



**Working at Heights Assessment**  
**One Festival Tower**  
**Station Road, Adelaide, South Australia**

**Walker Corporation**  
**March 2024**

Client No: W0045

Job No: 123375M

# Executive Summary

Prensa Pty Ltd (Prensa) was engaged by Walker Corporation to undertake a Working at Heights (WAH) Assessment for One Festival Tower located at Station Road, Adelaide, South Australia (the Site). The assessment was undertaken to provide the building owner with an understanding of how fall risk issues are being managed at the building and where gaps may be present that require action to rectify. The WAH Assessment was undertaken by Prensa on 5<sup>th</sup> March 2024 with the assistance of Shaun Macklin and Leigh Cocker, Operations Manager and Facilities Manager respectively for Walker Corporation.

The WAH Assessment comprised a review of available documentation, interviews with site personnel and a visual inspection of reasonably accessible areas at the Site. Criteria used for completing the risk assessment is detailed in **Appendix B**.

A risk assessment was completed for the work at height activities conducted at the Site and presented in **Appendix A**. Photographs taken during the assessment have been included within the risk assessment presented in **Appendix A**. Results of the risk assessment are summarised in the Table below:

Risk Level	Number
High	0
Medium	0
Low	7

Recommendations to address the identified **Low Risk** items have been detailed in **Section 9.1**.

# 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.

# Table of Contents

1	Introduction .....	1
2	Objectives.....	1
3	Scope of Works .....	1
4	Technical Framework.....	2
5	Background .....	2
5.1	Definition of a Fall Hazard.....	2
5.2	Legislative Requirements.....	3
5.3	Key Definitions .....	3
6	Methodology.....	4
6.1	Discussions on Site .....	4
6.2	Site Inspection.....	4
7	Limitations.....	4
8	Findings .....	5
8.1	General Findings .....	5
8.1.1	Work at Height Areas.....	5
8.2	Summary of Key Findings.....	6
8.2.1	High Risk Items.....	6
8.2.2	Medium Risk Items.....	6
8.2.3	Low Risk Items.....	6
9	Recommendations .....	7
9.1	Recommendations to Address Low Risk.....	7
9.1.1	Level 29 BMU Track.....	7
9.1.2	Level 29 Heat Pump Plant Room.....	7

## List of Appendices

Appendix A: WAH Risk Assessment

Appendix B: Risk Assessment Criteria

## 1 Introduction

Prensa Pty Ltd (Prensa) was engaged by Walker Corporation to undertake a Working at Heights (WAH) Assessment for One Festival Tower located at Station Road, Adelaide, South Australia (the Site). The assessment was undertaken to provide the building owner with an understanding of how fall risk issues are being managed at the building and where gaps may be present that require action to rectify. The WAH assessment was undertaken by Prensa on 5th March 2024 with the assistance of Shaun Macklin and Leigh Cocker, Operations Manager and Facilities Manager respectively for Walker Corporation.

## 2 Objectives

The objectives of the WAH assessment were to achieve the following:

- Establish the current level of risk and compliance relating to works at height conducted at the Property per the relevant Legislation, Regulations, Codes of Practice and Australian Standards;
- Assess the adequacy of implemented risk controls;
- Provide practical recommendations to rectify identified non-compliances (if any) and to reduce the risk of falls, where appropriate; and
- Present the findings and recommendations in a concise and usable form to assist Walker Corporation in effective and ongoing risk management at the Property.

## 3 Scope of Works

The scope of this Assessment included a review of WAH activities under the management of Walker Corporation and included identification of:

- The method of access to the nominated areas;
- The methods of access to plant and equipment present on the nominated areas;
- Hazards associated with working at height activities and tasks undertaken at the nominated areas; and
- Recommendations for elimination or control of these hazards.

The scope of the assessment was limited to an inspection of the following nominated areas under the management of Walker Corporation:

- Level 29 Plant Room;
- Level 29 BMU track;
- Level 29 High Rise Lift Motor Room;
- Level 28 Plant Room and Cooling Tower Area;
- Level 2 Balcony and Fire Tank Room;
- Basement 1 Water Treatment Room and Potable Water Tank Room; and
- Internal Areas.

The following was deemed to be outside the scope of this Assessment:

- Review of contractor management procedures implemented by Walker Corporation;
- Review of contractor systems of work or work procedures; and
- Assessment of contractor and tenant owned or managed WAH equipment.

This assessment also does not constitute an evaluation of the adequacy of load ratings and engineering assessment of fall protection measures installed.

## 4 Technical Framework

To achieve the objectives, the requirements of the following Legislation, Codes and Australian Standards were reviewed:

- State based *Occupational/Work Health and Safety Acts*
- State based *Occupational/Work Health and Safety Regulations (Regulations)*;
- Building Code of Australia;
- Australian Standard (AS) 1657, *Fixed Platforms, Walkways, Stairways and Ladders – Design Construction and Installation*; and
- Code of Practice for *Managing the Risk of Falls at Workplaces, Safe Work Australia*.

## 5 Background

Walker Corporation engages contractors to service and maintain plant and equipment on the roof and other work at height areas of the Site. Prensa was engaged to identify discrepancies between what risk controls for fall hazards exist on site and the legislative requirements. Prensa was also requested to identify whether any deficiency is considered to pose an unacceptable risk to health & safety when considering the following:

- Effectiveness of existing risk controls provided;
- The magnitude of the risk; and
- The availability of risk mitigation solutions which are considered acceptable industry practice.

### 5.1 Definition of a Fall Hazard

In this report, the meaning of a fall hazard includes:

- Fall from one level to another that is reasonably likely to cause an injury; and
- Falling objects that can cause serious injuries.

The Regulations stipulates that the Person Conducting Business or Undertaking (PCBU) or an employer must, so far as is reasonably practicable, **identify** any task that is undertaken by an employee/worker in a workplace that involves a fall hazard including:

- On any plant or structure being constructed, demolished, inspected, tested, maintained, repaired or cleaned;
- On a fragile, slippery or potentially unstable surface;
- Using equipment to gain access to an elevated level or to undertake the task at an elevated level;
- On a sloping surface on which it is difficult to maintain balance;
- In close proximity to an unprotected edge; and
- In close proximity to a hole, shaft or pit that is of sufficient dimensions to allow a person to fall into the hole, shaft or pit.

## 5.2 Legislative Requirements

A PCBU or an employer must ensure that each identified task which involves a risk of a fall is appropriately controlled, so far as is reasonably practicable, by one of the following:

- Level 1 – Eliminate the fall hazard by performing the work on ground or solid construction.
- Level 2 – Use a passive fall protection device e.g. edge protection.
- Level 3 – Use a work positioning system e.g. which limits movements thereby minimising access to areas where a fall may occur.
- Level 4 – Use a fall arrest system e.g. a harness.
- Level 5 – Use a ladder or implement administrative controls e.g. warning signage.

The hierarchy begins with the Level 1 control i.e. elimination- the most effective hazard control strategy. A lower order control can only be used when it is not reasonably practicable to use a higher level of control.

A PCBU or an employer must ensure that emergency procedures are established, in accordance with the Regulations, prior to a task being undertaken, following the implementation of control measures associated with reducing fall risks. Emergency procedures must enable the rescue of an employee in the event of a fall and the provision of first aid to an employee who has fallen. A PCBU or an employer must also ensure that emergency procedures can be undertaken immediately after a fall has taken place and that any risks associated with carrying out the emergency procedure are eliminated or reduced.

## 5.3 Key Definitions

As stated in **Section 5.1**, the Regulations define a **fall** as an involuntary movement from one level to another that is reasonably likely to cause an injury. Additional terms and definitions, as outlined in the Regulations, are included below.

**Solid construction** means an area that has–

- A surface that is structurally capable of supporting people, material and any other loads intended to be applied to it;
- Barriers around its perimeter and any open penetrations to prevent a fall from the area;
- An even and readily negotiable surface and gradient; and
- A safe means of access and egress.

**Passive fall prevention device:** Material, equipment or a combination of material and equipment that is designed for the purpose of preventing a fall and that following initial installation, does not require any ongoing adjustment, alteration or operation by any person to ensure the integrity of the device in performing its intended function. Passive fall prevention devices include temporary work platforms, roof safety mesh and guard railing.

**Work positioning system:** An industrial rope access system, travel restraint system or any other equipment other than a temporary work platform that enables a person to be positioned and safely supported at a work location for the duration of the task being undertaken at height. An example includes a harness or belt system in which the person is attached to a static line or anchorage point to physically restrain them from reaching an edge or elevated surface fall hazard.

**Fall arrest system:** Equipment, material or a combination of equipment or material that is designed to arrest the fall of a person. Fall arrest systems include industrial safety nets, catch platforms and safety harness systems (other than a travel restraint system).

## 6 Methodology

The WAH Assessment comprised a review of available documentation, interviews with site personnel and a visual inspection of reasonably accessible areas at the Site and included the following steps:

### 6.1 Discussions on Site

Discussions were held on Site to establish roof access procedures implemented by Walker Corporation. Frequency of access for various working at height activities was also established.

### 6.2 Site Inspection

A walk through of the nominated areas of the Site was undertaken to identify fall protection systems installed at the Site. During the site inspection and through discussions with the site contract, Prensa reviewed routine maintenance tasks undertaken at this site which have potential risk of falls such as cleaning of gutters, maintenance of plant on roof etc.

For each of the specific hazards identified on site, adequacy of existing control measures implemented was documented e.g. ladders, guard rails, anchor points, walking platforms etc.

### 6.3 Work at Height Risk Assessment

Following the identification of potential areas where fall hazards were present, a risk assessment was conducted which consisted of the following:

- Tasks that may be undertaken;
- The location and height of the area;
- Frequency at which the area is accessed;
- Qualification and skill level (competency) of the worker accessing the area; and
- The nature of hazard and risk control measures currently in place.

An overall risk rating of **Low**, **Medium** or **High** was assigned to each area where a potential risk of falls was noted, using the matrix provided in **Appendix B**. The completed risk assessments are provided in **Appendix A** of this report.

## 7 Limitations

The scope of the WAH Assessment was limited to buildings or areas that have been provided with adequate means to safely access areas at height.

Areas that were not accessible on the day of the assessment included:

- The upper rooftop; and
- Areas under the management and control of the tenants.

Should any further fall protections systems or potential fall risks be identified onsite, a risk assessment should be conducted in accordance with the methodology outlined in this report and appropriate control measures implemented.

## 8 Findings

Detailed risk assessments of the inspected nominated areas and photographs taken during the assessment are presented in **Appendix A**.

The Operations Manager explained that the maintenance and inspection of fall protection equipment was the responsibility of Walker Corporation. Based on the observations made during the site inspection, it was assumed that the following work at height activities were undertaken at the Site:

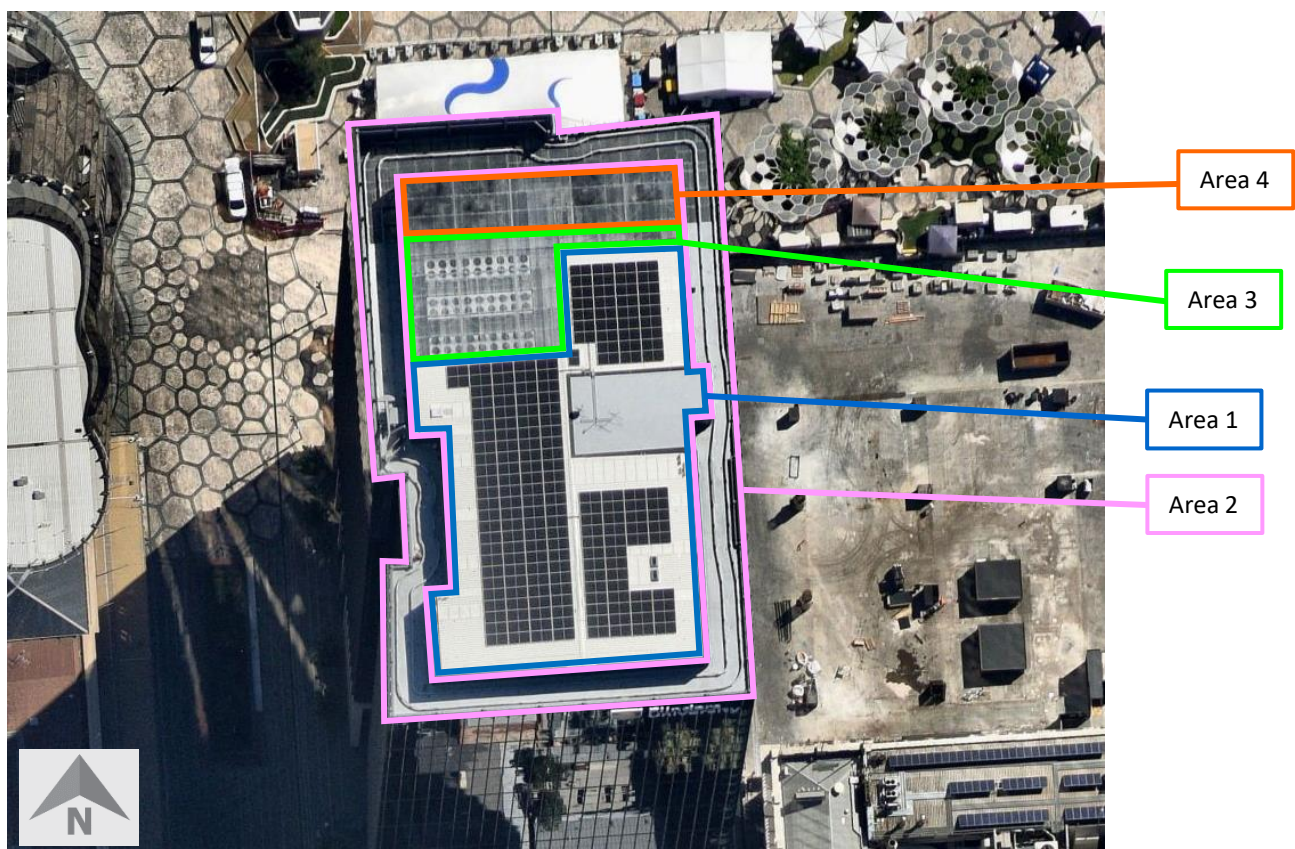
- Cleaning of windows and exterior facades;
- Roof repairs;
- Maintenance of cooling towers;
- Maintenance of above ground water tanks; and
- Maintenance of plant and equipment.

### 8.1 General Findings

#### 8.1.1 Work at Height Areas

The above-mentioned tasks were undertaken within the followings areas of the Site, as indicated in **Figure 1**:

- Area 1 – Level 29 Upper Roof;
- Area 2 – Level 29 BMU Track;
- Area 3 – Level 29 Plant Room (external only); and
- Area 4 – Level 28 Cooling Tower Area.



**Figure 1: Indication of roof areas**

In general, the infrastructure and controls within these areas were considered to be effective in reducing the risk of falls in relation to the aforementioned tasks and included:

- Fall protection measures, such as:
  - Fall prevention devices such as balustrades and guard rails; and
  - Fall arrest systems including davit systems, static lines, monorails and anchor points.
- Fixed ladders with stiles extending 1m to provide three points of contact;
- Completion of working at height permits before contractors commencing work;
- Competent contractors engaged to undertake work at heights;
- Completion of task specific SWMS prior to undertaking work; and
- Restricted access to authorised personnel via swipe card and key access.

Records of the above are retained where applicable. Detailed findings of the areas inspected are presented in **Appendix A**.

## 8.2 Summary of Key Findings

### 8.2.1 High Risk Items

As a result of the implementation of fall protection systems and risk controls outlined in **Section 8.1**, “High Risk” findings were not identified as an outcome of the Assessment.

### 8.2.2 Medium Risk Items

As a result of the implementation of fall protection systems and risk controls outlined in **Section 8.1**, “Medium Risk” findings were not identified as an outcome of the Assessment.

### 8.2.3 Low Risk Items

#### 8.2.3.1 Level 29 BMU Track

The Level 29 BMU track was accessed from the Heat Pump Area and the Generator Room. A perimeter wall >2m was present to the west of the track. A static line was provided to the north, east and south perimeter. However, it was noted that warning signage stating 'Danger, Authorised Access Only, Harness to be Worn and Attached to Roof Safety System beyond this point' or similar was not observed at the Generator Room access point or at the commencement of the static lines.

#### 8.2.3.2 Level 29 Plant Room

A barrier was provided to prevent fall from the Level 29 Plant Room to the Level 28 Cooling Tower Area. The barrier was provided with toe boards to reduce the risk of items falling to the area below. However, the ramp provided at the entrance to the Generator Room obstructed the toe board. As such, there was an increased risk of items falling to the Level 28 Cooling Tower Area below (**Photo 5**).

## 9 Recommendations

A total of seven (7) **Low** risks have been identified at this Site.

Recommendations to address the Low risks are presented below.

### 9.1 Recommendations to Address Low Risk

#### 9.1.1 Level 29 BMU Track

Display 'Danger, Authorised Access Only, Harness to be Worn and Attached to Roof Safety System beyond this point' signage or similar to the BMU track access point from the Generator Room and Heat Pump Area point or at the commencement of the static lines.

#### 9.1.2 Level 29 Plant Room

Extend the toe board to the barrier adjacent the Generator Room entrance, such that the toe board is at least 100mm above the ramp.

# Appendix A: WAH Risk Assessment

Area	Location	Activity	Observations / Findings	Factors - Likelihood of Fall	Factors - Consequence	Current Risk Controls	Deficiencies Identified	Likelihood	Consequence	Residual Risk	Additional Risk Controls	Photographs	Photographs
1	Level 29 Upper Rooftop	<ul style="list-style-type: none"> <li>Solar panel cleaning/inspection</li> <li>Gutter cleaning</li> </ul>	<ul style="list-style-type: none"> <li>The Upper Rooftop was accessed via a fixed rung ladder from the Level 29 AHU Room (Photo 1)</li> <li>Access to the Upper Rooftop was not provided at the time of inspection, however, it was reported that the rooftop was provided with guard rails, static lines and anchor points</li> <li>A fall in this area would result in a fall to the Level 29 BMU Track (&lt;6m)</li> </ul>	<p>Three points of contact - Y</p> <p>Work within 2 m of unprotected Edge - Y</p> <p>Occupancy below - Transient</p> <p>Carry Equipment - Y</p> <p>Trip Hazards - Y</p> <p>Pitch - Flat</p> <p>Operator facing edge - Y</p> <p>Frequency of access - Low</p>	<p>Height of Fall - 1m to 6m</p> <p>Landing - Flat hard stand</p>	<ul style="list-style-type: none"> <li>Access restricted to competent contractors only</li> <li>Fall arrest systems provided</li> <li>Annual testing and maintenance of fall arrest systems</li> </ul>	None	Rare	Insignificant	Low	None	<p>Photo 1: Fixed rung ladder to access the Upper Rooftop.</p>	-
2	Level 29 BMU Track	<ul style="list-style-type: none"> <li>Window cleaning</li> <li>Access to BMU and davit system</li> </ul>	<ul style="list-style-type: none"> <li>Access to the BMU track is provided via locked doors within Level 29 Heat Pump Area and Level 29 Generator Room</li> <li>The BMU track is provided with perimeter walls &gt;2m to the west of the track (Photo 2)</li> <li>Static lines were provided to the north, east and south of the track (Photo 3)</li> <li>The BMU is utilised to clean windows and is able to service to ground level</li> <li>Two (2) davit bases and arms were provided along the BMU track (Photo 3). The davit system was provided to access the recessed area inaccessible to the BMU</li> <li>A fall from the BMU track would result in a fall to ground level.</li> </ul>	<p>Three points of contact - N</p> <p>Work within 2 m of unprotected Edge - Y</p> <p>Occupancy below - Transient</p> <p>Carry Equipment - Y</p> <p>Trip Hazards - Y</p> <p>Pitch - Flat</p> <p>Operator facing edge - Y</p> <p>Frequency of access - Low</p>	<p>Height of Fall &gt; 6m</p> <p>Landing - Flat hard stand</p>	<ul style="list-style-type: none"> <li>Access restricted to competent contractors only</li> <li>Perimeter wall &gt;2m provided at BMU storage</li> <li>A static lines were provided to unprotected edges</li> <li>Barriers installed at unprotected edge, at least 1m high</li> <li>Annual testing and maintenance of fall arrest systems</li> </ul>	<p>It was noted that warning signage stating 'Danger, Authorised Access Only, Harness to be Worn and Attached to Roof Safety System beyond this point' or similar was not observed at the Generator Room access point or at the commencement of the static lines</p>	Unlikely	Moderate	Low	<p>Display 'Danger, Authorised Access Only, Harness to be Worn and Attached to Roof Safety System beyond this point' signage or similar to the BMU track access point from the Generator Room and Heat Pump Area or at the commencement of the static lines.</p>	<p>Photo 2: Perimeter walls provided at BMU track</p> <p>Photo 3: Davit system provided (red) and static lines provided to unprotected edges (yellow)</p>	
3	Level 29 Plant Room Level 29 High Rise Lift Motor Room	<ul style="list-style-type: none"> <li>Maintenance of plant</li> </ul>	<ul style="list-style-type: none"> <li>Access to the Level 29 Plant Room is via a fixed ladder from the Level 28 Plant Room (Photo 4)</li> <li>There was the potential for a fall in the Level 29 Plant Room to either the Level 28 AHU Room or Level 28 Cooling Tower Area, barriers with toe boards were provided</li> <li>A fall in this area would result in a fall to the Level 28 Plant Room (&gt;6m)</li> <li>The Level 29 High Rise Lift Motor Room is secured from unauthorised access via a locked door from within the Level 29 Plant Room</li> <li>Five (5) lift motors are accessed via a fixed ladder to an elevated platform with barriers provided</li> <li>A fall in this area would result in a fall to the Lift Motor Room floor (~1m)</li> </ul>	<p>Three points of contact - Y</p> <p>Work within 2 m of unprotected Edge - N</p> <p>Occupancy below - Rare</p> <p>Carry Equipment - Y</p> <p>Trip Hazards - N</p> <p>Pitch - Flat</p> <p>Operator facing edge - Y</p> <p>Frequency of access - Low</p>	<p>Height of Fall - 1m to 6m</p> <p>Landing - Flat hard stand</p>	<ul style="list-style-type: none"> <li>Access restricted to competent contractors only</li> <li>Barriers provided to the Level 29 Plant Room and Level 29 High Rise Motor Room, at least 1m high (Photo 4)</li> <li>Signage stating 'Lift Machine Room, Danger, Entry of Unauthorised Persons Prohibited' provided to the access door</li> </ul>	<p>The barrier adjacent the Generator Room was situated next to a ramp. However, the pitch of the ramp obstructed the toe board fixed to the barrier. As such, there was an increased risk of items falling to the Level 28 Cooling Tower Area below (Photo 5).</p>	Unlikely	Moderate	Low	<p>Extend the toe board to the barrier adjacent the Generator Room entrance, such that the toe board is at least 100mm above the ramp.</p>	<p>Photo 4: Fixed ladder provided from Level 28 Cooling Tower area to Level 29 Plant Room</p> <p>Photo 5: Level 29, adjacent Generator Room, toe board obstructed by ramp</p>	
4	Level 28 Cooling Tower Area	<ul style="list-style-type: none"> <li>Maintenance of cooling towers</li> </ul>	<ul style="list-style-type: none"> <li>Access to this area is provided via a locked door from the Level 28 Plant Room</li> <li>Four (4) cooling towers are provided within this area</li> <li>Fixed cage ladders and platforms are provided to access the upper sections of the cooling tower (Photo 6)</li> <li>A fall from the upper section of the cooling towers would result in a fall to Level 28 floor (&lt;6m)</li> </ul>	<p>Three points of contact - Y</p> <p>Work within 2 m of unprotected Edge - Y</p> <p>Occupancy below - Transient</p> <p>Carry Equipment - Y</p> <p>Trip Hazards - N</p> <p>Pitch - Flat</p> <p>Operator facing edge - Y</p> <p>Frequency of access - Low</p>	<p>Height of Fall - 1m to 6m</p> <p>Landing - Flat hard stand</p>	<ul style="list-style-type: none"> <li>Access restricted to competent contractors only</li> <li>Perimeter walls &gt;2m provided</li> <li>Upper sections of cooling towers provided with guard rails, sliding gates and caged ladders (Photo 7)</li> <li>Guard rails and grab rails extend at least 1 m above the platform</li> </ul>	None	Rare	Insignificant	Low	None	<p>Photo 6: Fixed rung ladder with cage provided to Cooling Towers</p> <p>Photo 7: Sliding gate provided to upper cooling tower platform</p>	
5	Level 2 - Fire Tank Room Basement 1 -Water Treatment Room Basement 1 -Potable Water Room	<ul style="list-style-type: none"> <li>Maintenance of plant</li> <li>Maintenance of water tanks</li> </ul>	<p><b>Fire Tank Room:</b></p> <ul style="list-style-type: none"> <li>Two (2) water tanks provided with fixed rung ladders (Photo 8)</li> <li>Limited head clearance observed above tanks</li> <li>A fall in this area would result in a fall to the plant room floor</li> </ul> <p><b>Water Treatment Room:</b></p> <ul style="list-style-type: none"> <li>One (1) water treatment tank</li> <li>External and internal tank access was provided via a fixed step ladder (Photo 9)</li> <li>A fall in this area would result in a fall to the plant room floor</li> </ul> <p><b>Potable Water Room:</b></p> <ul style="list-style-type: none"> <li>Two (2) potable water tanks provided with fixed rung ladders</li> <li>Limited head clearance observed above tanks</li> <li>A fall in this area would result in a fall to the plant room floor</li> </ul>	<p>Three points of contact - Y</p> <p>Work within 2 m of unprotected Edge - N</p> <p>Occupancy below - Rare</p> <p>Carry Equipment - Y</p> <p>Trip Hazards - N</p> <p>Pitch - Flat</p> <p>Operator facing edge - N</p> <p>Frequency of access - Low</p>	<p>Height of Fall - 1m to 6m</p> <p>Landing - Flat hard stand</p>	<ul style="list-style-type: none"> <li>Access restricted to competent contractors only</li> </ul>	None	Rare	Insignificant	Low	None	<p>Photo 8: Fixed rung ladder provided to Fire Water Tanks</p> <p>Photo 9: Step ladder provided within the water treatment tank.</p>	
6	Level 2 - External static lines Level 23 and Level 7 - Monorails	<ul style="list-style-type: none"> <li>Window cleaning</li> <li>Façade maintenance</li> </ul>	<ul style="list-style-type: none"> <li>A monorail system is provided on Level 7 and Level 23 for access to the recessed areas that are inaccessible to the BMU and davit system</li> <li>The monorails are accessed via hatches on their respective levels (Photo 10)</li> <li>Two (2) static lines are provided to the southern balcony on level 2 to access for maintenance works (Photo 11)</li> <li>Access to the static lines is provided on Level 2 adjacent the Fire Tank Room</li> <li>A fall in this area would result in a fall to ground</li> </ul>	<p>Three points of contact - N</p> <p>Work within 2 m of unprotected Edge - Y</p> <p>Occupancy below - Transient</p> <p>Carry Equipment - Y</p> <p>Trip Hazards - N</p> <p>Pitch - Flat</p> <p>Operator facing edge - Y</p> <p>Frequency of access - Low</p>	<p>Height of Fall &gt; 6m</p> <p>Landing - Flat hard stand</p>	<ul style="list-style-type: none"> <li>Access restricted to competent contractors only</li> <li>Fall arrest systems provided</li> <li>Annual testing and maintenance of fall arrest systems</li> </ul>	None	Rare	Insignificant	Low	None	<p>Photo 10: Access to Level 7 monorail system</p> <p>Photo 11: Static lines provided to Level 2 south balcony</p>	

# WAH Risk Assessment

Area	Location	Activity	Observations / Findings	Factors - Likelihood of Fall	Factors - Consequence	Current Risk Controls	Deficiencies Identified	Likelihood	Consequence	Residual Risk	Additional Risk Controls	Photographs	Photographs
7	Internal and External Areas	<ul style="list-style-type: none"> <li>Maintenance of fixtures and fittings</li> <li>Window cleaning</li> </ul>	<ul style="list-style-type: none"> <li>Maintenance of fixtures and fittings via portable ladders and elevated work platforms</li> <li>External window cleaning via pole washers from ground level and elevated work platforms</li> <li>Contractors to supply own portable ladders</li> </ul>	Three points of contact - Y Work within 2 m of unprotected Edge - N Occupancy below - Transient Carry Equipment - Y Trip Hazards - N Pitch - Flat Operator facing edge - Y Frequency of access - Low	Height of Fall - 1m to 6m Landing - Flat hard stand	<ul style="list-style-type: none"> <li>Competent contractors only using platform ladder and elevated work platforms</li> <li>Contractors required to submit SWMS detailing risk controls prior to commencing works</li> </ul>	None	Rare	Insignificant	Low	None	NA	NA

## Appendix B: Risk Assessment Criteria

## Risk Matrix

Risk is the combination of the probability (likelihood) of a specific unwanted event and the potential consequences if it should occur.

**Likelihood:** 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
Unlikely	The event could occur at some circumstances
Possible	The event should occur sometime
Likely	The event will probably occur
Almost Certain	The event is expected to occur in normal circumstances

**Consequence:** Consequence refers to the severity of an outcome of an event or situation as detailed in **Table 2** below.

Table 2: Risk Consequence Rating	
Consequence	Potential Consequence
Insignificant	No injuries, low financial loss
Minor	First aid treatment, medium financial loss
Moderate	Individual injury and/or significant damage to asset, high financial loss
Major	Single death and/or extensive injuries, major financial loss
Catastrophic	Multiple deaths, huge financial loss

## Determination of Risk

The risk level is determined by combining the likelihood and consequences presented in the above two tables. The risk level is categorised in the following manner:

Table 3: Risk Level Matrix					
Consequence	Likelihood				
	1 - Rare	2 - Unlikely	3 - Possible	4 - Likely	5 - Almost Certain
5 - Catastrophic	Medium	Medium	High	High	High
4 - Major	Low	Medium	Medium	High	High
3 - Moderate	Low	Low	Medium	Medium	High
2 - Minor	Low	Low	Low	Medium	Medium
1 - Insignificant	Low	Low	Low	Low	Medium