

Mirvac Real Estate Pty Ltd

Hazardous Chemicals Assessment

28 Barrack Street, Perth, Western Australia 6000

30 January 2025

Project Ref: 754-SYDEN364426



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HAZARDOUS CHEMICALS ASSESSMENT

Prepared for
Mirvac Real Estate Pty Ltd

Prepared by
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30 January 2025

754-SYDEN364426 – DMJC Hazchem Report Dec 2024

Quality information

Revision history

Revision	Description	Date	Originator	Reviewer	Approver
R01	Final	30/01/2025	Phoebe Quessy	Ben McCann	Ben McCann

Distribution

Report Status	No. of copies	Format	Distributed to	Date
R01	1	PDF	Mirvac	30/01/2025

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EXECUTIVE SUMMARY

Tetra Tech Coffey Pty Ltd (Tetra Tech) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the David Malcolm Justice Centre 28 Barrack Street, Perth, Western Australia 6000. Phoebe Quessy conducted the assessment on 18th December 2024. The term 'Hazardous Chemicals' in this report has been used to refer to both dangerous goods and hazardous chemicals, as defined under the *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007* and the *Work Health and Safety (General) Regulations 2022*.

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	6.65kg	-	-
Class 2.2	1,881kg	Yes	-
Class 3	13.35L	-	-
Class 5.1 and 5.2	40kg	-	-
Class 6.1	15L	-	-
Class 8	61.5L 24 Batteries	-	-
Class 9	-	-	-
C1 Combustible Liquid	7,500L	-	-
Non-Dangerous Goods and Products with Unknown Classes	792L 47.45kg	-	-

Observations

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

- A Flammable Liquid (Class 3) sign was observed at the entrance to the Basement Level Diesel Tank Room. This is misleading, as the diesel is a combustible liquid (Class C1).
- Quantities of Class 2.2 chemicals on site exceeded the threshold levels for placarding, however no placards were not observed at the entrance to the Chiller Room or at the vehicle entrance to the site.
- Inspected hazardous chemicals observed on site were securely stored in sealed containers and the majority of chemicals were provided with adequate secondary containment, however chemicals in

the Level 1 Plant Room Cupboard, Level 18 Diesel Generator Room, B2 Pond Room, and B1 Recycling Room were not stored within secondary containment.

- The majority of inspected hazardous chemicals appeared to be appropriately labelled, however one (1) container within the Level 18 Gas Generator Room and one (1) container in the Level 17 Lift Motor Room were not appropriately labelled.
- Hazardous chemical storage areas appeared to be appropriately ventilated.
- Appropriate fire safety measures appeared to be available within hazardous chemical storage areas (e.g. A:B(E) fire extinguishers were available in the Level 32 Plant Room).
- 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 the following deficiencies were observed at the time of the assessment:
 - Class 2.1 Aerosols were stored with Class 3 Flammable Liquids within the Flammable Liquids cabinet in the Level 17 Lift Motor Room.
 - Class 3 Flammable Liquids were stored with Class 8 Corrosive Substances in the Level 1 Small Plant Room.
 - Class 2.1 Aerosols were stored with Class 8 Corrosive Chemicals in the Level 32 High Rise Lift Motor Room Flammable Liquids Cupboard.
- Spill kits were observed within the Level 18 Diesel Generator Room and Level 32 Plant Room, however spill kits were not observed in the basement level recycling rooms or tank room.
- A plumbed emergency eye wash and shower station was observed in the Level 32 roof plant area (inspected October 2024), and eye wash kits were available in the Basement Recycling Room 2 (expiry 07/2026).
- Spilled liquid was observed at the base of the flammable liquids cabinet in the Level 17 Lift Motor Room at the time of the assessment.
- Safety Data Sheets (SDSs) were available for the majority of hazardous chemicals stored on site, however SDS's were not available for a number of chemicals. Refer to the Hazardous Chemicals Register.
- SDS folders were available in the B1 recycling Room 2 and the Level 32 Plant Room, however they were not available in all hazardous chemical storage areas e.g. Level 18 Chiller Room and generator room.
- 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. Sanitare Bio-Clean expired July 2024. Refer to the Hazardous Chemicals Register.

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 2.2 placarding at the entrance to the Chiller Room and HAZCHEM outer warning placarding at the vehicle entrance to the site to warn emergency workers of the large quantities of Class 2.2 refrigerants stored on site.
- Remove the Class 2.1 Aerosols from the Flammable Liquids Cabinet in the Level 17 Lift Motor Room and store at least 5m away from Class 3 Flammable Liquids.

- Separate the Class 3 Flammable Liquids and the Class 8 Corrosive Substances in the Level 1 Small Plant Room and store at least 3m apart within secondary containment.
- Remove the Class 2.1 Aerosols and Class 8 Corrosive Chemicals from the Flammable Liquids Cabinet and store at least 3m apart in the Level 32 Lift Motor Room.
- Clean the spilled liquid from the base of the Flammable Liquids Cupboard in the Level 17 Lift Motor Room.

Low Priority (action within 6 months)

- Remove the Flammable Liquid (Class 3) sign at the entrance to the Basement Level Diesel Tank Room.
- Ensure the unlabeled containers in the Diesel Generator Room and Level 17 Lift Motor Room are either appropriately labelled or removed from site.
- Provide adequate secondary containment for the chemicals in the Pond Pool Plant Room on the Basement Level, Basement Recycling Room 2, Level 1 Small Plant Room.
- Provide spill kits in close proximity to the Basement Recycling rooms and the Basement tank room.
Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area, as well as within a central storage hub, and replace any expired SDS's with the current version.
- Require as a condition of service contract, that all contractors engaged at the site provide a register of the chemicals they intend to use/store on site as well as a current SDS.
- Ensure all staff and contractors working within chemical storage areas at the site are provided with appropriate information, instruction and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Implement a periodic hazardous chemicals assessment at the site to ensure the requirements are being maintained and the register remains current. It is recommended that such a review is performed at least annually, or when significant changes are made to the hazardous chemicals used/stored on site.
- A copy of this report and register should be made available to any staff and contractors working within the relevant areas at the site.

1. INTRODUCTION

Tetra Tech Coffey Pty Ltd (Coffey) was commissioned by Mirvac Real Estate Pty Ltd (the client) to conduct a Hazardous Chemicals Assessment (assessment) of the office building located at 28 Barrack Street, Perth WA 6000 (the site). Phoebe Quessy conducted the assessment on 18th December 2024. The term 'Hazardous Chemicals' in this report has been used to refer to both dangerous goods and hazardous chemicals, as defined under the *Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007* and the *Work Health and Safety (General) Regulations 2022*.

1.1 Site Description

The site consisted of a thirty-two (32) level (approximately 32,000m²) office building, constructed in 2015. The building was occupied at the time of the assessment. Key chemical storage areas included the Basement Recycling Room 1 and 2 and Diesel Tank Room on the Basement Level, the Lift Motor Room on Level 17, the Gas Generator Room, Diesel Generator Room and Chiller Plant Room on Level 18 and the Plant Room and Roof on Level 32.

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 PCBU

A person conducting a business or undertaking (PCBU) at a workplace where hazardous chemicals are used, handled and stored, has a duty to ensure, so far as is reasonably practicable, that the health and safety of workers and other persons are not put at risk from work carried out as part of the conduct of the business or undertaking. This includes ensuring the safe use, handling and storage of substances.

A PCBU must eliminate risks arising from hazardous chemicals in the workplace, or if that is not reasonably practicable, minimise the risks so far as is reasonably practicable. 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.
- Display appropriate placards for hazardous chemicals stored in bulk quantities above the relevant threshold limits.
- Prepare a manifest of any 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 Safety (Storage and Handling of Non-explosives) Regulations, 2007 (WA)* and Chapter 7 of the *Work Health and Safety (General) Regulations, 2022 (WA)*. The PCBU 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 Chemical – A substance, mixture or article that satisfies the criteria for a hazard class in the GHS, as defined in the *Work Health and Safety (General) Regulations 2022*.
- 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 Safety (Storage and Handling of Non-explosives) Regulations 2007*.
- 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 Safety (Storage and Handling of Non-explosives) Regulations 2007*.

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.
 - Division 4.3 – 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	6.65kg	-	-
Class 2.2	1,881kg	Yes	-
Class 3	13.35L	-	-
Class 5.1 and 5.2	40kg	-	-
Class 6.1	15L	-	-
Class 8	61.5L 24 Batteries	-	-
Class 9	-	-	-
C1 Combustible Liquid	7,500L	-	-
Non-Dangerous Goods and Products with Unknown Classes	792L 47.45kg	-	-

5.2 Observations

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

- A Flammable Liquid (Class 3) sign was observed at the entrance to the Basement Level Diesel Tank Room. This is misleading, as the diesel is a combustible liquid (Class C1).
- Quantities of Class 2.2 chemicals on site exceeded the threshold levels for placarding, however no placards were not observed at the entrance to the Chiller Room or at the vehicle entrance to the site.
- Inspected hazardous chemicals observed on site were securely stored in sealed containers and the majority of chemicals were provided with adequate secondary containment, however chemicals in the Level 1 Plant Room Cupboard, Level 18 Diesel Generator Room, B2 Pond Room, and B1 Recycling Room were not stored within secondary containment.
- The majority of inspected hazardous chemicals appeared to be appropriately labelled, however one (1) container within the Level 18 Gas Generator Room and one (1) container in the Level 17 Lift Motor Room were not appropriately labelled.
- Hazardous chemical storage areas appeared to be appropriately ventilated.

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- Appropriate fire safety measures appeared to be available within hazardous chemical storage areas (e.g. A:B(E) fire extinguishers were available in the Level 32 Plant Room).
- 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 the following deficiencies were observed at the time of the assessment:
 - Class 2.1 Aerosols were stored with Class 3 Flammable Liquids within the Flammable Liquids cabinet in the Level 17 Lift Motor Room.
 - Class 3 Flammable Liquids were stored with Class 8 Corrosive Substances in the Level 1 Small Plant Room.
 - Class 2.1 Aerosols were stored with Class 8 Corrosive Chemicals in the Level 32 High Rise Lift Motor Room Flammable Liquids Cupboard.
- Spill kits were observed within the Level 18 Diesel Generator Room and Level 32 Plant Room, however spill kits were not observed in the basement level recycling rooms or tank room.
- A plumbed emergency eye wash and shower station was observed in the Level 32 roof plant area (inspected October 2024), and eye wash kits were available in the Basement Recycling Room 2 (expiry 07/2026).
- Spilled liquid was observed at the base of the flammable liquids cabinet in the Level 17 Lift Motor Room at the time of the assessment.
- Safety Data Sheets (SDSs) were available for the majority of hazardous chemicals stored on site, however SDS's were not available for a number of chemicals. Refer to the Hazardous Chemicals Register.
- SDS folders were available in the B1 recycling Room 2 and the Level 32 Plant Room, however they were not available in all hazardous chemical storage areas e.g. Level 18 Chiller Room and generator room.
- 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. Sanitare Bio-Clean expired July 2024. Refer to the Hazardous Chemicals Register.

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 2.2 placarding at the entrance to the Chiller Room and HAZCHEM outer warning placarding at the vehicle entrance to the site to warn emergency workers of the large quantities of Class 2.2 refrigerants stored on site.
- Remove the Class 2.1 Aerosols from the Flammable Liquids Cabinet in the Level 17 Lift Motor Room and store at least 5m away from Class 3 Flammable Liquids.
- Separate the Class 3 Flammable Liquids and the Class 8 Corrosive Substances in the Level 1 Small Plant Room and store at least 3m apart within secondary containment.
- Remove the Class 2.1 Aerosols and Class 8 Corrosive Chemicals from the Flammable Liquids Cabinet and store at least 3m apart in the Level 32 Lift Motor Room.
- Clean the spilled liquid from the base of the Flammable Liquids Cupboard in the Level 17 Lift Motor Room.

Low Priority (action within 6 months)

- Remove the Flammable Liquid (Class 3) sign at the entrance to the Basement Level Diesel Tank Room.
- Ensure the unlabeled containers in the Diesel Generator Room and Level 17 Lift Motor Room are either appropriately labelled or removed from site.
- Provide adequate secondary containment for the chemicals in the Pond Pool Plant Room on the Basement Level, Basement Recycling Room 2, Level 1 Small Plant Room.
- Provide spill kits in close proximity to the Basement Recycling rooms and the Basement tank room.
Ensure that printed SDS copies are available and readily accessible for all hazardous chemicals in each relevant storage area, as well as within a central storage hub, and replace any expired SDS's with the current version.
- Require as a condition of service contract, that all contractors engaged at the site provide a register of the chemicals they intend to use/store on site as well as a current SDS.
- Ensure all staff and contractors working within chemical storage areas at the site are provided with appropriate information, instruction and training to ensure they are able to work safely in these areas. It is recommended that this be managed within the site induction.
- Implement a periodic hazardous chemicals assessment at the site to ensure the requirements are being maintained and the register remains current. It is recommended that such a review is performed at least annually, or when significant changes are made to the hazardous chemicals used/stored on site.
- A copy of this report and register should be made available to any staff and contractors working within the relevant areas at the site.

7. REFERENCES

- Work Health and Safety Act 2020.
- Dangerous Goods Safety Act 2004.
- Work Health and Safety (General) Regulations 2022.
- Dangerous Goods Safety (Storage and Handling of Non-explosives) Regulations 2007.
- Code of Practice – Managing risks of hazardous chemicals in the workplace (2022).
- Code of Practice – Labelling of workplace hazardous chemicals (2022).
- Australian Standard 1940:2017 'The Storage and Handling of Flammable and Combustible Liquids'.
- Australian Standard 1596:2014 'The Storage and Handling of LP Gas'.
- Australian Standard 3833:2007 'The Storage and Handling of Mixed Classes of Dangerous Goods in Packages and Intermediate Bulk Containers'.

8. LIMITATIONS

This report and the associated services performed by Tetra Tech are in accordance with the scope of services set out in the contract between Tetra Tech and the Client. The scope of services was defined by the requests of the Client, by the time and budgetary constraints imposed by the Client, and by the availability of access to the site.

Tetra Tech derived the data in this report primarily from visual inspections, examination of available records, and interviews with individuals with relevant information about the site. In preparing this report, Tetra Tech has relied upon, and presumed accurate, certain information (or absence thereof) provided

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by government authorities, the Client and others identified herein. Except as otherwise stated in the report, Tetra Tech has not attempted to verify the accuracy or completeness of any such information.

No warranty, undertaking, or guarantee, whether expressed or implied, is made with respect to the data reported or to the findings, observations, and recommendations expressed in this report. Furthermore, such data, findings, observations, and recommendations are based solely upon existence at the time of the assessment. The passage of time, manifestation of latent conditions or impacts of future events (e.g. changes in legislation, scientific knowledge, land uses, etc.) may require further investigation at the site with subsequent data analysis and re-evaluation of the findings, observations, and recommendations expressed in this report.

This report has been prepared on behalf of and for the exclusive use of the Client, and is subject to and issued in connection with the provisions of the agreement between Tetra Tech and the Client. Tetra Tech accepts no liability or responsibility whatsoever and expressly disclaims any responsibility for or in respect of any use of or reliance upon this report by any third party or parties. It is the responsibility of the Client to accept if the Client so chooses any recommendations contained within and implement them in an appropriate, suitable and timely manner.

APPENDIX A: PHOTOGRAPHS

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Hazardous Chemicals Assessment



Photo 01. Chemicals in secondary containment, and SDS folder in the Level 32 Plant Room.



Photo 02. Emergency eye wash and shower station on the Roof.

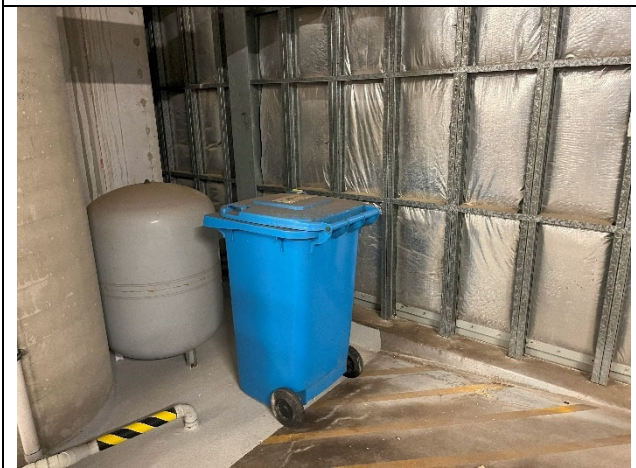


Photo 03. Spill Kit located on Level 32.



Photo 04. Class 2.1 Aerosols and Class 8 Corrosive chemicals stored within the Flammable liquids Cupboard in the Level 32 Lift Motor Room.

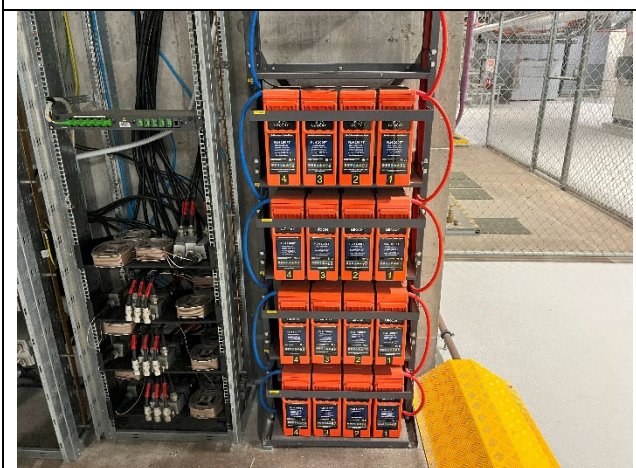


Photo 05. Level 18, batteries in stand.



Photo 06. Spilled liquid in the base of the Level 17 Lift Motor Room Flammable Liquids Cabinet.

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Photo 07. Level 18 Chiller Room.



Photo 08. Level 18, spill kit adjacent the diesel generator room.



Photo 09. Level 18, Batteries adjacent the generator.

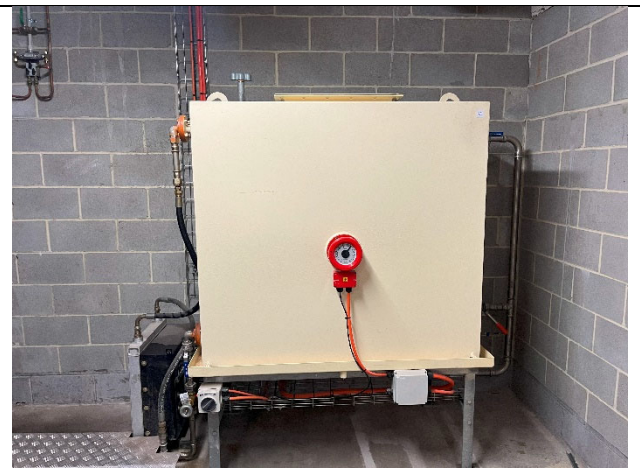


Photo 10. Level 18, diesel in tank in Level 18 generator room.

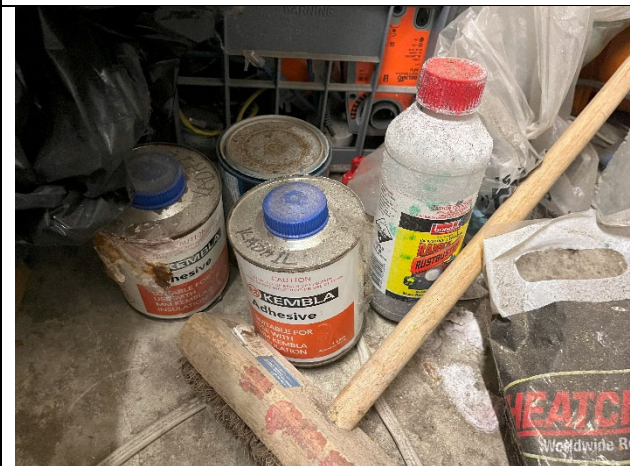


Photo 11. Level 1 Small Plant Room, Class 3 Flammable Liquids and Class 8 Corrosive Chemicals stored together without secondary containment.



Photo 12. Basement level, Basement Recycling Room 2, cleaning chemicals within secondary containment.

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Photo 13. Basement level, Basement Recycling Room 2, eye wash bottles.



Photo 14. Basement level, diesel tank.

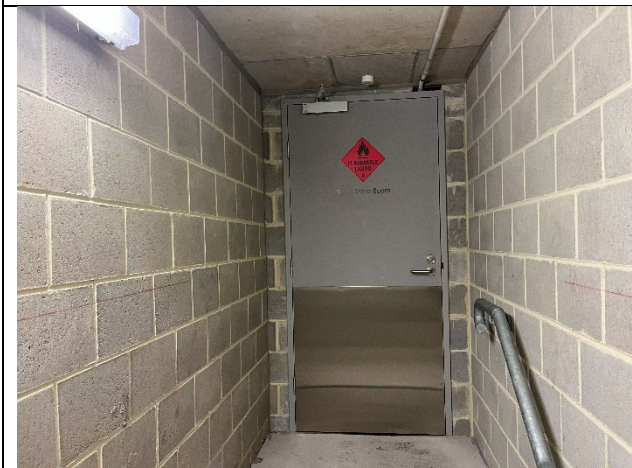


Photo 15. Flammable liquid signage on the diesel tank room door.



Photo 16. Vehicle entrance to the site with no HAZCHEM placard.

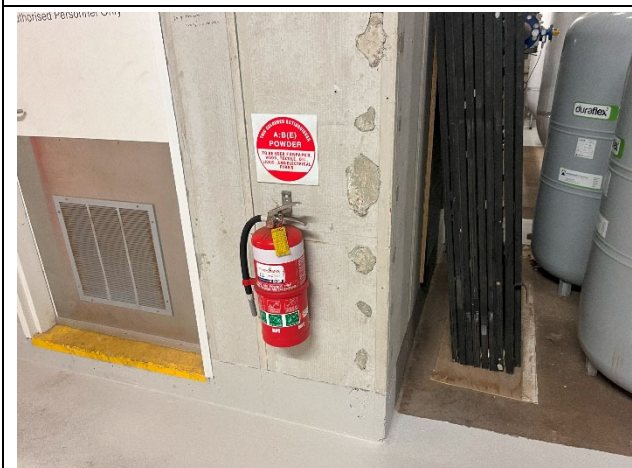


Photo 17. Fire extinguisher in close proximity to Level 32 chemicals.

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		David Malcom Justice Center, 28 Barrack Street, Perth WA			
Date of Register		30 th January 2025 Inspected on 18 th December 2024			
Assessor	Name	Phoebe Quessy	Position Title	WHS Consultant	
	Company	Tetra Tech Coffey	Client Contact Name	Michaela Fogarty	

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Roof									
R410a Refrigerant	Refrigerant	Within Daikin AC unit	3.7kg x 1	3.7kg	Yes	2.2	-	Not Available	Provide current SDS in a readily accessible location
Level 32 Plant Room									
Hydrochem Hydro 371	Water treatment	Adjacent to doors to cooling towers	15L x 1	15L	Yes	6.1	III	Aug 2025	-
Hydrochem Hydro 348	Water treatment	Adjacent to doors to cooling towers	15L x 1	15L	No	-	-	Not Available	-

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Hydrochem Hydro 428	Water treatment	In dosing pot, adjacent AHU E-P4 and AHU-C1-P4	15L x 2	30L	Yes	-	-	Dec 2026	-
Level 32, External Cooling Tower Area									
Hydrochem Hydro 256	Water treatment	External, Cooling Tower Area	15L x 2	30L	Yes	8	III	Feb 2028	-
Hydrochem Hydro 262 X	Water treatment	External, Cooling Tower Area	15L x 2	30L	Yes	8	III	Aug 2025	-
Hydrochem Hydro 375	Water treatment	External, Cooling Tower Area	15kg x 2 ~10kg x 1	40kg	Yes	5.1 (8)	II	June 2026	-
Level 32, Mezzanine, High Rise Lift Motor Room									
WD-40	Aerosol	, Flammable Liquid Cupboard	275g x 2	0.55kg	Yes	2.1	-	Not Available	Remove from Flammable Liquids Cupboard, and provide current SDS in a readily accessible location
Oomph Degreaser, Non Caustic	Degreaser	Flammable Liquid Cupboard	500mL x 1	0.5L	Yes	8	II	Not Available	Remove from Flammable Liquids Cupboard, and provide current SDS in a readily accessible location
Level 32, Plant Room, Boiler Room									

HAZARDOUS CHEMICALS REGISTER

Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Hydrochem Hydro 428	Water treatment	Within dosing pot	15L x 1	15L	Yes	-	-	Dec 2026	-
Level 18, Chiller Room									
R-134A Refrigerant	Refrigerant	Within Chillers	612kg x 3	1,836kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location
Level 18, Diesel Generator Room									
AC-Delco (SN200) Heavy Duty Battery	Battery	Diesel Generator Room	4 units	4 units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Diesel	Fuel	Within Tank	1,000L x 1	1,000L	Yes	C1	N/A	Not Available	Provide current SDS in a readily accessible location
Level 18 Gas Generator Room									
LKW Profi Batteries	Batteries	Gas Generator Room	4 units	4 units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Oil	Oil	Gas Generator Room, in tank	~100L x 1	~100L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Solvol	Cleaner	Gas Generator Room, on floor	10L x 1	10L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Pro Cool Red	Coolant	Gas Generator Room, on floor	20L x 1	20L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Unlabelled Container	Unknown	Gas Generator Room, on floor	20L x 1	20L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Steripure	De-ionized water	Gas Generator Room, on floor	20L x 1	20L	No	-	-	Not Available	-
Level 18 Plant room									
LEOCH PLH 100FT Lead Battery	Battery	Level 18 plant room, on stand	16 units	16 units	Yes	8	N/A	Not Available	Provide current SDS in a readily accessible location
Level 17 Lift Motor Room									
Brugg VT Lube – Rope Care Lubricant	Robe Lubricant	Flammable liquids cupboard	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Cepsa – Aceite Especial	Lubricant	Flammable liquids cupboard	5L x 2	10L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location
Unlabelled spray bottle	Unknown	Flammable liquids cupboard	2L x 1	2L	Unknown	Unknown	Unknown	Not Available	Label container. Provide current SDS in a readily accessible location
Trade flame TF/Ultra Gas	Gas	Flammable liquids cupboard	0.4kg x 3	1.2kg	Yes	2.1	N/A	Not Available	Remove from flammable liquids cupboard and store at least 5m away from Class 3 Flammable Liquids. Provide current SDS in a readily accessible location
Alemlube	Lubricant	Flammable liquids cupboard	0.45kg x 1	0.45kg	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
WD-40 Silicon Lubricant	Aerosol Lubricant	Flammable liquids cupboard	0.3kg x 1	0.3kg	Yes	2.1	N/A	Not Available	Remove from flammable liquids cupboard and store at least 5m away from Class 3 Flammable Liquids. Provide current SDS in a readily accessible location.
WD-40 Degreaser	Degreaser	Flammable liquids cupboard	0.4kg x 1	0.4kg	Yes	2.1	N/A	Not Available	Remove from flammable liquids cupboard and store at least 5m away from Class 3 Flammable Liquids. Provide current SDS in a readily accessible location.
Diggers Methylated Spirit	Methylated Spirit	Flammable liquids cupboard	3L x 1	3L	Yes	3	II	Not Available	Provide current SDS in a readily accessible location.
Hi-Tec Water Based degreaser	Degreaser	Flammable liquids cupboard	5L x 1	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location.
Diggers Degreasing Fluid	Degreaser	Flammable liquids cupboard	1L x 1	1L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location.
Cespa Professional Hidraulico HM	Hydraulic Fluid	Flammable liquids cupboard	1L x 1	1L	Unknown	Unknown	Unknown	Not Available	Provide current SDS in a readily accessible location.
Clipsal Jointing Cement	PVC pipe joining glue	Flammable liquids cupboard	0.25L x 1	0.25L	Yes	3	II	Not Available	Provide current SDS in a readily accessible location.
Level 1 Small Plant Room									

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Kembla Adhesive	Adhesive	On floor	1L x 2	2L	Yes	3	II	Not Available	Store at least 3m away from Class 8 chemicals. Store within secondary containment. Provide current SDS in a readily accessible location.
Dulux Super Enamel	Paint	On floor	1L x 1	1L	Yes	3	III	Not Available	Store at least 3m away from Class 8 chemicals. Store within secondary containment. Provide current SDS in a readily accessible location.
Bondall Ranex Rust Buster	Paint	On floor	1L x 1	1L	Yes	8	III	Not Available	Store at least 3m away from Class 3 chemicals. Store within secondary containment. Provide current SDS in a readily accessible location.
Peerlas Jal Versadet	Cleaner	On floor	5L x 1	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location.
Level 1 Plant Room									
R410a Refrigerant	Refrigerant	Dakin AC units	2.8kg x 1 3.7kg x 2 2.75kg x 1	12.95kg	Yes	2.2	N/A	Not Available	Provide current SDS in a readily accessible location.
Basement Throughout									
R410a Refrigerant	Refrigerant	Daikin AC units throughout basement levels	2.75kg x 2 3.7kg x 1 2.3kg x 4 1.2kg x 1	19.6 kg	Yes	2.2	-	Not Available	Provide current SDS in a readily accessible location
R410a Refrigerant	Refrigerant	Mitsubishi AC units throughout basement levels	4.5kg x 2	9kg	Yes	2.2	-	Not Available	Provide current SDS in a readily accessible location

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Basement Recycling Room 2									
Statewide cleaning supplies, general purpose concentrated HD liquid detergent	Cleaning products	Shelving	5L x 2	10L	No	-	-	Not Available	-
Cleera Floor Cleaner With Ammonia	Cleaning products	Shelving	5L x 1	5L	Yes	-	-	Not Available	Provide current SDS in a readily accessible location
Research Products Unbelievable	Cleaning products	Shelving	5L x 2	10L	Yes	-	-	Sept 2026	-
Kleenex 54964 Luxury Foam Hand Cleanser Fragrance	Cleaning products	Shelving	1L x 41	41L	No	-	-	Not Available	-
Sanitare Bio-Clean	Cleaning products	Shelving	5L x 2	10L	No	-	-	July 2024	-
Jasol EC-36	Cleaning products	Shelving	5L x 1	5L	Yes	-	-	Nov 2025	-
Jasol Allover Liquid Hand and Body Wash	Cleaning products	Shelving	5L x 1	5L	No	-	-	Feb 2023	-
Jasol WC-11 toilet Bowl Cleaner	Cleaning products	Shelving	5L x 2	10L	Yes	-	-	Feb 2026	-
Jasol EC4 Glass Cleaner	Cleaning products	Shelving	5L x 1	5L	No	-	-	Oct 2025	-

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Statewide Cleaning Supplies – Bleach 4%	Cleaning products	Shelving	5L x 4	20L	Yes	-	-	Jun 2028	
Jasol EC3 Degreaser	Cleaning products	Shelving	5L x 4	20L	Yes	-	-	Feb 2024	Replace expired SDS with current version
Jasol EC38 Neutral Cleaner	Cleaning products	Shelving	5L x 4	20L	Yes	-	-	Sept 2023	Replace expired SDS with current version
Enzyme Wizard – No Rinser Floor Cleaner	Cleaning products	Shelving	5L x 5	25L	Yes	-	-	Mar 2025	-
Finish Concentrated Powder Classic	Cleaning products	Shelving	1kg x 19	19kg	Yes	-	-	Dec 2023	Replace expired SDS with current version
Basement, Plant Room adjacent Parking Bay 37									
EC28 Bath and Shower Cleaner	Cleaning products	Shelving	5L x 1	5L	No	-	-	Not Available	-
Basement, Diesel Tank Room									
Diesel	Fuel	Within Diesel Tank	6,500L x 1	6,500L	Yes	C1	N/A	Not Available	Provide a current SDS in a readily accessible location
Basement, Pond Pool Plant Room									
Pool Solutions – Cell Clean	Cell Cleaning Solution	On Floor	5L x 1	5L	Yes	-	-	Not Available	Provide a current SDS in a readily accessible location

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Basement, Recycling Room 1									
Kleenex 54964	Hand Cleanser	Shelving	1L x 137	137L	No	-	-	Not Available	-
Statewide Cleaning Supplies – Bleach 4%	Cleaning Product	Shelving	5L x 5	25L	Yes	-	-	Jun 2028	-
True Blue Hand Sanitiser	Cleaning Product	Shelving	5L x 1	5L	Yes	3	II	Mar 2025	-
Pure Glen Hand Sanitiser	Cleaning Product	Shelving	5L x 1	5L	Unknown	Unknown	Unknown	Not Available	Provide a current SDS in a readily accessible location
Whitely Vira Clean	Cleaning Product	Shelving	5L x 1	5L	No	-	-	Apr 2025	-
3M Stainless Steel Cleaner and Polish	Cleaning Product	Shelving	600g x 7	4.2kg	Yes	2.1	N/A	Oct 2025	-
Finish Concentrated Powder Classic	Cleaning products	Shelving	1kg x 28	28kg	Yes	-	-	Dec 2023	Replace expired SDS with current version
Purell Antiseptic Hand Sanitiser	Cleaning products	Shelving	700mL x 3	2.1L	Yes	3	III	Not Available	Provide a current SDS in a readily accessible location
Statewide Cleaning Supplies General Purpose	Cleaning products	Shelving	5L x 4	20L	No	-	-	Not Available	-
EC11 Toilet Bowl Cleaner	Cleaning products	Shelving	5L x 4	20L	Yes	-	-	Feb 2027	-

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Product Name	Purpose	Location	Quantity		Hazardous Substance	Dangerous Goods		SDS Expiry	Actions/Comments
			Number of Containers	Max Quantity		Class	Packing Group		
Jasol EC 28	Cleaning products	Shelving	5L x 4	20L	No	-	-	Feb 2025	-
Jasol EC4	Cleaning products	Shelving	5L x 2	10L	No	-	-	Oct 2025	-
Jasol EC38	Cleaning products	Shelving	5L x 5	25L	Yes	-	-	Sept 2025	-
Turbo Dry Soil Release	Cleaning products	Shelving	5L x 1	5L	No	-	-	Not Available	-
Enzyme Wizard Floor Cleaner	Cleaning products	Shelving	5L x 4	20L	Yes	-	-	Mar 2025	-
Research Products Unbelievable	Cleaning Products	Shelving	5L x 3	15L	Yes	-	-	Sept 2026	-
Jasol EC3	Cleaning Products	Shelving	5L x 5	25L	Yes	-	-	Feb 2024	Replace expired SDS with current version
Jasol Allover Liquid Hand and Body Wash	Cleaning Products	Shelving	5L x 4	20L	No	-	-	Feb 2023	-