

5 November 2025

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Jody Gibson  
Senior Services Manager  
Mirvac

Our ref 286308

Dear Jody,

## **Harbourside Re-development Project** **Statement - Hazardous Chemical Assessment**

This statement has been prepared for Mirvac for the compliance assessment of the hazardous chemical storage and handling requirements for harbourside re-development project.

Arup has previously issued a hazardous chemical assessment report related to legislative requirements for storage and handling diesel fuel, Liquified Petroleum Gas (LPG), cooling tower chemicals, pool chemicals and cleaning chemicals for harbourside re-development project. Mirvac has submitted a development application to Department of Planning, Housing and Infrastructure (DPHI) with hazardous chemical assessment report as application supporting document related to safe handling and storage of hazardous chemicals in the development.

As part of the assessment, Arup assessed the project design documents against the requirements of following legislations and Australian standards:

- *State Environmental Planning Policy (Resilience and Hazards) 2021*
- *Work Health and Safety Regulation 2017 (WHS Regs)*
- *Protection of Environment Operations Act 1997*
- *AS 1940:2017 The storage and handling of flammable and combustible liquids*
- *AS/NZS 1596:2014 The storage and handling of LP Gas*
- *AS 3780:2023 The storage and handling of corrosive substances*

The hazardous chemical assessment report documented some recommendations for Mirvac to meet the requirements. This includes requirements for placard, firefighting equipment and compliance with design standards for storage and handling of hazardous chemicals.

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Following review of the development application, the department came back with some review comments. This statement is Arup's response to these review comments. The department's review comment with Arup's response is summarized below:

|                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Pedestrian access and servicing - Gas bottle storage</b></p> <ul style="list-style-type: none"> <li>Clarify the use of the plant room next to Substation 4, noting the submitted Design Report proposes use of the space as gas-bottle storage rather than as plant space.</li> </ul>                                            | <p>The space next to Substation 4 and Switch room is proposed to be a gas-bottle store. The design of this gas bottle storage is assessed against the requirements of Australian Standard AS 1596:2014 <i>The Storage and Handling of LP Gas</i>. The store will be a fenced area with access control and meets the requirement of separation distances to public and protected places.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Pedestrian access and servicing</b></p> <ul style="list-style-type: none"> <li>Confirm the type and quantity of gas being stored in this location, e.g., LPG (Liquid Petroleum Gas), propane, butane, etc.</li> </ul>                                                                                                            | <p>The stored gas will be Liquified Petroleum Gas (LPG) and classified as Class 2.1 flammable gas under the Australian Dangerous Goods (ADG) Code. The total quantity of LPG stored at site will be 3197 Water Litre (WL). The size of the individual gas bottle considered for the hazardous chemical assessment is 9kg gas (23 L water capacity) each.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>Pedestrian access and servicing</b></p> <ul style="list-style-type: none"> <li>Provide additional information on the storage and handling procedures being implemented for storing gas canisters with reference to Fire and Rescue NSW's LPG Cylinder Safety Check List and Portable Outdoor Gas Heater's fact sheet.</li> </ul> | <p>Placards will be used to label the store and indicate the class of gas stored, as required by WHS Regulations. The Mirvac will develop storage and handling procedures for gas canisters using Safety Data Sheet (SDS), NSW LPG Cylinder Safety Check List as required by Chapter 7, Part 7.1, Division 5 of WHS Regulations.</p> <p>The SDS for gas canisters shall consider the following sections as a minimum:</p> <ul style="list-style-type: none"> <li>(a) Section 1: Identification;</li> <li>(b) Section 2: Hazard(s) identification;</li> <li>(c) Section 3: Composition and information on ingredients, in accordance with schedule 8;</li> <li>(d) Section 4: First aid measures;</li> <li>(e) Section 5: Firefighting measures;</li> <li>(f) Section 6: Accidental release measures;</li> <li>(g) Section 7: Handling and storage;</li> </ul> |

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- (h) Section 8: Exposure controls and personal protection;
- (i) Section 9: Physical and chemical properties;
- (j) Section 10: Stability and reactivity;
- (k) Section 11: Toxicological information;
- (l) Section 12: Ecological information;
- (m) Section 13: Disposal considerations;
- (n) Section 14: Transport information;
- (o) Section 15: Regulatory information;
- (p) Section 16: Any other relevant information.

The storage and handling procedures shall also include the FRNSW requirements as outlined in NSW LPG Cylinder Safety Check List. These requirements are listed below:

#### **Usage**

- Cylinders used for household purposes must not be filled with automotive LPG (Autogas).
- Never use LPG indoors or in a confined space.
- Do not connect or disconnect cylinders in the vicinity of a naked flame.
- Do not use LPG in windy conditions ie more than 10km per hour.
- Do not use undue force to open or close the main cylinder valve. If in doubt, consult the supplier.
- Shut off the cylinder valve before disconnecting the bottle from the BBQ.
- Always keep cool and away from flames, sparks and heat.
- When operating your gas bottle, always read the manufacturer's operating instructions.

#### **Storage**

- Cylinders should be stored outside in a well ventilated area, be carried and stored upright at all times.
- Do not store or use petrol, flammable liquids or aerosols near LPG cylinders.
- Ensure valves are turned off firmly when not in use.

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- Pressure relief valves should face away from dwellings and combustible materials where possible.

#### Transport

- When transporting cylinders in the car the total capacity must not exceed 9kg. The cylinders should be transported in an upright position, secured, preferably in the boot. Do not leave LPG bottles in a vehicle unnecessarily.
- No more than two cylinders should be carried in a car at any one time.

#### Maintenance

- Your gas cylinder is required to be re-tested and stamped every 10 years.
- Never use a naked flame to detect a leak. To check for gas leakage, spray soapy water on any suspect connection or hose and watch for bubbles. If in doubt, turn off the gas and have a licensed gas fitter attend to the hose or connection.
- Do not attempt to refill dented or corroded cylinders. They must be returned to a test station for re-certification.
- Never tamper with the safety valve or other gas bottle fittings.

Yours sincerely

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