workers of the bulk flammable liquid stored on site.
- Ensure the Class 3 (hand sanitiser) and Class 8 (Agar Once Off) chemicals in the Level 9 cleaners room are kept apart by at least 3m

Low Priority (action within 6 months)

- Provide adequate secondary containment for the chemicals in the Level 9 cleaners cage and cleaners storeroom.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area (e.g. Level 9 cleaners cage), as well as within a central storage hub.
- Replace any outdated SDSs (e.g. Diesel) with current copies.
- 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 once every five years, 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 (Coffey) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building located at 2 Riverside Quay, Southbank, Victoria 3006 (the site). Phoebe Quessy conducted the assessment on 25th May 2022. 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 10 level (approximately 31,000 m^2) office building, constructed in 2016. The building was occupied at the time of the assessment. Key chemical storage areas included the Basement Level Fire Pump Room, Loading Dock, Level 9 cleaners storage areas and plant room, and the roof.

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.

Dangerous Goods Class	Approximate Quantity Stored on Site (L or Kg)	Placarding Required	Manifest Required
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Class 2.2	1,101kg	Yes	-
Class 3	552.5L	-	-
Class 5.1 and 5.2	30kg	-	-
Class 6.1	10L	-	-
Class 8	265L	-	-
Class 9	-	-	-
C1 Combustible Liquid	3,900L	-	-
Non-Dangerous Goods and Products with Unknown Classes	45L	-	-

5.2 Observations

The following observations were made at the time of the assessment:

- Quantities of Class 3 flammable liquid (hand sanitiser) stored onsite exceeded the threshold levels for placarding, however no placards were available in relevant areas.
- Inspected hazardous chemicals observed on site were securely stored in sealed containers. The majority of the chemicals on site appeared to be stored in adequate secondary containment, however the chemicals in the cleaners cage on Level 9, and a number of the of the chemicals in the Cleaners Store Room on Level 9 were not stored within secondary confinement.
- Inspected hazardous chemical containers appeared to be appropriately labelled.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- The majority of incompatible hazardous chemicals appeared to be appropriately segregated, however Class 3 (hand sanitiser) and Class 8 (Agar Once Off) chemicals were observed stored within close proximity in the Level 9 cleaners store room.
- Safety Data Sheets (SDSs) were available for the majority of hazardous chemicals stored on site, however SDSs were not available in all hazardous chemical storage areas (e.g. Level 9 cleaners cage).
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of the SDSs reviewed were not current (e.g. Diesel SDS expired in 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 'Class 3 Flammable Liquid' placarding in the vicinity of the Level 9 cleaners cage and 'HAZCHEM' outer warning placarding at the vehicular entrance to the site, to warn emergency workers of the bulk flammable liquid stored on site.
- Ensure the Class 3 (hand sanitiser) and Class 8 (Agar Once Off) chemicals in the Level 9 cleaners' room are kept apart by at least 3m.

6.3 Low Priority (action within 6 months)

- Provide adequate secondary containment for the chemicals in the Level 9 cleaners cage and cleaners storeroom.
- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area (e.g. Level 9 cleaners cage), as well as within a central storage hub.
- Replace any outdated SDSs (e.g. Diesel) with current copies.
- 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 once every five years, 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 Coffey are in accordance with the scope of services set out in the contract between Tetra Tech Coffey 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 Coffey 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 Coffey 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 Coffey 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 Coffey and the Client. Tetra Tech Coffey accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

APPENDIX A: PHOTOGRAPHS

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Photo 01. Level 9 Cleaners Cage, storage of large quantities of hand sanitiser and other chemicals without secondary containment.

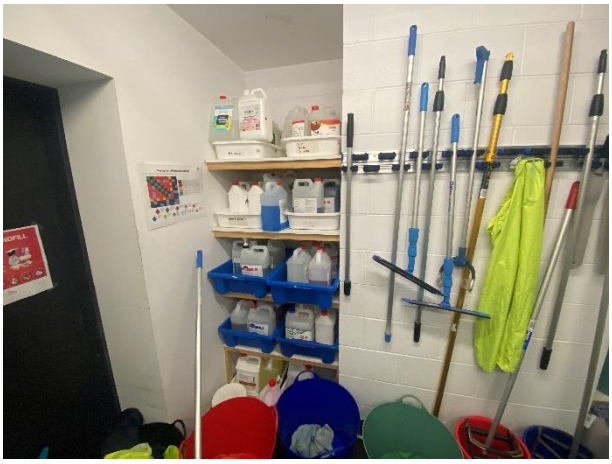

Photo 02. Level 9, Cleaners Store Room, class 3 flammable liquids stored above and below class 8 corrosive chemicals.

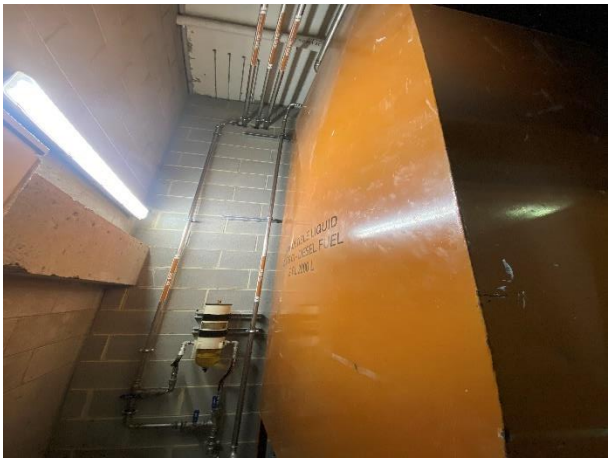

Photo 03. Loading Dock, large diesel tank.

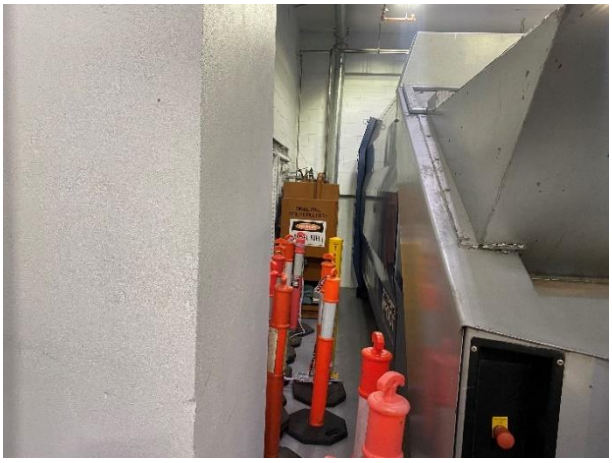

Photo 04. Loading Dock, small diesel tank.

Photo 05. Roof, diesel tank.

Photo 06. Roof, cooling tower chemicals.

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		2 Riverside Quay, Southbank, VIC, 3006		
Date of Register		28th October 2022 (based on inspection from 25th May 2022)		
Assessor	**Name**	Phoebe Quessy	**Position Title**	WHS Consultant
	Company	Tetra Tech Coffey	**Client Contact Name**	Jeevan Nathan

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 9 Cleaners Cage									
Diversey Blue Hand wash	Cleaning	Level 9, Cleaners Cage	5L x 28	140L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Cleera Liquid Hand Wash	Cleaning	Level 9, Cleaners Cage	5L x 15	75L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hand Sanitiser Gel	Cleaning	Level 9, Cleaners Cage	1L x 88 0.5L x 660 0.06L x 800	466L	Yes	3	II	**Not Available**	Provide current SDS in a readily accessible location.
Hand Sanitiser	Cleaning	Level 9, Cleaners Cage	0.25L x 42	10.5L	Yes	3	II	**Not Available**	Provide current SDS in a readily accessible location.

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Deb Stoko Deb Instant Foam, Hand Sanitiser	Cleaning	Level 9, Cleaners Cage	1L x 1	1L	Yes	3	II	Dec 2025	-
Brighton Liquid Hand and Body Wash	Cleaning	Level 9, Cleaners Cage	5L x 3	15L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Scott Foam Skin Cleanser	Cleaning	Level 9, Cleaners Cage	1L x 24	24L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Chef's Hat Hand Soap	Cleaning	Level 9, Cleaners Cage	5L x 1	5L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Soft Care Aloe Vera Hand and Body wash	Cleaning	Level 9, Cleaners Cage	5L x 28	140L	Yes	-	-	**Jun 2021**	Replace outdated SDS with current version
Refresh Azure Foam Wash	Cleaning	Level 9, Cleaners Cage	1L x 77	77L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Level 9, Cleaners Office									
Deb Stoke Instant Hand Sanitiser	Cleaning	Level 9, Cleaners Office	1L x 15	15L	Yes	3	II	Dec 2025	-
Divercleanse	Cleaning	Level 9, Cleaners Office	5L x 8	40L	Yes	8	III	Feb 2023	-
Kleenex Hair and Body Shower Gel	Cleaning	Level 9, Cleaners Office	1L x 4	4L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Level 9 Cleaners Storeroom									
Agar Antifoam	Cleaning	Level 9, Cleaners Store	5L x 1	5L	No	-	-	Mar 2026	-
Sanitiz Hand Sanitiser	Cleaning	Level 9, Cleaners Store	5L x 12	60L	Yes	3	II	**Not Available**	Provide current SDS in a readily accessible location
Genesis Tenax Carpet Detergent	Cleaning	Level 9, Cleaners Store	5L x 1	5L	Yes	Unknown	Unknown	**May 2022**	Replace outdated SDS with current version

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Initial Gold	Cleaning	Level 9, Cleaners Store	5L x 4	20L	Unknown	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
Diversey Taski Clearclean Plus	Cleaning	Level 9, Cleaners Store	5L x 5	25L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Diversey Soft Care Blue Hand Soap	Cleaning	Level 9, Cleaners Store	5L x 1	5L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Diversey Taski Peneclean	Cleaning	Level 9, Cleaners Store	5L x 1	5L	Yes	-	-	Feb 2023	-
Netbiokem DSAM	Cleaning	Level 9, Cleaners Store	5L x 3	15L	Yes	-	-	Feb 2025	-
Diversey Taski Cream R7	Cleaning	Level 9, Cleaners Store	5L x 9 0.25L x 5	46.25L	Yes	-	-	Jul 2022	-
Diversey Knockout	Cleaning	Level 9, Cleaners Store	5L x 6	30L	Yes	-	-	Feb 2023	-
Soft Care Aloe Vera Derma Wash	Cleaning	Level 9, Cleaners Store	5L x 1	5L	Yes	-	-	**Jun 2021**	Replace outdated SDS with current version
Diversey Taski Wipeout	Cleaning	Level 9, Cleaners Store	5L x 1	5L	Yes	-	-	Feb 2023	-
Agar Once Off	Cleaning	Level 9, Cleaners Store	5L x 2	10L	Yes	8	III	Oct 2025	-
Agar Duro	Cleaning	Level 9, Cleaners Store	5L x 1	5L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Diversey Taski Glance	Cleaning	Level 9, Cleaners Store	5L x 1	5L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Diversey Taski Glance HC J-Fill	Cleaning	Level 9, Cleaners Store	2.5L x 1	2.5L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Whiteley Mr Steel	Cleaning	Level 9, Cleaners Store	5L x 1	5L	No	-	-	Jun 2025	-
Agar Exit	Cleaning	Level 9, Cleaners Store	5L x 3	15L	Yes	-	-	Oct 2025	-
Agar pH-7	Cleaning	Level 9, Cleaners Store	5L x 2	10L	Yes			Apr 2026	-
Diversey Divercleanse	Cleaning	Level 9, Cleaners Store	5L x 1	5L	Yes	8	III	Feb 2023	-
Agar G-Solve	Cleaning	Level 9, Cleaners Store	1L x 1	1L	Yes	-	-	Aug 2025	-
SoSafe Graffiti remover	Cleaning	Level 9, Cleaners Store	1L x 2	2L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Raid One Shot Multipurpose Insect Killer	Cleaning	Level 9, Cleaners Store	0.32kg x 2	0.64kg	Yes	2.1	N/A	Feb 2023	-
Central Cleaning Green Detergent	Cleaning	Level 9, Cleaners Store	5L x 1	5L	No	-	-	Not Available	SDS not required for non-hazardous chemicals
Level 9 Plant Room									
Hydrochem Hydro 428	Water Treatment	Level 9, Plant Room	15L x 1	15L	Yes	-	-	Apr 2026	-
R-134a	Refrigerant	Level 9, Plant Room	367kg x 3	1,101kg	Yes	2.2	N/A	**Not Available**	Provide current SDS in a readily accessible location
Level 9, Communications room									
Diesel	Fuel	Level 9, Communications Room	700L x 1	700L	Yes	C1	N/A	**Jul 2021**	Replace outdated SDS with current version
Unknown Engine Coolant	Coolant	Level 9, Communications Room	20L x 1	20L	Unknown	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
Roof									
Diesel Tank	Fuel	Roof	1,000L x 1	1,000L	Yes	C1	N/A	**Jul 2021**	Replace outdated SDS with current version

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 260	Water Treatment	Roof	15L x 4	60L	Yes	8	III	Apr 2026	-
Hydrochem, Hydro 360	Water Treatment	Roof	15L x 4	60L	Yes	8	III	Mar 2026	-
Hydrochem, Hydro 256	Water Treatment	Roof	15L x 5	75L	Yes	8	III	Feb 2023	-
Hydrochem, Hydro 348	Water Treatment	Roof	5L x 3	15L	No	-	-	Jul 2025	-
Hydrochem, Hydro 371	Water Treatment	Roof	5L x 2	10L	Yes	6.1	III	Aug 2025	-
Hydrochem, Hydro 326	Water Treatment	Roof	4kg x 1	4kg	No	-	-	Oct 2026	-
Hydrochem, Hydro 5801	Water Treatment	Roof	5L x 3	15L	Yes	8	III	Oct 2026	-
Hydrochem, Hydro 424	Water Treatment	Roof	15L x 2	30L	No	-	-	Mar 2026	-
Hydrochem, Hydro 428	Water Treatment	Roof	15L x 1	15L	Yes	-	-	Apr 2026	-
Hydrochem, Hydro 375	Water Treatment	Roof	15kg x 2	30kg	Yes	5.1 (8)	II	Jun 2026	-
Loading Dock									
Diesel	Fuel	Loading Dock	2,000L x 1 ~100L x 1	~2,100L	Yes	C1	N/A	**Jul 2021**	Replace outdated SDS with current version
Basement Fire Pump Room									
Lead Acid Batteries	Battery	Basement, Fire Pump Room	5 x units	5 x units	Yes	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
Diesel	Fuel	Basement, Fire Pump Room	~100L x 1	~100L	Yes	C1	N/A	**Jul 2021**	-

Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

1 Southbank Boulevard, 4 and 6 Riverside Quay, Southbank VIC, 3006

28 October 2022

Project Ref: 754-SYDEN228268 – 1 SBB, 4 RSQ and 6 RSQ Hazchem Report 2022

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HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

Prepared by
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754-SYDEN228268 – 1 SBB, 4 RSQ and 6 RSQ Hazchem Report 2022

CONTENTS

EXECUTIVE SUMMARY

Tetra Tech Coffey Pty Ltd (Coffey) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building located at 1 Southbank Boulevard, 4 and 6 Riverside Quay, Southbank VIC, 3006 (the site). Phoebe Quessy and Wilson Kong conducted the assessment on 25th May 2022. 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.

Dangerous Goods Class	Approximate Quantity Stored on Site (L or Kg)	Placarding Required	Manifest Required
Class 2.1	1.24kg	-	-
Class 2.2	723kg		
Class 3	-	-	-
Class 5.1 and 5.2	15kg	-	-
Class 6.1	65L	-	-
Class 8	396L	-	-
Class 9	-	-	-
C1 Combustible Liquid	20L	-	-
Non-Dangerous Goods and Products with Unknown Classes	2 Batteries 5L	-	-

Observations

The following observations were made at the time of the assessment:

- Quantities of hazardous chemicals stored on site did not exceed the threshold levels for placarding and manifest requirements.
- Inspected hazardous chemicals observed on site were securely stored in sealed containers and provided with adequate secondary containment.
- Inspected hazardous chemicals appeared to be appropriately labelled.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).

- The majority of incompatible hazardous chemicals appeared to be appropriately segregated, however class 8 (divercleanse) and Class 2.1 (Glen 20 and Raid One Shot) were stored incorrectly in the 4RSQ Cleaners Room.
- Safety Data Sheets (SDSs) were available for the majority of hazardous chemicals stored on site, however SDSs were not available in all hazardous chemical storage areas (e.g. Plant rooms in 1 SBB and 4 RSQ).
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of the SDSs reviewed were not current (e.g. Diesel SDS expired in 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)

- Ensure Class 8 (Divercleanse) and Class 2.1 (Glen 20 and Raid One Shot) hazardous chemicals in the 4 RSQ ground level, cleaners room are stored appropriately and kept at least 3.0m apart.

Low Priority (action within 6 months)

- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area (e.g. Plant rooms in 1 SBB and 4 RSQ), as well as within a central storage hub.
- Replace any outdated SDSs (e.g. Diesel) with current copies.
- 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 once every five years, 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 (Coffey) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building located at 1 Southbank Boulevard, 4 and 6 Riverside Quay, Southbank VIC, 3006 (the site). Phoebe Quessy conducted the assessment on 26th May 2022. 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 3 adjacent 7 level office buildings (approximately 33,000m^2 total). The buildings were constructed between 1986 and 1988. The site was occupied at the time of the assessment.

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.

Dangerous Goods Class	Approximate Quantity Stored on Site (L or Kg)	Placarding Required	Manifest Required
Class 2.1	1.24kg	-	-
Class 2.2	723kg	-	-
Class 3	-	-	-
Class 5.1 and 5.2	15kg	-	-
Class 6.1	65L	-	-
Class 8	396L	-	-
Class 9	-	-	-
C1 Combustible Liquid	20L	-	-
Non-Dangerous Goods and Products with Unknown Classes	2 Batteries 5L	-	-

5.2 Observations

The following observations were made at the time of the assessment:

- Quantities of hazardous chemicals stored on site did not exceed the threshold levels for placarding and manifest requirements.
- Inspected hazardous chemicals observed on site were securely stored in sealed containers and provided with adequate secondary containment.
- Inspected hazardous chemicals appeared to be appropriately labelled.
- Hazardous chemical storage areas were secured from unauthorised access (e.g. within locked rooms).
- The majority of incompatible hazardous chemicals appeared to be appropriately segregated, however class 8 (divercleanse) and Class 2.1 (Glen 20 and Raid One Shot) were stored incorrectly in the 4RSQ Cleaners Room.
- SDSs were available for the majority of hazardous chemicals stored on site, however SDSs were not available in all hazardous chemical storage areas (e.g Plant rooms in 1 SBB and 4 RSQ)
- The majority of the SDSs reviewed on site were current (within 5 years of issue date), however a number of the SDSs reviewed were not current (e.g. Diesel SDS expired in 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)

- Ensure Class 8 (Divercleanse) and Class 2.1 (Glen 20 and Raid One Shot) hazardous chemicals in the 4 RSQ ground level, cleaners room are stored appropriately and kept at least 3.0m apart.

6.3 Low Priority (action within 6 months)

- Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area (e.g. Plant rooms in 1 SBB and 4 RSQ), as well as within a central storage hub.
- Replace any outdated SDSs (e.g. Diesel) with current copies.
- 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 once every five years, 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 Coffey are in accordance with the scope of services set out in the contract between Tetra Tech Coffey 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 Coffey 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 Coffey 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 Coffey 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 Coffey and the Client. Tetra Tech Coffey accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

APPENDIX A: PHOTOGRAPHS

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Photo 01. 1 Southbank Boulevard, plant room, chemical storage.

Photo 02. 1 Southbank Boulevard, basement, fire pump room, lead acid batteries.

Photo 03. 4 Riverside Quay, plant room, hydro chem chemical storage.

Photo 04. 4 Riverside Quay, cleaners store room – incorrect storage of class 8 and class 2.1 chemicals.

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		1 Southbank Boulevard, 4 Riverside Quay and 6 Riverside Quay, Southbank VIC 3006		
Date of Register		28 October 2022 (based on inspection from 25th May 2022)		
Assessor	**Name**	Phoebe Quessy	**Position Title**	WHS Consultant
	Company	Tetra Tech Coffey	**Client Contact Name**	Jeevan Nathan

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
1 Southbank Boulevard, Basement Level, Fire Pump Room									
Diesel	Fuel	1 SBB, Basement Level, Fire Pump Room	20L x 1	20L	Yes	C1	N/A	**April 2019**	Replace outdated SDS with current version
Lead Acid Batteries	Battery	1 SBB, Basement Level, Fire Pump Room	2 units	2 units	Yes	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
1 Southbank Boulevard Level 7 Plant Room									
Hydrochem, Hydro 260	Water Treatment	1 SBB, Level 7 Plant Room	15L x 4	60L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Hydrochem, Hydro 360	Water Treatment	1 SBB, Level 7 Plant Room	15L x 2	30L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 256	Water Treatment	1 SBB, Level 7 Plant Room	15L x 4	60L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 348	Water Treatment	1 SBB, Level 7 Plant Room	5L x 1	5L	No	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 371	Water Treatment	1 SBB, Level 7 Plant Room	15L x 2	30L	Yes	6.1	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 5801	Water Treatment	1 SBB, Level 7 Plant Room	5L x 1	5L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 440	Water Treatment	1 SBB, Level 7 Plant Room	4kg x 1	4kg	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 339	Water Treatment	1 SBB, Level 7 Plant Room	5L x 1	5L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 544	Water Treatment	1 SBB, Level 7 Plant Room	15L x 1	15L	Unknown	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 428	Water Treatment	1 SBB, Level 7 Plant Room	15L x 1	15L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 445	Water Treatment	1 SBB, Level 7 Plant Room	15L x 1	15L	Yes	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
4 Riverside Quay, Level 7, Plant Room									
Hydrochem, Hydro 371	Water Treatment	4 RSQ, Level 7 Plant Room	5L x 2	10L	Yes	6.1	III	**Not Available**	Provide current SDS in a readily accessible location

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Hydrochem, Hydro 260	Water Treatment	4 RSQ, Level 7 Plant Room	15L x 3	45L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 348	Water Treatment	4 RSQ, Level 7 Plant Room	5L x 2	10L	No	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 326	Water Treatment	4 RSQ, Level 7 Plant Room	4kg x 2	8kg	No	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 360	Water Treatment	4 RSQ, Level 7 Plant Room	15L x 3	45L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 256	Water Treatment	4 RSQ, Level 7 Plant Room	15L x 2	30L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 5801	Water Treatment	4 RSQ, Level 7 Plant Room	5L x 1	5L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 428	Water Treatment	4 RSQ, Level 7 Plant Room	15L x 2	30L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Hydrochem, Hydro 339	Water Treatment	4 RSQ, Level 7 Plant Room	5L x 1	5L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location
Defender central heating system inhibitor	Water Treatment	4 RSQ, Level 7 Plant Room	20L x 1	20L	Unknown	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
R-410a	Refrigerant	4 RSQ, Level 7 Plant Room	88.5kg x 2	177kg	Yes	2.2	N/A	**Not Available**	Provide current SDS in a readily accessible location
4 Riverside Quay, Ground Level, Cleaner's Store Room									
So Safe Graffiti Remover	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	1L x 1	1L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity (L or Kg)		Class	Packing Group		
Netbiokem DSAM	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	5L x 1	5L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Divercleanse	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	5L x 1 1L x 1	6L	Yes	8	III	**Not Available**	Provide current SDS in a readily accessible location. Store at least 3.0 m away from Class 2.1 chemicals.
Initial gold	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	5L x 1	5L	Unknown	Unknown	Unknown	**Not Available**	Provide current SDS in a readily accessible location
Diversey Cream R7	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	1L x 1	1L	Yes	-	-	**Not Available**	Provide current SDS in a readily accessible location
Raid One Shot	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	0.32kg x 2	0.64kg	Yes	2.1	N/A	**Not Available**	Provide current SDS in a readily accessible location. Store at least 3.0 m away from Class 8 chemicals.
Glen 20 All in One	Cleaning	4 RSQ, Ground Level, Cleaner's Storeroom	0.3kg x 1	0.3kg	Yes	2.1	N/A	**Not Available**	Provide current SDS in a readily accessible location. Store at least 3.0 m away from Class 8 chemicals.
6 Riverside Quay, Level 7 Plant Room									
Hydrochem, Hydro 260	Water Treatment	6 RSQ, Level 7 Plant Room	15L x 1	15L	Yes	8	III	Apr 2026	-
Hydrochem, Hydro 360	Water Treatment	6 RSQ, Level 7 Plant Room	15L x 1	15L	Yes	8	III	Mar 2026	-
Hydrochem, Hydro 256	Water Treatment	6 RSQ, Level 7 Plant Room	15L x 4	60L	Yes	8	III	Feb 2023	-
Hydrochem, Hydro 428	Water Treatment	6 RSQ, Level 7 Plant Room	15L x 3	45L	Yes	-	-	Apr 2026	-

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 339	Water Treatment	6 RSQ, Level 7 Plant Room	5L x 1	5L	Yes	8	III	Nov 2026	-
Hydrochem, Hydro 5801	Water Treatment	6 RSQ, Level 7 Plant Room	5L x 1	5L	Yes	8	III	Oct 2026	-
Hydrochem, Hydro 326	Water Treatment	6 RSQ, Level 7 Plant Room	4kg x 1	4kg	No	-	-	Oct 2026	-
Hydrochem, Hydro 348	Water Treatment	6 RSQ, Level 7 Plant Room	5L x 1	5L	No	-	-	Jul 2025	-
Hydrochem, Hydro 371	Water Treatment	6 RSQ, Level 7 Plant Room	5L x 3	15L	Yes	6.1	III	Aug 2025	-
Hydrochem, Hydro 375	Water Treatment	6 RSQ, Level 7 Plant Room	15kg x 1	15kg	Yes	5.1 (8)	II	Jun 2026	-
R-134A Refrigerant	Refrigerant	6 RSQ, Level 7 Plant Room	273kg x 2	546kg	Yes	2.2	N/A	**Not Available**	Provide current SDS in a readily accessible location
Dulux Industrial Metal Shield Multi Purpose	Paint	6 RSQ, Level 7 Plant Room	0.3kg x 1	0.3kg	Yes	2.1	N/A	**Not Available**	Provide current SDS in a readily accessible location
6 Riverside Quay Basement Cleaner's Store Room									
Scott, Foam Skin Cleanser	Cleaning Products	6 RSQ, Basement Cleaner's Storeroom	1L x 114	114L	No	-	-	Not Available	SDS not required for non-hazardous chemical