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Preliminary Contamination and Geotechnical Investigation Columbia Precinct, Homebush, NSW

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c/o P.D. Mayoh Pty Ltd

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CONTENTS

EXECUTIVE SUMMARY	1
1 INTRODUCTION	3
1.1 Background	3
1.2 Objectives of the Investigation	3
1.3 Scope of Work	3
1.4 Report Structure	4
2 SITE CHARACTERISTICS	5
2.1 Site Description	5
2.2 Field Observations	5
2.3 Current and Proposed Site Activities	6
2.4 Surrounding Land Uses	6
2.5 Environmental Setting	7
3 DESKTOP INVESTIGATIONS	9
3.1 Site History	9
3.2 Review of Previous Reports	9
3.3 Review of Title Deeds SEARCH	10
3.4 Review of WorkCover Records	11
3.5 Review of Aerial Photographs	12
3.6 Government Database Searches	13
3.7 Sensitive Environments and Potential Receptors	13
3.8 Potential Contamination Sources	13
4 PRELIMINARY SOIL INVESTIGATION	14
4.1 Soil Sampling methodology	14
4.2 Surface Soil Observations	14
4.3 Field Observations on Soil Profile	14
4.4 Soil Assessment Criteria	15
4.5 Soil Analytical Results	15
4.6 Data Quality Assessment	16
5 PRELIMINARY GROUNDWATER INVESTIGATION	17
5.1 Groundwater Well Installation Methodology	17
5.2 Groundwater Observations	17
5.3 Groundwater Sampling	17
5.4 Groundwater Assessment Criteria	18
5.5 Groundwater Results	19

5.6	Data Quality Assessment	20
6	GEOTECHNICAL INVESTIGATION	21
6.1	Geotechnical Sampling	21
6.2	Geotechnical Analytical Results	21
7	CONCLUSIONS AND RECOMMENDATIONS	22
7.1	Conclusions	22
7.2	Recommendations	22
8	REPORT LIMITATIONS	24

Appendices

A	Figures
B	Borehole Logs
C	Geotechnical Report
D	Site Photographs
E	Title Deeds
F	WorkCover Search Results
G	Aerial Photographs
H	Summary Analytical Results
I	Chain of Custody and Laboratory Analysis Certificates
J	QAQC Report
K	Field Sheets

EXECUTIVE SUMMARY

WSP Environmental Pty Ltd, trading as WSP Environment and Energy (WSP) were commissioned by Mayoh Architects on behalf of David Lhuede Pty Ltd, Kennard's Self Storage Pty Ltd and Four All Clothing (Hai Phong Properties Pty Ltd) to prepare a Preliminary Contamination and Geotechnical Investigation for the Columbia Precinct project, located at 2-20 Parramatta Road and 11-13 Columbia Lane, Homebush, NSW (the site).

The objective of the Preliminary Investigation was to satisfy part of the Director-General's Requirements for an Environmental Assessment for the project. In particular, the investigation was required to assess the suitability of the site for a proposed mixed use redevelopment by considering potential acid sulphate soils, soil and groundwater contamination and geotechnical properties of the site.

The following works were undertaken:

- Desktop review and site inspection to assess the environmental setting of the site;
- Limited soil, groundwater and geotechnical assessment involving the drilling of ten (10) borehole locations and converting three of the soil borings into groundwater monitoring wells;
- Analysis of one soil sample from each borehole location and from each groundwater monitoring well for identified contaminants of concern; and
- Geotechnical investigation at each borehole including resistance testing and analysis of undrained shear strength, phi, cohesion and shrink/swell (ISS) parameters.

The key findings of the investigation were:

- Potential contamination sources were identified at the site including current and former USTs, asbestos containing materials in site structures and site soils, an electrical substation and fill material up to 4.5mbgl.
- The fill material is variably compacted and in its current state under load, it is expected to settle differentially and excessively.
- There is a variation in the depth to bedrock (3.1 to 7.6mbgl) across the site.
- No known occurrences of acid sulphate soils were identified within the site area.
- Groundwater is located at a depth of approximately 3.0 – 4.0 mbgl and flows north-west. There is no registered beneficial use of groundwater within a 1km radius of the site.
- VOC compounds were detected at groundwater monitoring well MW3. MW3 represents upgradient groundwater quality at the site and downgradient wells did not report any concentrations of these VOCs.

On the basis of the investigation findings, WSP recommend the following works:

- Development of a Remedial Action Plan (RAP) to document methodologies for the handling of fill material and an 'unexpected finds protocol' to manage unexpected contamination encountered during site redevelopment.
- A hazardous building materials assessment, to assist with the development of site specific hazard controls for the demolition works.
- The location of potential underground storage tanks to facilitate decommissioning, removal and validation of UST locations as part of the proposed redevelopment works.
- Soil validation sampling and analysis following removal / replacement works at the substation location.
- An additional round of groundwater sampling to further assess the extent of VOC contamination identified in groundwater at the site.
- Recomposition and certification of fill materials (or pier suspension) during construction works, to support structural slabs or footings.
- Assessment and management of groundwater for basement design and construction.

Based on the information obtained and reviewed as part of this Preliminary Contamination and Geotechnical Investigation, it is the opinion of WSP that the contamination and geotechnical condition of the site represents a low risk to the proposed residential and commercial redevelopment. WSP consider that the site is suitable for the proposed mixed-use development subject to the results of further investigations and implementation of all recommendations outlined in this report.

1 INTRODUCTION

1.1 BACKGROUND

WSP Environmental Pty Ltd, trading as WSP Environment and Energy (WSP) were commissioned by Mayoh Architects, on behalf of David Lhuede Pty Ltd, Kennard's Self Storage Pty Ltd and Four All Clothing (Hai Phong Properties Pty Ltd), to prepare a Preliminary Contamination and Geotechnical Investigation for the proposed Columbia Precinct, Homebush, NSW (the site).

The investigation was conducted to facilitate planning associated with a proposed mixed residential / commercial redevelopment at the site. In particular, the investigation was required to satisfy the Director-General's Requirements (11 November 2010) for an Environmental Assessment for the project (Key Issues Ref 13 – Groundwater, Ref 16 – Contamination/Acid Sulphate Soil Plans and Documents, Ref 6 – Geotechnical Report).

It is understood that this Preliminary Contamination and Geotechnical Investigation will be incorporated into the project Environmental Assessment which will be lodged with the Department of Planning in March, 2011.

1.2 OBJECTIVES OF THE INVESTIGATION

The objectives of the investigation were to:

- Thoroughly document the site history;
- Assess current potential onsite and offsite sources of contamination including the potential for acid sulphate soils;
- Assess the potential for contamination from past onsite land uses;
- Assess the land contamination status (soil and groundwater) of the site by conducting limited intrusive investigations and providing a conclusion on the suitability of the site for the proposed use;
- Identify geotechnical constraints associated with the site by undertaking preliminary investigations and outline whether intrusive works are required to assist in design solutions to enable the proposed redevelopment;
- Assess groundwater resources and the potential impacts associated with the proposed development.

1.3 SCOPE OF WORK

In accordance with WSP's Proposal (3 December 2010) and to meet the project objectives, including the requirements of NSW EPA Guidelines and State Environment Planning Policy (SEPP) No.55, WSP conducted the following scope of work:

- Task 1 – Stage 1 Desktop Review and Site Inspection
 - Review of Land Titles, WorkCover searches for UST installations, Contaminated Sites Registers, acid sulphate soil maps, Council DA/BA files and historical aerial photos.
 - Site walkover and interviews with key personnel to obtain information on chemical storage, potential for underground storage tanks (USTs), waste generation, storage and disposal activities.
- Task 2 – Stage 1 Limited Soil and Groundwater Quality Assessment
 - Drilling of ten (10) boreholes to a maximum depth of 10m below ground level (bgl) to obtain representative coverage across the entire site.
 - Conversion of three soil borings into groundwater monitoring wells.
 - Collection of soil samples from nominal depths of 0.5m bgl, 1.0m, 2.0m and each metre thereafter.
 - Analysis of select samples for asbestos, heavy metals (8), total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), phenolics and Volatile Organic Compounds (VOCs).
 - Collection and analysis of groundwater samples for heavy metals, TPH and VOCs.
 - Comparison of analytical results against NSW DECC (2000) endorsed criteria for residential and commercial landuse.
 - Preparation of a report consistent with NSW DECC (2000) reporting guidelines.

- Task 3 – Geotechnical Investigation
 - Resistance testing of the strata within each borehole with a 9kg Dynamic Cone Penetrometer.
 - For clay based strata, insitu testing to determine the undrained shear strength of the strata.
 - Laboratory testing for phi and cohesion from depths of 2m and 5m at two borehole locations.
 - Laboratory testing of four tube samples for the shrink/swell (ISS) parameter.
 - Preparation of a geotechnical report which includes design parameters and identification of geotechnical issues which may need to be considered for the project.

1.4 REPORT STRUCTURE

The remainder of the report is organised as follows:

- Section 2 – provides a description of the site, current and proposed site activities, current surrounding land uses, topography, soil characteristics, geology, hydrogeology and hydrology of the site.
- Section 3 – provides a history of the site, review of previous reports, title deeds, aerial photographs, Council records and government databases. Identifies sensitive environments and potential receptors associated with the site;
- Section 4 – contains surface soil observations, soil sampling techniques, assessment criteria and results;
- Section 5 – contains groundwater observations, groundwater sampling techniques, assessment criteria and results;
- Section 6 – outlines the findings of the geotechnical investigative works;
- Section 7 – provides conclusions and recommendations;
- Section 8 – outlines the report limitations.

The appendices that accompany this report comprise:

- A Figures
- B Borehole logs
- C Geotechnical report
- D Site photographs from WSP's site inspection
- E Title Deeds
- F WorkCover search results
- G Historical aerial photographs
- H Table summaries of analytical results with comparison to adopted Guidelines
- I Chain of Custody documentation and original laboratory analysis certificates
- J Quality Assurance / Quality Control report for the investigation
- K Field sheets for groundwater sampling event

2 SITE CHARACTERISTICS

2.1 SITE DESCRIPTION

The site is located at 2-20 Parramatta Road and 11-13 Columbia Lane, Homebush, NSW (refer to Figures 1 and 2, Appendix A). The site is commonly referred to as the Columbia Precinct and covers an area of approximately 30,000m². The site is largely developed and sealed with concrete hardstand, asphalt and various industrial and commercial premises, as described in Table 2.1. The buildings are primarily older warehouse-style structures of one to three storeys, dominated by the Kennard's Self Storage building in the north-eastern corner of the site.

An open, concrete lined stormwater channel runs along the southern boundary of the site and south-north through the centre of the site, before crossing under Parramatta Road.

Table 2.1 Site Description

Parameter	Site Details	
Street Address	2-20 Parramatta Road and 11-13 Columbia Lane, Homebush, NSW	
Lot / DP	Lot 9 DP 68910; Lot 8 DP 60261; Lot 1 DP 523775; Lot 2 DP 635483; Lot 1 DP 437118; Lot 1 DP 124584; Lots A & B DP 171468; Lot 5 DP 261926; Lot 4 DP 261926 and Lot 1 DP 814227 (refer to Figure 3, Appendix A)	
Local Government Area	Strathfield Municipal Council	
Zoning	Mixed Use 10, Open Space 6(d), Proposed Open Space and Special Uses 5(b) Drainage under Strathfield Council Draft LEP Zoning Map 2003	
Current Landuse	2-10 Parramatta Road 12 Parramatta Road 14 Parramatta Road 16 Parramatta Road 18 Parramatta Road 20 Parramatta Road 11-13 Columbia Lane	Kennards, self-storage facility Westpac, historical services Deans Auctions, furniture sale and storage Martial arts studio Southern Cross Mowers, commercial mower business Auto-mechanic Auto-electrician Car yard Car yard Ausrestore, commercial 'emergency response' business
Site Area	30,000m ² (approximately)	
Geographical Coordinates (MGA 56)	Easting: 323241.46 Northing: 6251056.96 (Approximate centre of site)	

2.2 FIELD OBSERVATIONS

During site inspections undertaken on 18 January 2011 and 4 February 2011, WSP made the following site observations:

- An exposed embankment near the eastern boundary of 2-10 Parramatta Road. The embankment comprised clayey fill, including bricks and tile fragments.
- Potential asbestos containing material in the external, eastern wall of the secondary building at 2-10 Parramatta Road. The wall had some damage (holes) but could not be inspected due to the presence of the steep embankment.

- An Energy Australia substation in the northeast corner of the building located at 6-8 Parramatta Road. Access is from Columbia Lane.
- During an on-site interview, WSP was informed by the tenant of 6-8 Parramatta Road that the roof may be constructed of asbestos containing materials.
- The storage and use of lubricants, degreasers, car batteries and coolants in the auto-mechanic and auto-electric workshop area within the building at the rear of 18 Parramatta Road. The products were generally neatly stacked on shelves. Minor staining was observed on the concrete floor. A 1m³ waste oil storage tank was located in the auto-mechanic workshop.
- A disused oil/water separator was located at the rear of 18 Parramatta Road, near the entrance to Southern Cross Mowers.
- During an on-site interview, property owner Mr David Lhuede advised that there was an Underground Storage Tank (UST) located at 18 Parramatta Road. Mr Lhuede advised that the UST had not been used for a number of years. The UST location, including dip / fill points, was observed by WSP personnel. Mr Lhuede advised that he was not aware of any historical USTs at 20 Parramatta Road.
- Minor chemical storage in a small workshop at the rear of 20 Parramatta Road was observed. Stored chemicals included degreasers, cleaners and paints. The majority of products were stored in 25L plastic containers. The products were stored on workbenches and the asphalt ground surface. No evidence of spillage was observed.
- Various chemical storage at 11-13 Columbia Lane, including window cleaners, detergents, floor treatments, methylated spirits, degreasers and paint strippers were observed. The chemicals were neatly stored and stacked on shelves and no evidence of spillage was observed.
- LPG tank storage at 11-13 Columbia Lane. The tanks were stored in a caged compound.
- A 'Dry Cleaning Office' sign at 11-13 Columbia Lane. The tenant advised that this building was for the storage of dry cleaned garments only and that no dry cleaning activities were undertaken on site.
- General rubbish storage (skip bins / Sulo bins, brick, plastic, timber and wood fragments) at most sites.

Selected photographs from WSP's site inspection are included in Appendix D.

2.3 CURRENT AND PROPOSED SITE ACTIVITIES

The current landuse of the site comprises various industrial and commercial premises including car yards, mechanical repairs and a storage warehouse.

The proposed use comprises mixed commercial, retail, food and entertainment services with multi-storey residential premises, recreational areas and open landscaping (refer to Figure 4, Appendix A).

2.4 SURROUNDING LAND USES

The site is surrounded by the following land uses:

North: Parramatta Road beyond which is a carwash and parking lot. George Street and Railway Street intersect Parramatta Road along the northern boundary;

East: Rail corridor beyond which are high-density residential properties. The South-eastern boundary borders commercial/industrial premises;

South: Open and lined stormwater channel and electricity sub-station;

West: Open and lined stormwater channel along the south-western boundary. Residential/commercial high-rise properties along the western boundary (these are accessed via Station Street beyond which are further residential properties).

2.5 ENVIRONMENTAL SETTING

2.5.1 Topography

The 1:25,000 Topographic and Orthophoto Map, Parramatta River 9130-3N, shows that the site is elevated approximately 5m to 10m above the Australian Height Datum (AHD). The site inspection by WSP personnel observed that the site was mostly sealed (asphalt and concrete), with some vegetation adjacent to the western boundary of the stormwater channel. A general, gradual slope was noted to the west / southwest.

2.5.2 Soils

According to the 1:100,000 Department of Infrastructure, Planning and Natural Resources, Soil Landscape Sheet 9130 Sydney Third Edition, the site is situated in the Blacktown landscape. This is characterised by gently undulating rises on Wianamatta Group shale and Hawkesbury shale. Local relief is to 30m with slopes usually less than 5%. The landscape is also characterised by broad rounded crests and ridges with gently inclined slopes. The shallow to moderately deep (<100cm) soils are generally red and brown podzolic soils on crests, upper slopes and well drained areas. Deep soils (150-300cm) are generally yellow podzolic soils and soloths on lower slopes and in areas of poor drainage. Limitations of the landscape include moderately reactive highly plastic subsoils, low soil fertility and poor soil drainage.

2.5.3 Acid Sulphate Soils

The 1:25,000 Acid Sulphate Risk Map for Prospect/Parramatta River, Edition Two 1997, developed by the Department of Land and Water Conservation, indicates that there are no known occurrences of acid sulphate soils in the site area. Land redevelopment activities are therefore not likely to be affected by acid sulphate soil materials.

2.5.4 Geology

According to the Sydney 1:100,000 Geological Series Sheet 9130 Edition 1 (1983), the site is situated on Ashfield Shale of the Wianamatta Group. Ashfield Shale is characterised by black to dark-grey shale and laminate.

2.5.5 Hydrogeology and Hydrology

A groundwater bore search of NRAtlas (January 2011) identified eight registered boreholes within a 1.5km radius of the site (refer to Table 2.2). The nearest borehole is located approximately 750 metres northeast of the site. Six (6) of the bores are registered for monitoring purposes with the registered purpose of the remaining two bores being domestic and dewatering respectively. The groundwater bore registered for domestic purposes is located 1km to the north-east of the site. It is not expected that this bore will be influenced by groundwater from the site as the inferred direction of groundwater flow is to the north-west.

For registered bore locations refer to Figure 5, Appendix A.

Site surface water and runoff from adjacent properties is expected to discharge to the open stormwater channel which runs along the south-western boundary of the site and north-south through the centre of the site (between 18 and 20 Parramatta Road). The stormwater flows north-west and passes through Bicentennial Park before discharging into the Parramatta River approximately 2.5km north of the site.

Table 2.2 Details of Groundwater Bores within 1.5 km radius of Site (NSW NRAtlas, January 2011)

Bore ID	Bore Purpose	Drilled depth (mbgl)	Depth to groundwater (mbgl)	Direction from site	Approximate Distance from site (m)
GW102560	Monitoring	4.00	1.83	Northwest	1000
GW102670	Monitoring	2.00	-	Northwest	750
GW15170	Monitoring	8.20	1.55	East	800
GW15171	Monitoring	8.20	1.55	East	800
GW15172	Monitoring	8.20	1.54	East	800
GW15173	Monitoring	8.20	1.61	East	800
GW305646	Domestic	6.00	-	Northeast	1000
GW102215	Dewatering (Groundwater)	15.00	-	Northeast	1200

3 DESKTOP INVESTIGATIONS

3.1 SITE HISTORY

The history of the site and surrounding area was obtained from a review of previous environmental reports, land title deeds search, WorkCover NSW Dangerous Goods records and aerial photographs. Copies of the title deeds search, WorkCover records and aerial photographs are included in Appendix E, Appendix F and Appendix G respectively.

3.2 REVIEW OF PREVIOUS REPORTS

3.2.1 *Columbia Precinct, 2-20 Parramatta Road and 11-13 Columbia Lane Homebush - Part 3A Major Project Application For Mixed Use Development: Preliminary Environmental Assessment*, Colston Budd Hunt And Kafes Pty Ltd With Mayoh Architects, July 2010

This report outlined the basic elements of the proposed development and assessed whether the project constitutes a 'Major Project' for assessment under Part 3A of the *Environmental Planning and Assessment Act*.

The report concluded that the proposed development is:

- consistent with the statutory provisions of the deemed instrument, the Strathfield Planning Scheme;
- consistent with the planning objectives and directions of the Metropolitan Strategy (2005) and the Inner West Sub-Regional Strategy (2008), and with the Objects of the Act;
- will have negligible adverse impacts and strong environmental performance;
- will have substantial planning benefits;
- will involve development works of a value of some \$300 million which qualifies as a Major Project under the SEPP.

3.2.2 *Environmental Site Assessment – 6-18 Parramatta Road, Homebush NSW*, Environmental Investigations, 2 November 2007

Environmental Investigations Australia conducted an Environmental Site Assessment on 6-18 Parramatta Road (part of the site subject to WSP's assessment). The report was prepared to assess the degree of site contamination (if any) and included a desktop review and a sub-surface investigation. The sub-surface investigation comprised the drilling of twenty-one (21) boreholes and laboratory testing of selected soil samples for relevant analytical parameters.

The report concluded that;

- The site was free of statutory notices used by the NSW DECC;
- The site currently had one UST onsite with a possibility that further USTs remain at 6 Parramatta Road;
- Fibre Cement Sheeting (FCS), likely containing asbestos, was identified within the site building structures;
- Highly heterogeneous fill material was located at the site;
- Elevated concentrations of Copper were identified in two shallow (0.7m) samples within the vicinity of the UST and elevated concentrations of Lead were identified in two soil samples (<0.5m), in the north-west and north-east portions of the investigation area;
- All detectable levels of TPH and BTEX compounds were found to fall within the adopted thresholds;
- Trace or non-detectable concentrations of PAHs were identified in the tested samples;

- All samples tested for OCPs, PCBs, OPPs and VOCs showed concentrations to be within the adopted thresholds; and
- Apart from Asbestos Containing Material (ACM, Chrysotile Asbestos) identified in one soil sample, no detectable concentration of Asbestos or traces of respirable fibres were identified.

It was concluded that the site soils at **6-18 Parramatta Road** present a low risk to human health, the environment or the aesthetic enjoyment of the land, and may be suitable for the proposed development after carrying out the following recommendations;

- Preparation of a Remediation Action Plan (RAP) and notification to Council in accordance with the local government guidelines; and
- Excavation and removal of any asbestos contaminated soils from the location of BH3 in accordance with WorkCover Authority guidelines.

3.3 REVIEW OF TITLE DEEDS SEARCH

The site comprises eleven (11) parcels of land, identified as Lot 9 DP 68910; Lot 8 DP 60261; Lot 1 DP 523775; Lot 1 DP 437118; Lot 2 DP 635483; Lot 1 DP 8142277; Lot 5 DP 261926; Lot 1 DP 124584; Lots A & B DP 171458 and Lot 4 DP 261926 (refer to Figure 3, Appendix A).

The review of Title Deed records indicates that the current registered proprietors for the site are David Lhuede Pty Limited, Kennard's Self Storage Pty Limited and Four All Clothing (Hai Phong Property Pty Limited). A summary of the title deeds is listed below. For a detailed record of previous ownership refer to the title searches provided in Appendix E.

Table 3.1 Summary of Title Deeds

Year	Proprietor	Likely Landuse
Lot 9 DP 68910 (18 Parramatta Road)		
1994-Current	David Lhuede Pty Ltd/ Southerm Cross Mowers Pty Ltd	Car yard / Commercial mower business
1987-1994	EMI Properties Pty Ltd	Music production and recording
1963-1987	Hayes Properties Pty Ltd	Real estate
1959-1963	Swallow's Biscuits Pty Ltd	Biscuit manufacturer
1954-1959	Wormald Brother Industries Ltd	Fire and security equipment
1950-1954	A.B. Carr Pty Ltd	-
1914-1950	Number of private proprietors	Residential
Lot 2 DP 635483 (18 Parramatta Road)		
1994-Current	David Lhuede Pty Ltd/ Southerm Cross Mowers Pty Ltd	Car yard / Commercial mower business
1982-1994	EMI Properties Pty Ltd	Music production and recording
1953-1982	Hayes Properties Pty Ltd	Real estate
Lot 8 DP 60216 (16 Parramatta Road)		
1994-Current	David Lhuede Pty Ltd/ Southerm Cross Mowers Pty Ltd	Commercial mower business
1989-1994	EMI Properties Pty Ltd	Music production and recording
1965-1989	Hayes Properties Pty Ltd	Real estate
1965-1965	Centaur Constructions Pty Ltd	Mining equipment
1897-1965	Number of private proprietors	Residential

Lot 1 DP 523775 (14 Parramatta Road)		
1994-Current	David Lhuede Pty Ltd/ Southern Cross Mowers Pty Ltd	Commercial mower business
1987-1994	EMI Properties Pty Ltd	Music production and recording
1966-1987	Hayes Properties Pty Ltd	Real estate
1903-1966	Number of private proprietors	Residential
Lot 1 DP 437118 (12 Parramatta Road)		
1994-Current	David Lhuede Pty Ltd/ Southern Cross Mowers Pty Ltd	Commercial mower business
1985-1994	EMI Properties Pty Ltd	Music production and recording
1985-1985	The Metropolitan Water Sewerage and Drainage Board	Management of Sydney Water
1962-1985	Hayes Properties Pty Ltd	Real estate
Lot 1 DP 124584 and Lots A & B DP171468 (2-10 Parramatta Road)		
1994-Current	Kennards Self Storage Pty Ltd	Commercial storage warehouse
1982-1994	EMI Properties Pty Ltd	Music production and recording
1951-1982	Hayes Properties Pty Ltd	Real estate
1926-1951	Columbia Graphophone (Australia) Ltd	Music production and recording
1918-1926	Gold's Hosiery Mills Ltd	-
Lot 5 DP 261926 (11-13 Columbia Lane)		
1998-Current	Hai Phong Property Pty Limited	Clothing wholesale / emergency response business
1988-1998	Vercast Pty Ltd	-
1966-1969	Mauri Brothers & Thomson (Aust) Pty Ltd	Mechanical seal manufacturer
1965-1966	Richmond Products Pty Ltd	-
1948-1965	Barretts Food Company Pty Ltd	Frozen food wholesale
1936-1948	Independent Manufacturing Pty Ltd	-
1891-1936	Number of private proprietors	Residential
Lot 4 DP 261926 (11-13 Columbia Lane)		
1994-Current	David Lhuede Pty Ltd/ Southern Cross Mowers Pty Ltd	Commercial mower business
1985-1994	EMI Properties Pty Ltd	Music production and recording
1952-1985	Hayes Properties Pty Ltd	Real estate
1948-1952	Barretts Food Company Pty Ltd	Frozen food wholesale
1936-1948	Independent Manufacturing Pty Ltd	-
1891-1936	Number of private proprietors	Residential
Lot 1 DP (20 Parramatta Road)		
1995- Current	David Lhuede Pty Limited	Car yard
1984-1995	State Railway Authority of New South Wales	Operation and maintenance of StateRail
1943-1984	The Commissioner for Railways	Operation and maintenance of StateRail

3.4 REVIEW OF WORKCOVER RECORDS

WorkCover historical records note that up to seven (7) USTs have been registered at the site over the period 1927 to 1992 as detailed in Table 3.2: