



Site Risk Register
One Festival Tower
Station Road, Adelaide, South Australia

Walker Corporation
April 2024

Client No: W0045
Job No: 123375M

Statement of Limitations

This document has been prepared in response to specific instructions from Walker Corporation to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on accepted standards, practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by Walker Corporation and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advise that the report should only be relied upon by Walker Corporation and those third parties where the purposes for which the third parties intend to use the report are the same as those of Walker Corporation. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. Prensa does not warrant the accuracy or completeness of this information and does not accept liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Recommendation for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of Walker Corporation and Prensa recognises that Walker Corporation will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of Walker Corporation not accepting the recommendations made within this report.

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1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Walker Corporation to prepare a Site Risk register (SRR) of One Festival Tower located at Station Road, Adelaide, South Australia (the Property). The SRR was undertaken by Prensa on 04/03/2024 with the assistance of Shaun Macklin & Leigh Cocker, Operations Manager & Facilities Manager respectively for Walker Corporation.

2 Objective

The objective of preparing the SRR for the Property is to assist Walker Corporation to identify property hazards and controls to be implemented, to manage or reduce risk to so far as reasonably practicable.

3 Legislation

The following documents were referred to when completing the SRR:

- Relevant State *Work/Occupational Health and Safety Acts and Regulations (WHS/OHS Acts/Regulations)*;
- State based *Environmental Acts and Regulations*;
- State based *Building and Fire safety Acts and Regulations*;
- State based codes of practice and guidance notes; and
- Relevant Australian Standards.

4 Legislative Obligations

There is a requirement under the current State based Health and Safety Legislation as well as Environmental Legislation for “*persons who manage or control a workplace*”, including property owners and managers, to identify hazards and to eliminate or control risks associated with those hazards to so far as reasonably practicable.

This SRR has been developed to assist Walker Corporation in identifying health, safety and environmental (HSE) hazards and assess risks associated with the hazards identified at the Property.

5 Scope of Works

The scope of the works excludes tenant managed operations. Hazards were identified via review of documents and records, interviews and discussions with relevant stakeholders and observations at the time of the property inspection.

6 Limitations

The following limitations apply:

- Unless otherwise specified, hazards included in the SRR are based on Prensa’s observations, evidence sighted, and anecdotal information received from the site representatives;
- The site inspection was limited to safe and accessible areas at the Property; and
- Tenant operations were excluded.

7 Methodology

The following methodology was implemented:

7.1 Documentation Review

Documents were requested prior to the site inspection and were reviewed to gain an understanding of the hazards present at the Property as well as risk controls implemented.

7.2 Site Visit and Discussions

A Site inspection was scheduled, and discussions were held to clarify responsibilities for the key activities to develop this site specific SRR such as:

- Plant and equipment maintenance;
- Fire services and emergency management;
- Electrical services;
- Waste disposal;
- Gardening and landscaping;
- General cleaning;
- Hazardous chemicals management; and
- Security and access.

7.3 Preparation of Site Specific SRR

The SRR for the nominated asset was prepared based on information collected relating to:

- Allocated responsibilities; and
- Inherent and Residual risk levels.

For each hazard, an inherent risk level was assigned based on the risk scoring system detailed in **Section 8**. The SRR is included in **Appendix A**.

8 Risk Scoring System

A risk matrix has been developed to assess the likelihood and consequence associated with potential hazardous events observed at the Site.

8.1 Likelihood Scoring System

The likelihood of a hazardous event occurring is detailed in **Table 1** below.

Table 1 – Risk Likelihood Rating	
Likelihood	Description
Rare	The event may occur but only in exceptional circumstances (10 years)
Unlikely	The event could occur at some time (5 years)
Possible	The event should occur sometime (1 year)
Likely	The event will probably occur (1 month)
Almost Certain	The event is expected to occur in normal circumstances (Daily)

8.2 Consequence Scoring System

The consequence of the risk is the impact of the potential outcome that would result if the hazardous event were to occur. It is measured in terms of risks to environment, health and safety, in addition to potential financial loss, and is detailed in **Table 2** below.

Table 2 – Risk Consequence Rating	
Consequence	Description
Insignificant	No injuries, no environmental harm, low financial loss
Minor	Injury requiring first aid treatment, minor environmental harm, medium financial loss
Moderate	Injury requiring medical treatment and/or significant loss of asset, on site release to environment contained without assistance, high financial loss
Major	Serious and/or notifiable injury, loss of production capability, off-site release with no detrimental effects, major financial loss
Catastrophic	Death, toxic release off-site with detrimental effect, huge financial loss

8.3 Risk Evaluation

The risk matrix used to determine the level of risk (low, moderate, high) based on a function of consequence and likelihood of the hazardous event is provided in **Table 3** below.

Table 3 – Risk Level Matrix					
Consequence	Likelihood				
	Rare	Unlikely	Possible	Likely	Almost Certain
Catastrophic	Medium	Medium	High	High	High
Major	Low	Medium	Medium	High	High
Moderate	Low	Low	Medium	Medium	High
Minor	Low	Low	Low	Medium	Medium
Insignificant	Low	Low	Low	Low	Medium

9 Conclusion

The Site Risk Register (SRR) for the Property is included in **Appendix A**.

Prensa recommends that the additional risk controls listed in the SRR be implemented and the SRR be reviewed and updated annually.

Appendix A: Site Risk Register

Site Risk Register

Hazard					Inherent Risk Assessment and Comments				Residual Risk Assessment, Best Practice Risk Controls and Responsibilities				
Item Number	Hazard	Potential Causes	Potential Impact	At Risk	Likelihood-I	Consequence-I	Inherent Risk	Current Best Practice Risk Controls / Comments	Likelihood-R	Consequence-R	Residual Risk	Additional Risk Controls	Responsibility
1	Above Ground Bulk Fuel Tanks	Leak from tank	Contamination of soil / groundwater	Environment	Unlikely	Major	Medium	<ul style="list-style-type: none"> Tank in bunded plant room Double walled tank Leak detection Within secured plant room Daily checks undertaken by security Spill kits Maintenance as per Service Agreement Maintenance and testing monitored via Boss with non-essential safety measures verified by Walker 	Rare	Major	Low	<ul style="list-style-type: none"> Spill response procedure 	Walker Corporation
2	Asbestos	Disturbance of asbestos containing materials	Exposure to asbestos fibres	Workers	Almost Certain	Major	High	<ul style="list-style-type: none"> No asbestos assumed to be present One Festival Tower constructed circa 2023 Basement Carpark constructed circa 2021 Hazardous Building Materials management as per Operations Manual 	Rare	Major	Low		Walker Corporation
3	Confined Spaces	Entry into confined space	<ul style="list-style-type: none"> Asphyxiation Engulfment Entrapment 	Contractors	Unlikely	Catastrophic	Medium	<ul style="list-style-type: none"> Confined space register Contractor confined space permit Confined space register made available to contractors Competent contractors Site sign-in question relating to confined space entry Confined Spaces management as per Operations Manual 	Rare	Major	Low	<ul style="list-style-type: none"> Confined space labelling/signage 	Walker Corporation
4	Contractor Management	Contractor management procedures not implemented	Injury / illness Business disruption	Contractors	Likely	Major	High	<ul style="list-style-type: none"> Contractor pre-qualification via CM3 Contractor induction via CM3 Contractor sign-in via Site Permit system implemented by Walker except confined space entry permit Contractor confined space permit Contractor monitoring and supervision Policy Contractor Management, Contractor Inductions & Permit to Work management as per Operations Manual Walker Daily, Weekly & Monthly Inspection Walker Regulatory Notification, Evaluation of Contractor WH&S Performance and WH&S Compliance Inspection Checklist 	Rare	Moderate	Low	<ul style="list-style-type: none"> Contractor monitoring and supervision undertaken 	Walker Corporation
5	Cooling Towers	Risk Management Plan not implemented	Legionnaires' disease	Workers	Possible	Moderate	Medium	<ul style="list-style-type: none"> Within secured plant rooms/roof Legionella Risk Management as per Operations Manual Walker corrective Actions for MCC-200,000 cfu/ml or Detection of Legionella Bacteria in Cooling Towers 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Cooling tower registration Cooling tower Risk Management Plan Cooling tower maintenance and sampling as per Risk Management Plan 	Walker Corporation
6	Fire Fighting Water	Fire fighting activities	Run-off of contaminated fire water	Environment	Unlikely	Major	Medium	<ul style="list-style-type: none"> Spill kits Isolation - Fire Services as per Operations Manual 	Rare	Major	Low		Walker Corporation
7	Fire/Explosion	Lack of maintenance of fire safety systems	<ul style="list-style-type: none"> Property damage Injuries Smoke spread 	<ul style="list-style-type: none"> Workers / neighbours Property 	Possible	Major	Medium	<ul style="list-style-type: none"> Fire safety systems installed and maintained Property Risk Audit conducted for Site Hot Works Cutting & Welding, Fire Services, Isolation - Fire Services and Brigade Incident Management as per Operations Manual 	Possible	Major	Medium	<ul style="list-style-type: none"> Annual declaration of maintenance completed Maintenance and testing monitored via Boss with essential safety measures independently verified 	Walker Corporation
8	Electrical Equipment	Lack of maintenance	Electrocution	Workers	Possible	Catastrophic	High	<ul style="list-style-type: none"> Switchboards secured and access to authorised persons Electrical Safety management as per Operations Manual Maintenance and testing monitored via Boss with essential safety measures independently verified 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Test and tag of portable electrical equipment Annual Thermographic testing of switchboards 6-monthly & annual RCD provided and testing completed 	Walker Corporation
9	General Waste Storage	Overflowing bins	<ul style="list-style-type: none"> Litter Blocked drain 	<ul style="list-style-type: none"> Environment Property damage 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Dedicated waste area Dedicated bins away from stormwater drains 3-monthly cleaning of drains as per Service Contract General housekeeping completed to acceptable standard Walker Waste Management Commercial and Retail Tenants procedures 	Unlikely	Moderate	Low		Walker Corporation
10	Hazardous Chemicals	Inappropriate storage	<ul style="list-style-type: none"> Contamination of soil / groundwater Chemical exposure Fire 	<ul style="list-style-type: none"> Workers Environment Property 	Likely	Moderate	Medium	<ul style="list-style-type: none"> Hazardous chemicals register and SDS provided LPG-protected from impact Storage and handling control measures including secured access, incompatible chemicals segregated, secure shelving units, appropriately labelling and provision of PPE including gloves and goggles Spill management control measures including dedicated bunded area for storage, spill kits, general cleaning equipment, secondary containment and lids on containers Eye washes and chemical showers Spill kits Hazards displayed Hazardous Chemicals Management as per Operations Manual 	Unlikely	Moderate	Low	<ul style="list-style-type: none"> Outer warning "HAZCHEM" signage at entry to Site 	Walker Corporation

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Hazard				Inherent Risk Assessment and Comments				Residual Risk Assessment, Best Practice Risk Controls and Responsibilities					
Item Number	Hazard	Potential Causes	Potential Impact	At Risk	Likelihood-I	Consequence-I	Inherent Risk	Current Best Practice Risk Controls / Comments	Likelihood-R	Consequence-R	Residual Risk	Additional Risk Controls	Responsibility
11	Nuisances - noise, dust, odour, inadequate lighting	Tenant operations	<ul style="list-style-type: none"> Poor indoor air quality Excessive noise / dust levels Trip and falls due to lack of adequate lighting 	<ul style="list-style-type: none"> Workers / neighbours Environment 	Unlikely	Moderate	Low	<ul style="list-style-type: none"> Routine maintenance of HVAC system Maintenance of landscaped areas Maintenance of lighting Maintenance and testing monitored via Boss with non-essential safety measures verified by Walker Hot Works Cutting, Welding, and Core Holing, Hammer Drilling & Chasing, Noise Control and Indoor Air Quality management as per Operations Manual 	Rare	Moderate	Low		Walker Corporation
12	Other Emergencies	<ul style="list-style-type: none"> Hazardous neighbours Lack of emergency management planning 	<ul style="list-style-type: none"> Property damage Injuries Environmental impacts 	<ul style="list-style-type: none"> Workers Environment Property 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Emergency Management Plan prepared and reviewed Evacuation diagrams displayed and assembly area nominated Warden and ECO training Emergency Management and Brigade Incident Management as per Operations Manual 	Unlikely	Moderate	Low	<ul style="list-style-type: none"> Evacuation drills 	Walker Corporation
13	Other Hazardous Materials	Disturbance of Lead paint, SMF or PCB	<ul style="list-style-type: none"> Illness Environmental impacts 	<ul style="list-style-type: none"> Workers Environment 	Unlikely	Moderate	Low	<ul style="list-style-type: none"> One Festival Tower constructed circa 2023 Basement Carpark constructed circa 2021 Lead containing paint, Ozone Depleting Substances and Polychlorinated Biphenyls unlikely to be present given the age of construction Hazardous Building Materials management as per Operations Manual 	Rare	Moderate	Low	<ul style="list-style-type: none"> Hazardous materials register (synthetic mineral fibres) and management plan 	Walker Corporation
14	Plant & Equipment including Vertical Transportation	Lack of maintenance	<ul style="list-style-type: none"> Injury Noise 	<ul style="list-style-type: none"> Workers Environment 	Possible	Major	Medium	<ul style="list-style-type: none"> Plant rooms secured Plant hazards identified and controls defined by contractors Housekeeping maintained in plant rooms Maintenance and testing monitored via Boss with non-essential safety measures verified by Walker 	Unlikely	Major	Medium	<ul style="list-style-type: none"> PPM prepared and routine maintenance of plant Registration of high risk plant items with relevant authority BMU maintenance as per requirements Permit system implemented by Walker for BMU usage Plant & Equipment Management, Plant Registration, Plant Risk Assessment, Plant Replacement Strategies and Vertical Transport Entrapment management as per Operations Manual 	Walker Corporation
15	Radio Frequency Radiation (RFR)	Inadequate risk controls to prevent access	Exposure to radiation	Workers	NA	NA	NA	Not Present	NA	NA	NA		
16	Refrigerant in HVAC systems	Lack of maintenance	Ozone depletion	Environment	Possible	Moderate	Medium	<ul style="list-style-type: none"> Licensed contractors for HVAC maintenance No refrigerant gas with ozone Depleting Substances Maintenance and testing monitored via Boss with non-essential safety measures verified by Walker Refrigerant Gas Management as per Operations Manual 	Unlikely	Moderate	Low		Walker Corporation
17	Sharps / Biological Hazards	Inappropriate disposal of needles	Needle stick injuries	Workers	Unlikely	Moderate	Low	<ul style="list-style-type: none"> Removal and Disposal of Sharps and Needles Procedure by Cleaners Sharps disposal by Cleaners Routine property inspections 	Rare	Moderate	Low		Walker Corporation
18	Slip, Trips & Fall Hazards	Uneven floor	Injury	Workers	Possible	Moderate	Medium	<ul style="list-style-type: none"> Routine property inspections Process of highlighting trip hazards Non-slip mats provided at entry Awning provided and routine cleaning 	Unlikely	Moderate	Low		Walker Corporation
19	Snakes / Insects / Vermin / Bush fires	<ul style="list-style-type: none"> Overgrown / unmanaged vegetation / trees Poor pest control 	<ul style="list-style-type: none"> Stock damage Spread of disease Property damage 	<ul style="list-style-type: none"> Workers Environment Property 	Likely	Moderate	Medium	<ul style="list-style-type: none"> Site is located in an urban area Vegetation maintained Tenant First aid kit House keeping Regular pest control Incident Management and First Aid Management as per Operations Manual 	Rare	Moderate	Low		Walker Corporation
20	Traffic in Car Parks / Loading Docks	Lack of risk controls	<ul style="list-style-type: none"> Injury Vehicle collision Property damage 	<ul style="list-style-type: none"> Workers Property 	Possible	Moderate	Medium	<ul style="list-style-type: none"> Traffic Management Plan/Assessment Warning signs including speed signage, "No Unauthorised Access", "Give Way", "No Entry", "No Pedestrian Access" Bollards, line marking, speed hump etc. Height restriction bars Controls including bollards, line marking, speed humps, wheel stops, directional arrows, convex mirrors, barriers/guarding, handrails and kerb ramps Designated small car only and accessible parking bays Traffic light system for exiting vehicles Car Park Management Plan and Loading Dock Management Plan as per Operations Manual 	Unlikely	Moderate	Low		Walker Corporation

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21	Unauthorised Access	Damaged fences	Vandalism	Property	Possible	Major	Medium	<ul style="list-style-type: none"> • 24/7 security presence • CCTV cameras • Security patrols • Security Control Room • Alarmed doors • Access control • Physical Security Management, Electronic Security Management, Security Operating Procedures, Security Risk Assessment and CCTV Procedures as per Operations Manual 	Rare	Major	Low		Walker Corporation
22	Underground Bulk Fuel Tanks	Lack of maintenance	Contamination of soil / groundwater	Environment	NA	NA	NA	Not Present	NA	NA	NA		
23	Waste Hazardous Chemical Storage	Inappropriate storage	Contamination of soil / groundwater	Environment	Possible	Moderate	Medium	<ul style="list-style-type: none"> • Walker appointed contractor designate a dedicated undercover waste chemical storage area • Walker appointed contractor responsible for ensuring the tracking of hazardous waste disposed 	Unlikely	Moderate	Low		Walker Corporation
24	Wastewater Discharges	No trade waste approval from water authority	Contamination of surface waters	Environment	Possible	Major	Medium	<ul style="list-style-type: none"> • Trade waste approval for wastewater discharges to sewer 	Rare	Major	Low	<ul style="list-style-type: none"> • Licenced contractor appointed for collection of hazardous waste 	Walker Corporation
25	Work at Height	<ul style="list-style-type: none"> • Lack of risk controls to prevent falls • Accessing roof or other areas where fall could occur • Roof top thrill seekers 	Injury / death from fall	Workers/Public	Possible	Catastrophic	High	<ul style="list-style-type: none"> • Fall protection systems provided • Access restricted to authorised persons • Maintenance and testing monitored via Boss with non-essential safety measures verified by Walker • Working at Heights and Ladder Procedures as per Operations Manual • Walker Work at Height Rescue Plan • Independent Working at Heights Assessment 	Rare	Catastrophic	Medium	<ul style="list-style-type: none"> • Annual maintenance of fall arrest systems • Permit system implemented by Walker 	Walker Corporation
26	Powerlines	Contact with power lines (overhead or underground)	Electrocution	Workers	Possible	Catastrophic	High	<ul style="list-style-type: none"> • SWMS for high risk works • Contractors to obtain 'Dial Before You Dig' plans prior to excavation and penetration works 	Rare	Catastrophic	Medium		Walker Corporation
27	Exposure to elements	<ul style="list-style-type: none"> • Hostile Attacks • Weathering 	Structural damage	<ul style="list-style-type: none"> • Workers • Visitors • Property 	Unlikely	Major	Medium	<ul style="list-style-type: none"> • Bollards • Facade inspections • Routine maintenance • Security Risk Assessment • Security Plan in-place 	Rare	Major	Low		Walker Corporation
28	Contaminated Soil	Assets built on waste / contaminated land	<ul style="list-style-type: none"> • Human health • Environment 	<ul style="list-style-type: none"> • Workers • Visitors • Environment • Property 	Unlikely	Major	Medium	<ul style="list-style-type: none"> • Environmental assessment records obtained during site acquisition • Environmental Management and Land Contamination Procedures • Environmental Management and Sustainability management as per Operations Manual 	Rare	Major	Low		Walker Corporation
29	Public Liability / Disability Access	Lack of controls to provide reasonable access to all areas	Injury	<ul style="list-style-type: none"> • Workers • Visitors 	Possible	Minor	Low	<ul style="list-style-type: none"> • Disabled parking • Disabled toilets • Ground level access to building • Lifts provided 	Rare	Minor	Low		Walker Corporation
30	Aluminium Composite Panel (ACP)	Lack of identification	<ul style="list-style-type: none"> • Fire • Property damage • Injury/Death 	<ul style="list-style-type: none"> • Workers • Visitors • Property 	NA	NA	NA	Understood to be not Present	NA	NA	NA		
31	Electric Vehicle (EV) charging stations	Damaged or faulty equipment	<ul style="list-style-type: none"> • Fire • Burn • Electrocution • Property damage 	<ul style="list-style-type: none"> • Workers • Visitors • Environment • Property 	Possible	Catastrophic	High	<ul style="list-style-type: none"> • Maintained according to the manufacturer's maintenance guidelines • Maintained as per Service Agreement • No visible damage or signs of excessive wear • Maintenance and testing monitored via Boss with non-essential safety measures verified by Walker • Physical protection provided 	Rare	Catastrophic	Medium		Walker Corporation
32	Expanded Polystyrene (EPS) panelling	Disturbance resulting in damage	<ul style="list-style-type: none"> • Fire • Toxic Fumes • Environmental impact • Health risks from dust • Moisture absorption • Chemical leaching • Waste management 	<ul style="list-style-type: none"> • Workers • Visitors • Environment • Property 	NA	NA	NA	Not Present	NA	NA	NA		
33	Flooding	Water ingress event	<ul style="list-style-type: none"> • Property damage • Structural damage • Injury 	<ul style="list-style-type: none"> • Workers • Visitors • Property 	Unlikely	Moderate	Low	<ul style="list-style-type: none"> • Routine cleaning of stormwater drains and sump pits • Routine cleaning of gutters • Routine maintenance • Flood System Management Plan as per Operations Manual 	Rare	Moderate	Low		Walker Corporation