



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Greenwich Hospital
97 – 115 River Road, Greenwich

Prepared for
HammondCare

Project 86495.00
August 2018

Integrated Practical Solutions



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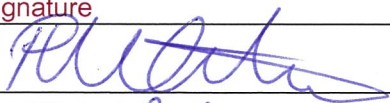

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

	Signature	Date
Author		22 August 2018
Reviewer		22 August 2018



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Report on Preliminary Site Investigation (Contamination)

Greenwich Hospital

97 – 115 River Road, Greenwich

1. Introduction

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the Greenwich Hospital site at 97 – 115 River Road, Greenwich. The work was commissioned by HammondCare, owners and operators of the site.

It is understood that a redevelopment Masterplan is being prepared and that the Preliminary Site Investigation will be used to inform the planning and approval process.

The Preliminary Site Investigation was undertaken to:

- assess the previous land uses to determine the potential for soil and groundwater contamination on the site;
- provide a preliminary assessment of the suitability of the site for its continued/future use as a hospital; and
- provide recommendations for additional investigation, if required.

The Preliminary Site Investigation has been prepared to address the requirements of *State Environmental Planning Policy No 55 – Remediation of Land*. The overall approach for the Preliminary Site Investigation included a review of available historical information and an inspection of the site by an engineer. Details of the investigation are given in this report, as well as comments on the issues outlined above.

2. Site Description

The development site is near-rectangular with average dimensions of approximately 260 m by 130 m and an area of approximately 33,900 m². It is bounded by River Road to the north, St Vincent's Road to the east, residential dwellings to the south and west, and Gore Creek Reserve to the south-west. The site is located at the southern end of a topographic spur that drops steeply to the east, south and west. A significant batter slope exists along the western boundary.

At the time of the assessment the site was a working hospital. The main hospital buildings are located in the western portion of the site and include wards, theatres, two gas-fired boiler units, two emergency generators, clinical and general waste facilities, oxygen storage and maintenance equipment. Pallister House is located in the central-southern area and primarily includes administration facilities. A building to the east of the main hospital building also contains non-clinical facilities. The remainder of the site is occupied by access roads and parking areas, with large trees generally around the site boundaries as well as in the eastern portion of the site.

The site is legally described as Lot 3 and Lot 4 in DP 584287 and is shown in Drawing 1 in Appendix B.

3. Regional Geology and Hydrogeology

The Sydney 1:100 000 Geological Series Sheet indicates that the site is underlain by Hawkesbury Sandstone which comprises medium to coarse-grained quartz sandstone with minor shale and laminite lenses. An extract from the geological map is shown in Figure 1.

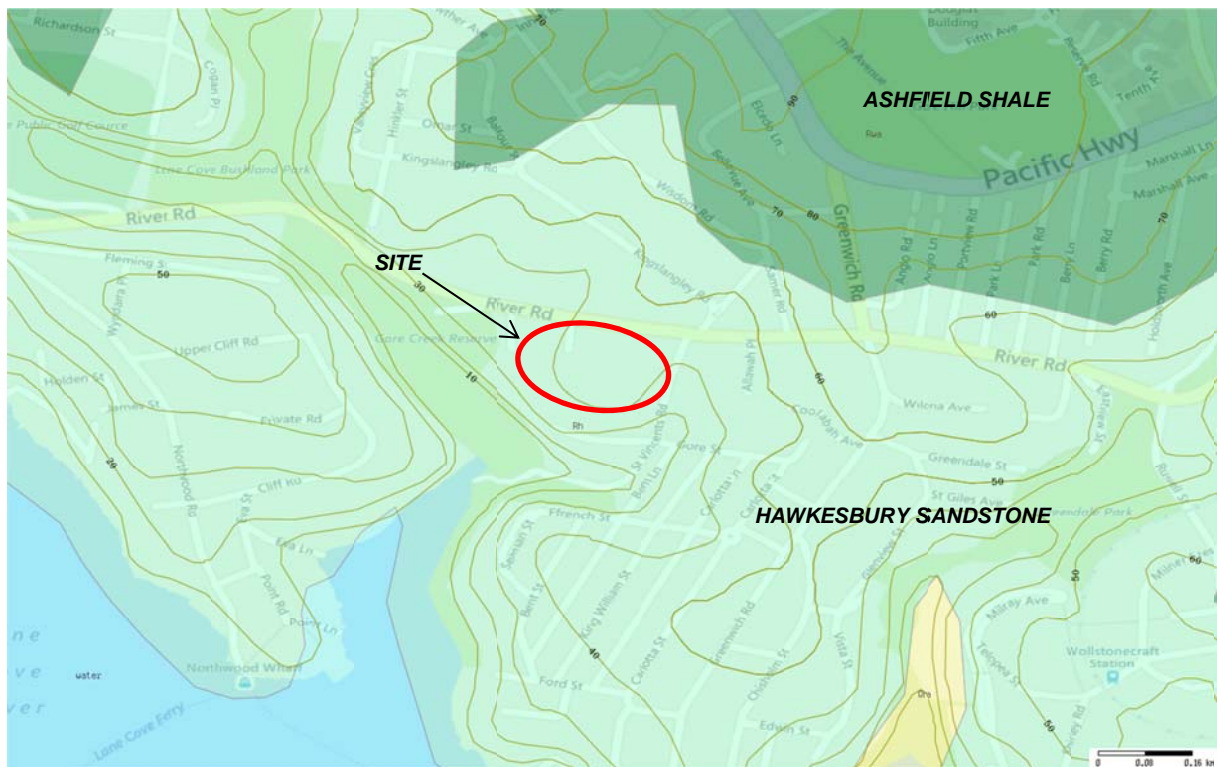


Figure 1: Extract from geological map

The topography of the site suggests that the groundwater table is likely to be at considerable depth. Seepage water would be expected to be perched within joints and partings in the rock mass and is likely to flow in a southerly direction towards Gore Creek and Lane Cove River.

4. Scope of Works

The scope of the Preliminary Site Investigation was as follows:

- Review various historical documents including aerial photographs, historical title deeds, the Section 10.7 planning certificates, SafeWork NSW licence information, the EPA Contaminated Land register and groundwater bore licences to determine the nature of previous activities that may have occurred on the site;

- Undertake a site inspection to determine any obvious contamination risks; and
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the potential for soil and groundwater contamination to be present, and provides recommendations for follow up action (if required).

5. Site History

5.1 Historical Land Uses

Historical land title information was obtained for both lots which make up the hospital site. Both lots were owned by Sidney North Innes from the 1920s to 1937. They were then acquired by The Lord Archbishop of Sydney, and were transferred to the Church of England Property Trust Diocese of Sydney in 1946. The trust appears to have owned the site until 1971 when it was taken over by Home of Peace Hospitals Limited until HammondCare took ownership in 2008.

It is understood that the Church of England operated Pallister House as a home for girls in the mid-20th Century, before the site became a treating hospital in the mid-1960s.

The historical title deed information is included in Appendix C.

5.2 Aerial Photographs

Aerial photographs from 1930, 1942, 1951, 1970, 1980 and 1994 were used to assess historical land-use patterns on the site. The 1930 photograph shows what is likely to be Pallister House in the central-southern portion of the site. The remainder of the site appears to be vacant, with areas of vegetation in between cleared zones. An access track can be seen off River Road.

The 1942 photograph shows similar conditions to 1930, except new structures appear to the north of Pallister House. The 1951 photograph shows a new building to the west of Pallister House as well as dwellings adjoining the southern boundary.

The 1970 photograph shows that the main east-west hospital building has been constructed to the north-west of Pallister House. The eastern portion of the site remains unchanged. The 1980 photograph shows the addition of several buildings adjoining the main building as well as parking areas and access roads in a similar configuration to that of today.

The 1994 photograph shows all buildings as they are today, apart from a new building that adjoins the north-western portion of the main building which is understood to have been construction in the 2000s.

The aerial photographs are attached in Appendix C.

5.3 Section 10.7 Planning Certificates

Section 10.7 Planning Certificates (formerly Section 149 certificates) issued under the *Environmental Planning & Assessment Act 1979* were obtained from Lane Cove Council. The certificates state that the land is not significantly contaminated, is not the subject of a management order, is not the subject of an approved voluntary management proposal, is not the subject of an ongoing maintenance order, and is not the subject of a site audit statement.

The planning certificates are included in Appendix C.

5.4 SafeWork NSW Licences

A request was made to SafeWork NSW for information relating to the storage of hazardous chemicals on the site. Documentation relating to an underground storage tank (UST) of approximately 5000 L capacity was provided. The information suggests that the UST was located to the west of the boilers and was used to store petrol. The UST appears to have been installed in 1968 and was still in use in the mid-1990s.

Discussions with site maintenance personnel indicate that the tank is no longer in use but it is not known whether it was removed, abandoned or is still in a serviceable condition. It is noted that a potential fill point was observed in the area of the former/existing UST which suggests that the tank may still be in place.

The licence information is included in Appendix C.

5.5 Contaminated Lands Register

The site is not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 21 August 2018. Further, the site is not on the 2 August 2018 version of the 'List of NSW Contaminated Sites Notified to EPA'.

5.6 Licenced Groundwater Bores

A search of licenced groundwater bores indicates that there are no licenced wells within or near the site. This indicates that the groundwater table is at significant depth and is not likely to be a beneficial resource for nearby sites.

6. Results of Inspection

A site inspection was undertaken by an engineer on 21 August 2018. The following comments are provided in relation to the inspection:

- Clinical work is undertaken in the main hospital building. The building located to the north-east of the main building and Pallister House are both used for non-clinical purposes;
- General waste is stored to the south of the main building in plastic bins for collection by a standard garbage truck;
- Clinical waste is stored in locked bins within a locked shed in the southern portion of the main building. These bins are collected by a specialised contractor for off-site disposal;
- Two emergency power generators are located on the site. One is located externally to the south-east of the main building and one is located within the southern wing of the main building. Diesel fuel is stored in a modern double-skinned tank for the external machine and within the base of the generator for the internal machine;
- Two gas-fired boilers are used to heat water and are located within the southern wing of the main building;
- The maintenance building is located to the south-west of the main building and stores a relatively small volume of fuel and chemicals for maintenance purposes;
- Clinical oxygen is stored in cylinders located at the south-western corner of the main building;
- A potential fill point is located to the south of the boiler building which indicates a UST may still be present in this area;
- No areas on the site are known by maintenance staff to contain buried waste, incinerator ash etc.; and
- The external areas of the site are in relatively good condition and are well-maintained.

There were no obvious signs of significant contamination observed at the time of the inspection. A potential source of contamination identified was the location of the former/current UST which is understood to be disused but it is not known whether it is still in place or if it has been removed.

Photographs taken during the inspection are provided in Appendix D and the locations are shown on Drawing 2 in Appendix B.

7. Preliminary Conceptual Site Model

The site history information indicates that the site has been used for hospital purposes since the mid-20th Century. Prior to this time it appears to have been used for grazing purposes and then as a residential home run by the Church of England. Its use as a hospital appears to have been the only potentially contaminating activity undertaken on the site.

Potentially contaminating activities that may have occurred on the site include:

- The placement of filling on the site;
- The use of hazardous building materials in previous/existing structures;
- Contaminants associated with building maintenance (e.g. pesticides);
- The UST and related infrastructure;
- Spillage of hospital wastes;
- The placement of waste and/or incinerator ash which was prevalent in urban areas throughout the early to mid-20th Century; and
- Naturally occurring elements in the soils and rock underlying the site (e.g. heavy metals).

The regional groundwater table is likely to be at significant depth. The use of groundwater within the development is considered unlikely. The quality of the groundwater from a land-use perspective will therefore only be of significance if volatile contaminants are present.

Soil vapour intrusion and/or ground gas will only need to be considered if significant concentrations of volatile organic compounds are encountered on the site.

The human receptors to soil contamination are likely to be the patients and visitors to the redeveloped site. Construction personnel, nearby workers/residents and the general public may also be receptors during the construction phase of the redevelopment project.

The ecological receptors are likely to be limited to the flora and fauna that grow/live on the site. The site is not known to be ecologically significant.

Exposure pathways are expected to be limited to dermal contact with soils on the site by humans, ingestion of soils and vegetation by fauna, and phytotoxic exposure to flora.

8. Conclusions and Recommendations

On the basis of the results of this Preliminary Site Investigation, the risk of significant contamination being present on the site is considered to be low. The possible presence of a UST should be investigated because a disused UST that has not been properly abandoned may present a future risk as it deteriorates. Further guidance on USTs is provided in *Guidelines for Implementing the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008*.

It is noted that a Detailed Site Investigation incorporating intrusive sampling should be undertaken to fully characterise the contamination status of the site, if such characterisation is required. However, on the basis of the investigation undertaken to date it is considered that the risk of significant contamination being present, that prevents the redevelopment of the site, is low. As such, this Preliminary Site Investigation should be sufficient for master planning purposes with more detailed investigations carried out for each of the future redevelopment stages.

A Hazardous Building Materials Assessment is suggested prior to any demolition works to identify hazardous materials (e.g. lead based paint, asbestos etc.) so that demolition works can be planned and executed appropriately. This assessment does not need to be undertaken until demolition works are proposed (i.e. during each future stage of the development).

Any materials required to be removed from the site will need to be classified in accordance with the current *Waste Classification Guidelines* (NSW EPA, 2014).

9. Limitations

Douglas Partners (DP) has prepared this report for this project at Greenwich Hospital, 97 – 115 River Road, Greenwich, in accordance with DP's proposal dated 4 July 2018 and acceptance received from HammondCare. This report is provided for the use of HammondCare for this project only and for the purposes as described in the report. It should not be relied upon for other projects or by a third party. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

All advice provided in this report is based on a desktop assessment. The advice may need to be updated following intrusive investigations.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. DP cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by DP. This is because this report has been written as advice and opinion rather than instructions for construction.

Douglas Partners Pty Ltd

Appendix A

About this Report

About this Report

Douglas Partners



Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;

- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at the time of construction as are indicated in the report; and
- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

Appendix B

Drawings





Appendix C

Site History Information



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Summary of Owners Report

LRS NSW (Formerly LPI)

Sydney

Address: - 95 to 115 River Road, Greenwich "Greenwich Hospital"

Description: - Lots 3 & 4 D.P. 584287

As regards the part tinted yellow on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
01.04.1920 (1920 to 1937)	Sidney North Innes (Grazier)	Vol 1008 Fol 199
11.11.1937 (1937 to 1946)	The Lord Archbishop of Sydney	Vol 1008 Fol 199 Now Vol 4972 Fol 78

As regards the part tinted pink on the attached cadastre

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
24.04.1924 (1924 to 1937)	Sidney North Innes (Grazier)	Vol 3582 Fol 206
11.11.1937 (1937 to 1946)	The Lord Archbishop of Sydney	Vol 3582 Fol 206 Now Vol 4972 Fol 78

Continued as regards the whole of the subject lands

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
19.06.1946 (1946 to 1953)	Church of England Property Trust Diocese of Sydney	Vol 4972 Fol 78
18.09.1953 (1953 to 1959)	Howard West Kelvington Mowl (Archbishop of Sydney) John Bidwell (Archdeacon) Robert John Hewett (Solicitor) Thomas Samuel Holt (Gentleman) Victor Charles Hughesdon (Clerk in Holy Orders) (? Trustees)	Vol 4972 Fol 78
23.02.1959 (1959 to 1962)	John Bidwell (Archdeacon) Robert John Hewett (Solicitor) Thomas Samuel Holt (Gentleman) Victor Charles Hughesdon (Clerk in Holy Orders) (? Trustees)	Vol 4972 Fol 78
23.05.1962 (1962 to 1966)	John Bidwell (Archdeacon) Robert John Hewett (Solicitor) Victor Charles Hughesdon (Clerk in Holy Orders) (? Trustees)	Vol 4972 Fol 78 Now Vol 9426 Fol's 145 & 146



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

Continued as regards the whole of the subject lands

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
28.09.1966 (1966 to 1967)	John Bidwell (Archdeacon) Victor Charles Hughesdon (Clerk in Holy Orders) Robert John Hewett (Solicitor) Harold Martin Cragg (Master Printer) James Rodwell Noble (Clerk in Holy Orders) (? Trustees)	Vol 9426 Fol's 145 & 146
13.09.1967 (1967 to 1967)	John Bidwell (Archdeacon) Victor Charles Hughesdon (Clerk in Holy Orders) Robert John Hewett (Solicitor) Harold Martin Cragg (Master Printer) (? Trustees)	Vol 9426 Fol's 145 & 146
27.10.1967 (1967 to 1971)	John Bidwell (Archdeacon) Victor Charles Hughesdon (Clerk in Holy Orders) Robert John Hewett (Solicitor) Harold Martin Cragg (Master Printer) Stuart Noel Abrahams (Clerk in Holy Orders) (? Trustees)	Vol 9426 Fol's 145 & 146
12.01.1971 (1971 to 1971)	John Bidwell (Archdeacon) Robert John Hewett (Solicitor) Harold Martin Cragg (Master Printer) Stuart Noel Abrahams (Clerk in Holy Orders) (? Trustees)	Vol 9426 Fol's 145 & 146

Search continued as regards Lot 3 D.P. 584287

<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.02.1971 (1971 to 1976)	Home of Peace Hospitals Limited (parts marked (A) on the attached cadastre) Church of England Deaconess Institution Sydney Limited (part marked (B) on the attached cadastre)	Vol 9426 Fol's 145 & 146 Now Vol 13036 Fol 79
14.09.1976 (1976 to 2008)	Home of Peace Hospitals Limited	Vol 13036 Fol 79 Now 3/584287
01.07.2008 (2008 to date)	# The Hammond Care Group Now # Hammond Care	3/584287

Denotes Current Registered Proprietor

Leases: -

- 03.04.1967 to Sydney County Council, of substation premises No. 2385, together with a Right of Way and Easement for Electricity purposes – now expired
- 23.09.1986 (W 407955) to Sydney County Council, of substation premises No. 2385, together with a Right of Way and Easement for Electricity purposes – expires 30.11.2006

Easements: -

- 15.07.1976 (D.P. 584287) Right of Way



ABN: 36 092 724 251
Ph: 02 9099 7400
(Ph: 0412 199 304)

Level 14, 135 King Street, Sydney
Sydney 2000
GPO Box 4103 Sydney NSW 2001
DX 967 Sydney

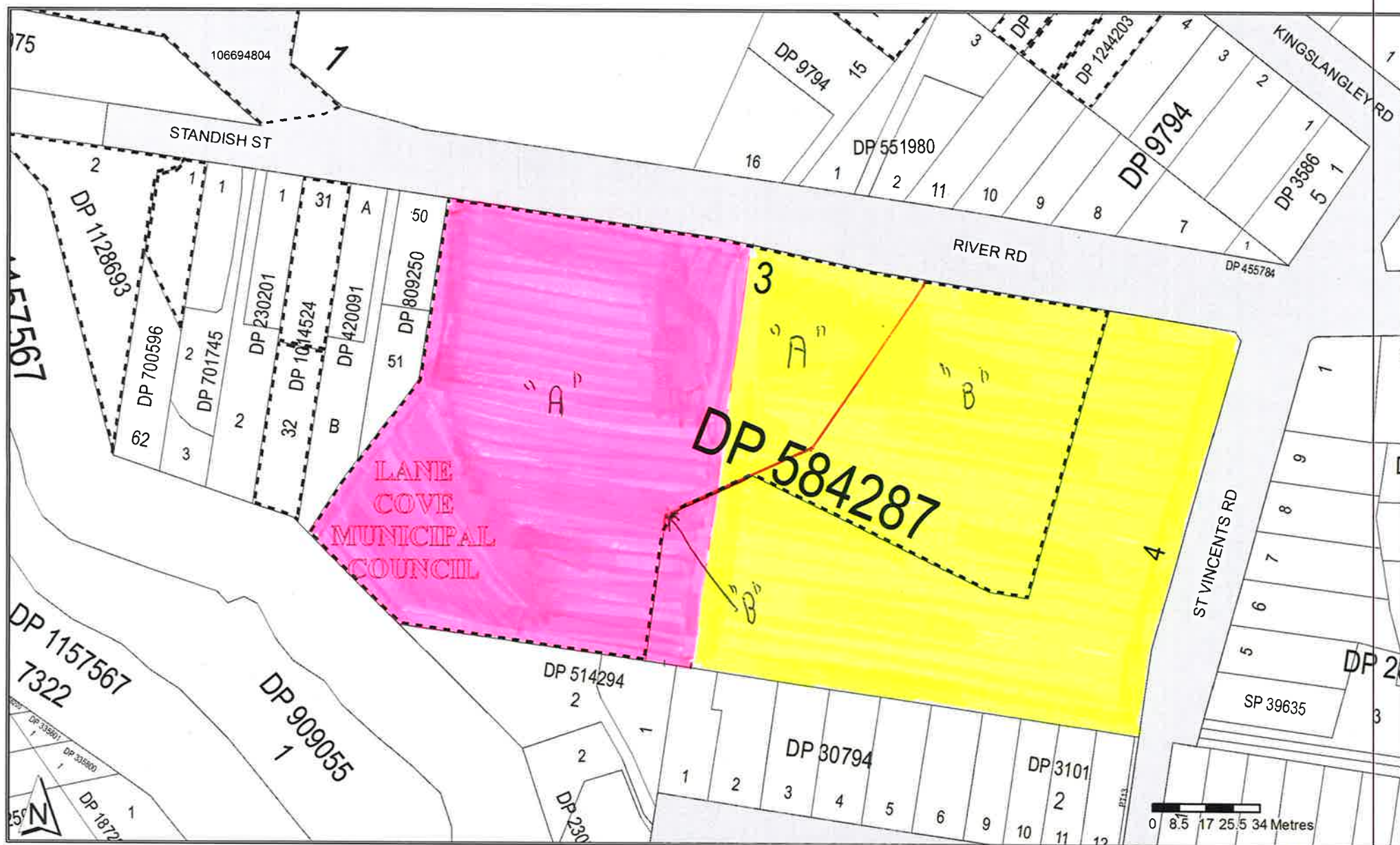
Search continued as regards Lot 4 D.P. 584287

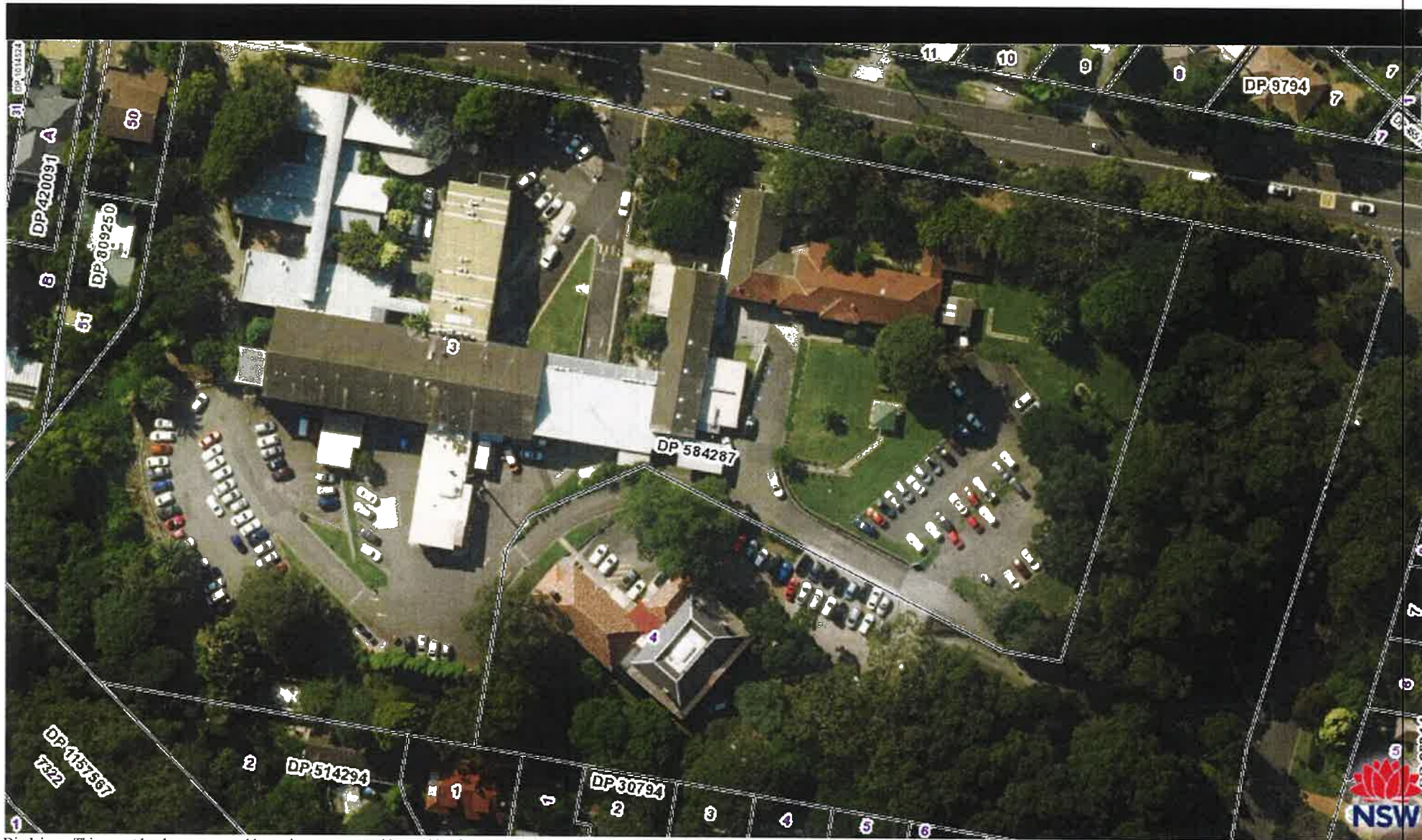
<u>Date of Acquisition and term held</u>	<u>Registered Proprietor(s) & Occupations where available</u>	<u>Reference to Title at Acquisition and sale</u>
08.02.1971 (1971 to 1977)	Home of Peace Hospitals Limited	Vol 9426 Fol's 145 & 146 Now Vol 13036 Fol 80
18.05.1977 (1977 to 2008)	Home of Peace Hospitals Limited	Vol 13036 Fol 80 Now 4/584287
01.07.2008 (2008 to date)	# The Hammond Care Group Now # Hammond Care	4/584287

Denotes Current Registered Proprietor

Leases & Easements: - NIL

Yours Sincerely
Mark Groll
18 July 2018





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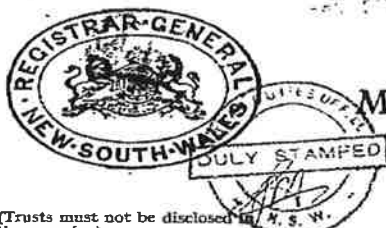
[illegible]

F 956104

R.P. 13. No.

New South Wales

MEMORANDUM OF TRANSFER
(REAL PROPERTY ACT, 1900.)



Lodgment :
Endorsement :
Certificate :
: :
: :
: :
: :
: :
: :

(Trusts must not be disclosed in the transfer.)

CHURCH OF ENGLAND PROPERTY TRUST

DIOCESE OF SYDNEY

Typing or handwriting in this instrument should not extend into any margin. Handwriting should be clear and legible and in permanent black or blue-black non-copying ink.

- a. If a less estate, strike out "in fee simple" and interline the required alteration.
- b. Full postal address of transferee must be shown.
- c. If to two or more state whether as joint tenants or tenants in common.
- d. If all the references cannot be conveniently inserted, a form of annexure (obtainable at L.T.O.) may be added. Any annexure must be signed by the parties and their signatures witnessed.
- e. If part only of the land comprised in a Certificate or Certificates of Title is to be transferred add "and being lot ... D.P. ... or "being the land shown in the plan annexed hereto" or "being the residue of the land in Certificate (or grant) registered Vol. ... Fol. ... (Where the consent of the local council is required to a subdivision the certificate and plan mentioned in the L.G. Act, 1919, should accompany the transfer.
- f. Strike out if unnecessary. Covenants should comply with Section 88 of the Conveyancing Acts, 1919-1943. Here also should be set forth any right-of-way or easement or exception. Any provision in addition to or modification of the covenants implied by the Act may also be inserted. If the space provided is insufficient a form of annexure of the same size and quality of paper as this instrument should be used.

very short note will suffice.

- h. If executed within the State this instrument should be signed or acknowledged before the Registrar-General or Deputy Registrar-General, or a Notary Public, J.P., or Commissioner for Affidavits, to whom the instrument is known, otherwise the attesting witness should appear before one of the above functionaries who having questioned the witness should sign the certificate on the back of this form. As to instruments executed elsewhere, see back of form.

- i. Repeat attestation if necessary.

the Transferor or Transferee signs by a mark, the attestation must state "that the instrument was read over and explained to him, and that he appeared fully to understand the same."

And the transferee covenants with the transferor

ENCUMBRANCES, &c., REFERRED TO

Reservations of mines of gold and silver.

Signed at Sydney the 18th day of September 1953
Signed in my presence by the transferor
THE COMMON SEAL of Church of
WHO IS PERSONALLY KNOWN TO ME
England Property Trust Diocese
of Sydney was hereunto affixed
in presence of a duly
constituted meeting of the
Said said Trust held on the
day of 18th
1953, in the presence of:

Secretary.

Signed in my presence by the transferee
are
WHO IS PERSONALLY KNOWN TO ME

Transferors.

we
accepted, and I hereby certify this Transfer to be correct
for the purposes of the Real Property Act.

Howard Mowll
Transferee(s).

* If signed by virtue of any power of attorney, the original power must be registered, and produced with each dealing, and the memorandum of non-revocation on back of form signed by the attorney before a witness.

† N.B.—Section 117 requires that the above Certificate be signed by each Transferee or his Solicitor or Conveyancer, and renders any person falsely or negligently certifying liable to a penalty of £50; also to damages recoverable by parties injured. Acceptance by the Solicitor or Conveyancer (who must sign his own name, and not that of his firm) is permitted only when the signature of the Transferee cannot be obtained without difficulty, and when the instrument does not impose a liability on the party taking under it. When the instrument contains some special covenant by the Transferee or is subject to a mortgage, encumbrance or lease, the Transferee must accept personally.

No alterations should be made by erasure. The words rejected should be scored through with the pen, and those substituted written over them, the alteration being verified by signature or initials in the margin, or noticed in the attestation.

No.

LODGED BY



CONSENT OF MORTGAGEE!

(N.B.—Before execution read marginal note.)

I,

mortgagee under Mortgage No.

release and discharge the land comprised in the within transfer from such mortgage and all claims thereunder but without prejudice to my rights and remedies as regards the balance of the land comprised in such mortgage.

1 This consent is appropriate only to a transfer of part of the land in the Certificate of Title or Crown Grant. The mortgagee should execute a formal discharge where the land transferred is: the whole of or the residue of the land in the Certificate of Title or Crown Grant or is the whole of the land in the mortgage.

Dated at this day of 19

Signed in my presence by

who is personally known to me.

Mortgagee.

MEMORANDUM AS TO NON-REVOCATION OF POWER OF ATTORNEY.

(To be signed at the time of executing the within instrument.)

Memorandum whereby the undersigned states that he has no notice of the revocation of the Power of Attorney registered No. Miscellaneous Register under the authority of which he has just executed the within transfer.

2 Strike out unnecessary words. Add any other matter necessary to show that the power is effective.

Signed at the day of 19
Signed in the presence of—

CERTIFICATE OF J.P., &c., TAKING DECLARATION OF ATTESTING WITNESS.

Appeared before me at the day of one thousand nine hundred and the attesting witness to this instrument and declared that he personally knew the person signing the same, and whose signature thereto he has attested; and that the name purporting to be such signature of the said is own handwriting, and that he was of sound mind and freely and voluntarily signed the same.

1 To be signed by Registrar-General, Deputy Registrar-General, a Notary Public, J.P., Commissioner for Affidavits, or other functionary before whom the attesting witness appears. Not required if the instrument itself be signed or acknowledged before one of these parties.

INDEXED	MEMORANDUM OF TRANSFER	DOCUMENTS LODGED HEREWITH
		To be filled in by person lodging dealing.
Checked by	Particulars entered in Register Book, Volume 4972 Folio 78	1.
Passed (in S.D.B.) by		2. _____
Signed by	the 6th day of December 1953 at minutes past 12 o'clock in the noon.	3. _____
		4. _____
	Registrar-General.	5. _____
		6. _____
		7. _____

PROGRESS RECORD.

	Initials.	Date.
Sent to Survey Branch		
Received from Records		
Draft written ...		
Draft examined		
Diagram prepared		
Diagram examined		
Draft forwarded		
Supt. of Engrossers		
Cancellation Clerk		
Vol.		Fol.

EXECUTION OUTSIDE NEW SOUTH WALES.

If the parties be resident without the State, but in any other part of the British Dominion the instrument must be signed or acknowledged before the Registrar-General or Recorder of Title of such Possession, or before any Judge, Notary Public, Justice of the Peace for New South Wales, or Commissioner for taking affidavits for New South Wales, or the Mayor or Chief Officer of any municipal or local government corporation of such part, or Justice of the Peace for such part, or the Governor, Government Resident, or Chief Secretary of such part or such other person as the Chief Justice of New South Wales may appoint.

If resident in the United Kingdom then before the Mayor or Chief Officer of any corporation or a Notary Public.

If resident at any foreign place, then the parties should sign or acknowledge before a British Minister, Ambassador, Envoy, Minister, Chargé d'Affaires, Secretary of the Embassy or Legation, Consul-General, Consul, Vice-Consul, Acting-Consul, Pro-Consul, or Consular Agent, who should affix his seal of office, or the attesting witness may make a declaration of the due execution thereof before one of such persons (who should sign and affix his seal to such declaration), or such other person as the said Chief Justice may appoint.

The fees are:—Upon lodgment (a) £1-10-0, if accompanied by the relevant title or evidence of production thereof, (b) £1-15-0 otherwise. This fee includes endorsement on the first Certificate. In addition the following fees are payable:—(a) 5/- for each additional Certificate included in the Transfer, (b) 2/- for each new Certificate of Title issued, (c) 10/- where the Transfer contains covenant purporting to affect the user of any land, (d) 10/- where the Transfer is expressed to be made together with an easement or expressed to reserve an easement or in any way creates an easement, (e) 10/- where partial discharge of a mortgage is endorsed on the Transfer, (f) 2/- for each additional folio where the Certificate exceeds fifteen folios, (g) as approved, in cases involving more than one simple diagram or any diagram other than a simple diagram.

Tenants in common must receive separate Certificates. M: SRC: M / SRC: M

LEAVE THESE SPACES FOR DEPARTMENTAL USE.

K 1185 2137-W

M
NEW SOUTH WALES

(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9426** Fol. **145**

CANCELLED

1st Edition issued 8-5-1963.



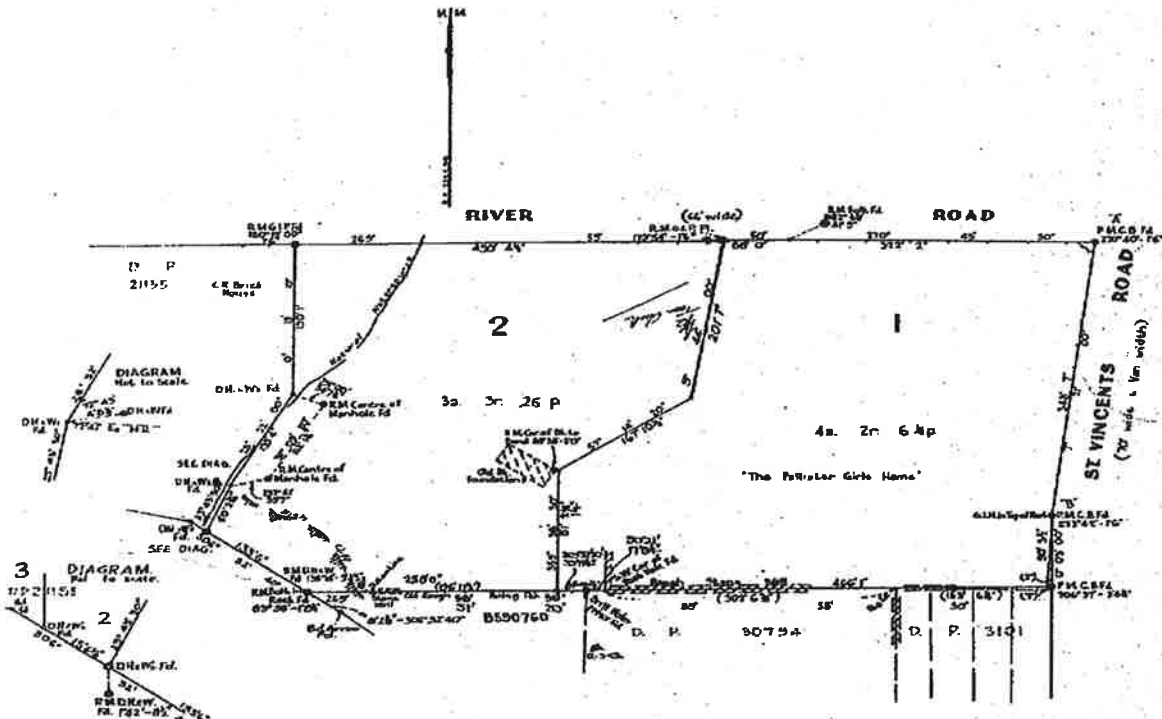
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land withfu
described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Witness

B. Bailey

Janatson
Registrar-General.

PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot **1** in Deposited Plan 215290 at Greenwich in the Municipality of Lane Cove
Parish of Willoughby and County of Cumberland excepting thereout the mines of coal reserved by the Crown
Grant.

FIRST SCHEDULE (Continued overleaf)

~~JOHN BIDWELL, of Strathfield, Archdeacon, VICTOR CHARLES HUGHESDON, of Sydney, Solicitor and ROBERT JOHN
HEWITT, of Sydney, Clerk in Holy Orders, as Joint Tenants.~~

Janatson
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited
Plan.

Janatson
Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

Vol. 9426 Fol 145

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
John Bidwell of Radfield, Raddecon, Victor Charles Hughes of Lymington, Robert John Hewett of Macclesfield, Richard Adams, Harold Martin Briggs of Warrance, Master Painter, and James Rodwell of Macclesfield, Clerk in Holy Orders as joint tenants	Transfer	K9021936	27-9-1966	28-10-1966	James
John Bidwell of Radfield, Raddecon, Victor Charles Hughes of Lymington, Robert John Hewett of Macclesfield, Richard Adams, Harold Martin Briggs of Warrance, Master Painter as joint tenants	Notice of Death	K903335	12-9-1967	11-1-1968	James
John Bidwell of Radfield, Raddecon, Victor Charles Hughes of Lymington, Robert John Hewett of Macclesfield, Richard Adams, Harold Martin Briggs of Warrance, Master Painter as joint tenants	Transfer	K903601	27-10-1967	11-1-1968	James
John Bidwell of Radfield and Robert John Hewett of Macclesfield, both Raddecon, Stuart Noel Abraham of Northbridge, Clergyman, and Harold Martin Briggs of Warrance, Master Painter, as joint tenants	Notice of Death	P7135979	12-1-1971	9-2-1971	James



SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
88 B	P772839		The interest of the Council of the Municipality of Lane Cove in the addition to existing road shown on D.1528023 Interests created pursuant to Section 88B Conveyancing Act, 1919, by the registration of Deposited Plan 534287.	27-6-1968 15-7-1970	James James		

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar General
	NATURE	NUMBER	DATE		
<i>The Church of England Deaconess Institution Sydney Limited</i>	<i>Transfer</i>	<i>17161453</i>	<i>8.2.1971</i>	<i>16.3.1971</i>	<i>Jackson</i>
NEW CERTIFICATE(S) OF TITLE ISSUED ON <i>DP 584-237</i> NO DEALING TO BE REGISTERED WITHOUT REFERENCE TO EXISTING INSTRUMENT					

SECOND SCHEDULE (continued)

INSTRUMENT	PARTICULARS	ENTERED	Signature of Registrar General	CANCELLATION
NATURE	NUMBER	DATE		
	<p><i>This deed is cancelled as to the whole of road</i></p> <p><i>New Certificates of Title have issued on <i>DP 584-237</i></i></p> <p><i>for lots in Deposited Plan No. <i>SS 4257</i> as follows:-</i></p> <p><i>Lots 3-4 Vol 13036 Fol 79-80 respectively.</i></p> <p><i>Jackson</i></p> <p>REGISTRAR GENERAL</p> 		<p><i>The residue of land in this folio comprises</i></p> <p><i>the road in <i>DP 584-237</i>.</i></p> <p><i>Jackson</i></p> <p>REGISTRAR GENERAL</p> 	

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

FIRST SCHEDULE (continued)[illegible]**SECOND SCHEDULE (continued)**[illegible]

Vol. 9426 Fol 145

(Page 4 of 4 pages)

M
NEW SOUTH WALES
(For Grant and title reference
prior to first edition see
Deposited Plan.)

CERTIFICATE OF TITLE
PROPERTY ACT, 1900, as amended.



Vol. **9426** Fol. **146**
CANCELLED
1st Edition issued 8-5-1963.

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

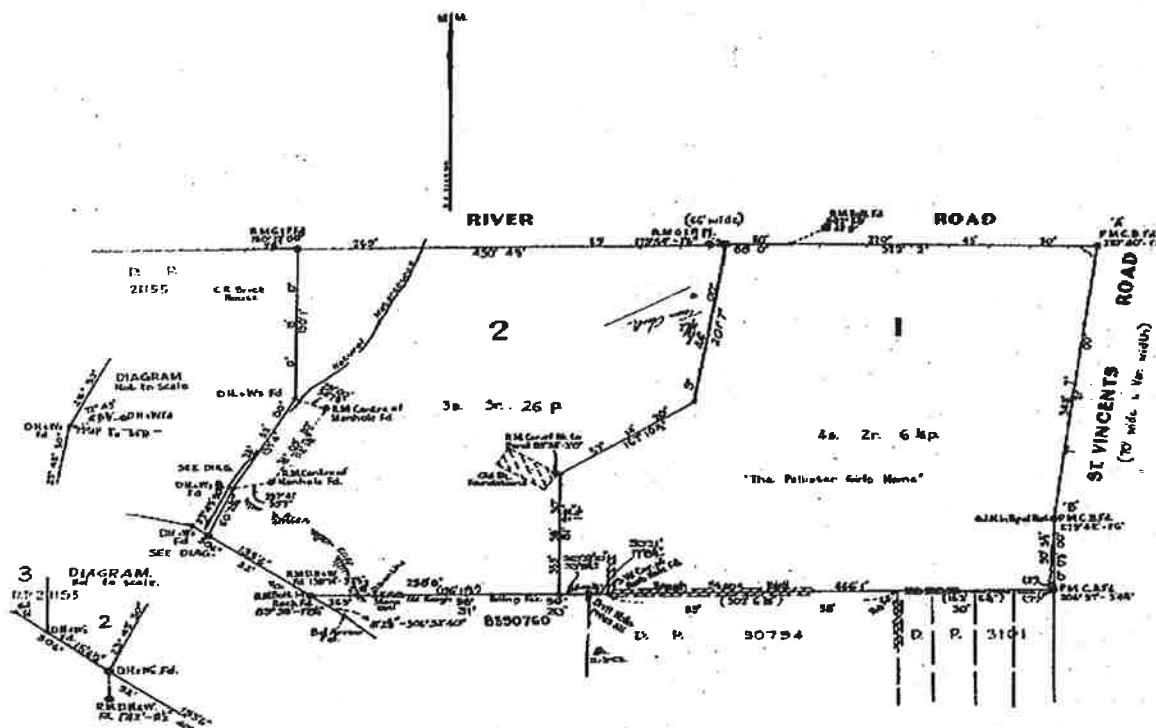
Witness

B. Bailey

J. J. J. J.
Registrar-General.



PLAN SHOWING LOCATION OF LAND



ESTATE AND LAND REFERRED TO.

Estate in Fee Simple in Lot 2 in Deposited Plan 215290 at Greenwich in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland excepting thereout the mines of coal reserved by the Crown Grant.

FIRST SCHEDULE (Continued overleaf)

JOHN BIDWELL, of Strathfield, Archdeacon, VICTOR CHARLES HUGHESDON, of Sydney, Solicitor and ROBERT JOHN HEWITT, of Sydney, Clerk in Holy Orders, as Joint Tenants.

J. J. J. J.
Registrar General.

SECOND SCHEDULE (Continued overleaf)

1. Reservations and conditions, if any, contained in the Crown Grant(s) referred to in the said Deposited Plan.

J. J. J. J.
Registrar General.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR-GENERAL ARE CANCELLED.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TITLES OFFICE.

Vol. 9126 Fol 146

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR	INSTRUMENT			ENTERED	Signature of Registrar-General
	NATURE	NUMBER	DATE		
John Bidwell of Ashfield, Archdeacon, Victor Charles Hughson of Sydney, Solicitor, Robert John Hewett of Manman, Archdeacon, Harold Martin Bragg of Warrawee, Plaster Printer and James Rodwell Smith of Northbridge, Clerk in Holy Orders as joint tenants	Transfer	K452936	22-9-1966	22-10-1966	Jackson
John Bidwell of Ashfield, Archdeacon, Victor Charles Hughson of Sydney, Solicitor, Robert John Hewett of Manman, Archdeacon, Harold Martin Bragg of Warrawee, Plaster Printer as joint tenants	Notice of Death	K903335	12-9-1967	11-1-1968	Jackson
John Bidwell of Ashfield, Archdeacon, Victor Charles Hughson of Sydney, Solicitor, Robert John Hewett of Manman, Archdeacon, Harold Martin Bragg of Warrawee, Plaster Printer and James Rodwell Smith of Northbridge, Clerk in Holy Orders as joint tenants	Transfer	K55601	27-10-1967	11-1-1968	Jackson
John Bidwell of Ashfield and Robert John Hewett of Manman, both Archdeacons, Stuart Mack Abrahamson of Northbridge, Clergyman and Harold Martin Bragg of Warrawee, Plaster Printer as joint tenants	Notice of Death	K735929	12-1-1971	9-2-1971	Jackson

CT 2-14
 K550706
 11-1-1968
 K85500
 11-1-1968
 DP 534227
 8-1-1971

SECOND SCHEDULE (continued)

NATURE	INSTRUMENT		PARTICULARS	ENTERED	Signature of Registrar-General	CANCELLATION	
	NUMBER	DATE					
Lease	K550706	1-12-1966	being Substation Premises NO 384 as shown on plan annexed to Lease NO K550706 together with right of way and easement for electricity purposes to the Sydney County Council The interest of the Council of the Municipality of Lane Cove in the addition to existing road shown on D.P. 518023	3-4-1967 27-6-1968	Jackson Jackson		

FIRST SCHEDULE (continued)[illegible]**SECOND SCHEDULE (continued)**[illegible]

CERTIFICATE OF TITLE

NEW SOUTH WALES
Appln. Nos.8227 & 13192

PROPERTY ACT, 1900

Prior Titles Vol.9426 Fols.145 & 146

Vol. **13036** Fol. **79**

EDITION ISSUED

10 8 1976



I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

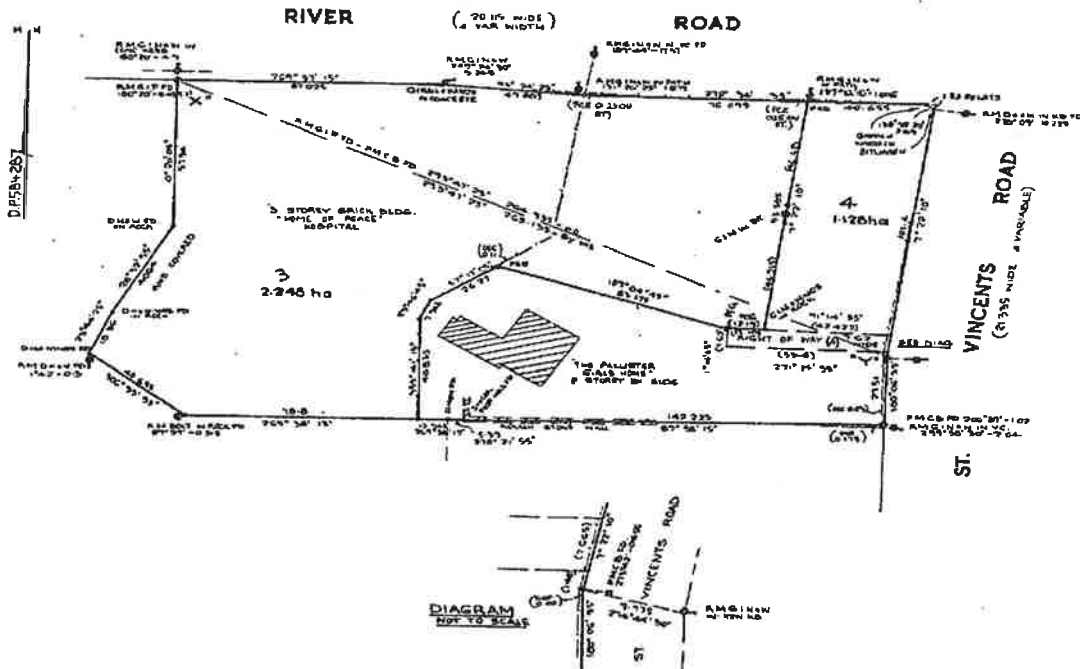
CANCELLED
Registrar General.



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES

SEE AUTO FOLIO



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 3 in Deposited Plan 584287 at Greenwich in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 322 granted to Archibald Little and John Yeomans on 17-7-1854. EXCEPTING THEREOUT the mines of coal reserved by the Crown Grant.

FIRST SCHEDULE

~~THE CHURCH OF ENGLAND DEACONESS INSTITUTION SYDNEY LIMITED~~ as regards that part of the land above described formerly comprised in Certificate of Title Volume 9426 Folio 145 and HOME OF PEACE HOSPITALS LIMITED as regards the part formerly comprised in Certificate of Title Volume 9426 Folio 146.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
2. Lease No.K550706 of part being Substation Premises No.2384 shown in plan annexed to Lease No.K550706 together with right of way and easement for electricity purposes to The Sydney County Council. Registered 3-4-1967.
3. Right of Way appurtenant to the land above described created by the registration of Deposited Plan 584287. See P770839.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

P882882
W407955
(cont'd)

CANCELLED

4



NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2018 7:18PM

FOLIO: 3/584287

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13036 FOL 79

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/5/1993	I367367	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
13/9/2006	DP1102389	DEPOSITED PLAN	
1/7/2008	AE62626	TRANSFER	
1/7/2008	AE62627	MORTGAGE	EDITION 2
25/5/2009	AE698555	CHANGE OF NAME	EDITION 3
3/3/2016	AJ970030	DISCHARGE OF MORTGAGE	
3/3/2016	AJ970031	MORTGAGE	EDITION 4

*** END OF SEARCH ***

greenwich

PRINTED ON 18/7/2018

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Form: 01T
Release: 3.4
www.lands.nsw.gov.au

TRANSFER

New South Wales
Real Property Act 1900



AE62626D

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the F by this form for the establishment and maintenance of the Real Property Act Register. The Register is made available to any person for search upon payment of a fee, if any.

STAMP DUTY

Office of State Revenue use only

NEW SOUTH WALES DUTY

24-06-2008

0005035771-002

SECTION 275-ORIGINAL

NO DUTY PAYABLE

TRANSFER STAMPED

(A) FOLIO OF THE REGISTER

100/1032949, 1/960051, 52/2666, Vol 2140 Fol 106, 2/585805, B/420513, A/420513, 101/844223, 3/584287, 4/584287

(B) LODGED BY

Document
Collection
Box

599D

Name, Address or DX, Telephone, and LLPN if any

Minter Ellison

LLPN 123438S 88 Phillip St, Sydney

Ph (02) 9921 8888

Reference: CL 205809932

CODES

T

TW

(Sheriff)

(C) TRANSFEROR

HOME OF PEACE HOSPITALS LIMITED ACN 000 869 714

(D) CONSIDERATION The transferor acknowledges receipt of the consideration of \$ 27,500,000.00 and as regards

(E) ESTATE the above folio of the Register transfers to the transferee an estate in fee simple

(F) SHARE TRANSFERRED whole

(G) Encumbrances (if applicable):

(H) TRANSFEREE

THE HAMMOND CARE GROUP ACN 000 026 219

(I) TENANCY:

DATE 30 June 2008



(J) Certified correct for the purposes of the Real Property Act 1900 by the corporation named below the common seal of which was affixed pursuant to the authority specified and in the presence of the authorised person(s) whose signature(s) appear(s) below.
Corporation:
Authority:

Signature of authorised person: *K Breakspear*
Name of authorised person: KENNETH CHARLES BREAKSPEAR
Office held: SECRETARY

Signature of authorised person: *Marcaet Amelia Rodgers*
Name of authorised person: MARCAET AMELIA RODGERS
Office held: DIRECTOR

Certified correct for the purposes of the Real Property Act 1900 by the person whose signature appears below.

Signature:

Signatory's name: Ian Colwell Miller
Signatory's capacity: transferee's solicitor

Annexure A

332-340 Prairie Vale Road, Prairiewood and being the whole of the land in Certificate of Title Folio Identifier 100/1032949 and being Lot 100 in DP1032949

2 Neringah Avenue, South Wahroonga and being the whole of the land in Certificate of Title Folio Identifier 1/960051 and being Lot 1 in DP960051

4-10 Neringah Avenue, South Wahroonga and being the whole of the land in Certificate of Title Folio Identifiers 52/2666, auto consol 2140-106 and 2/585805 and being Lot 52 in DP2666, Lot 54 in DP2666, Lot 55 in DP2666, Lot 2 in DP585805 and Lot 56 in DP2666

3 Woonona Avenue, Wahroonga and being the whole of the land in Certificate of Title Folio Identifier B/420513 and being Lot B in DP420513

7 Woonona Avenue, Wahroonga and being the whole of the land in Certificate of Title Folio Identifier A/420513 and being Lot A in DP420513

9 Woonona Avenue, Wahroonga and being the whole of the land in Certificate of Title Folio Identifier 101/844223 and being Lot 101 in DP844223

97-115 River Road, Greenwich and being the whole of the land in Certificate of Title Folio Identifier 3/584287 and being Lot 3 in DP584287

95 River Road, Greenwich and being the whole of the land in Certificate of Title Folio Identifier 4/584287 and being Lot 4 in DP584287

R158



LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 3/584287

SEARCH DATE	TIME	EDITION NO	DATE
18/7/2018	7:17 PM	4	3/3/2016

LAND

LOT 3 IN DEPOSITED PLAN 584287
AT GREENWICH
LOCAL GOVERNMENT AREA LANE COVE
PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND
TITLE DIAGRAM DP584287

FIRST SCHEDULE

HAMMONDCARE

(CN AE698555)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- 2 DP584287 RIGHT OF WAY APPURTENANT TO THE LAND ABOVE DESCRIBED
- 3 AJ970031 MORTGAGE TO ANZ FIDUCIARY SERVICES PTY LIMITED

NOTATIONS

DP1102389 NOTE: PLAN FOR LEASE PURPOSES AND EASEMENT.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

greenwich

PRINTED ON 18/7/2018

* Any entries preceded by an asterisk do not appear on the current edition of the Certificate of Title. Warning: the information appearing under notations has not been formally recorded in the Register. InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 96B(2) of the Real Property Act 1900.

NEW SOUTH WALES

Appln. Nos.8227 & 13192

Prior Title Vol.9426 Fol.145

STATE OF TITLE
PROPERTY ACT, 1900



13036-080

Vol. **13036** Fol. **80**

EDITION ISSUED

10 8 1976



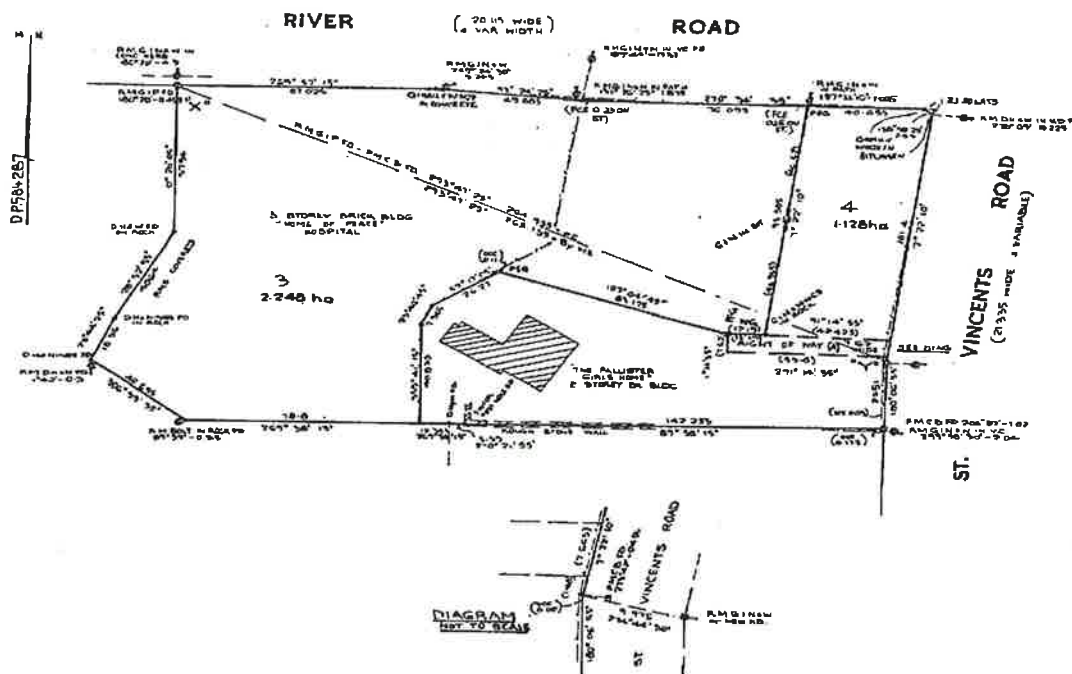
I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

CANCELLED
Janarson
Registrar General.
SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Lot 4 in Deposited Plan 584287 at Greenwich in the Municipality of Lane Cove Parish of Willoughby and County of Cumberland being part of Portion 322 granted to Archibald Little and John Yeomans on 17-7-1854. EXCEPTING THEREOUT the mines of coal reserved by the Crown Grant.

FIRST SCHEDULE

~~THE CHURCH OF ENGLAND DEACONESS INSTITUTION SYDNEY LIMITED.~~

SECOND SCHEDULE

- CUR
RW (A)
1. Reservations and conditions, if any, contained in the Crown Grant above referred to.
 2. Right of Way affecting the part of the land above described designated (A) in the plan hereon created by the registration of Deposited Plan 584287. See P770839.

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE LAND TILES OFFICE.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)[illegible]**SECOND SCHEDULE (continued)**[illegible]

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

18/7/2018 7:18PM

FOLIO: 4/584287

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 13036 FOL 80

Recorded	Number	Type of Instrument	C.T. Issue
28/3/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
17/8/1988		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
27/5/1993	I367366	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	EDITION 1
1/7/2008	AE62626	TRANSFER	
1/7/2008	AE62627	MORTGAGE	EDITION 2
25/5/2009	AE698555	CHANGE OF NAME	EDITION 3
3/3/2016	AJ970030	DISCHARGE OF MORTGAGE	
3/3/2016	AJ970031	MORTGAGE	EDITION 4

*** END OF SEARCH ***

greenwich

PRINTED ON 18/7/2018

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LAND
REGISTRY
SERVICES

Title Search



NEW SOUTH WALES LAND REGISTRY SERVICES - TITLE SEARCH

FOLIO: 4/584287

SEARCH DATE

TIME

EDITION NO

DATE

18/7/2018

7:17 PM

4

3/3/2016

LAND

LOT 4 IN DEPOSITED PLAN 584287

AT GREENWICH

LOCAL GOVERNMENT AREA LANE COVE

PARISH OF WILLOUGHBY COUNTY OF CUMBERLAND

TITLE DIAGRAM DP584287

FIRST SCHEDULE

HAMMONDCARE

(CN AE698555)

SECOND SCHEDULE (3 NOTIFICATIONS)

1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

2 DP584287 RIGHT OF WAY AFFECTING THE SITE DESIGNATED (A) IN
THE TITLE DIAGRAM

3 AJ970031 MORTGAGE TO ANZ FIDUCIARY SERVICES PTY LIMITED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

greenwich

PRINTED ON 18/7/2018

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Aerial photograph from 1930



Aerial photograph from 1942



Historical Aerial Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

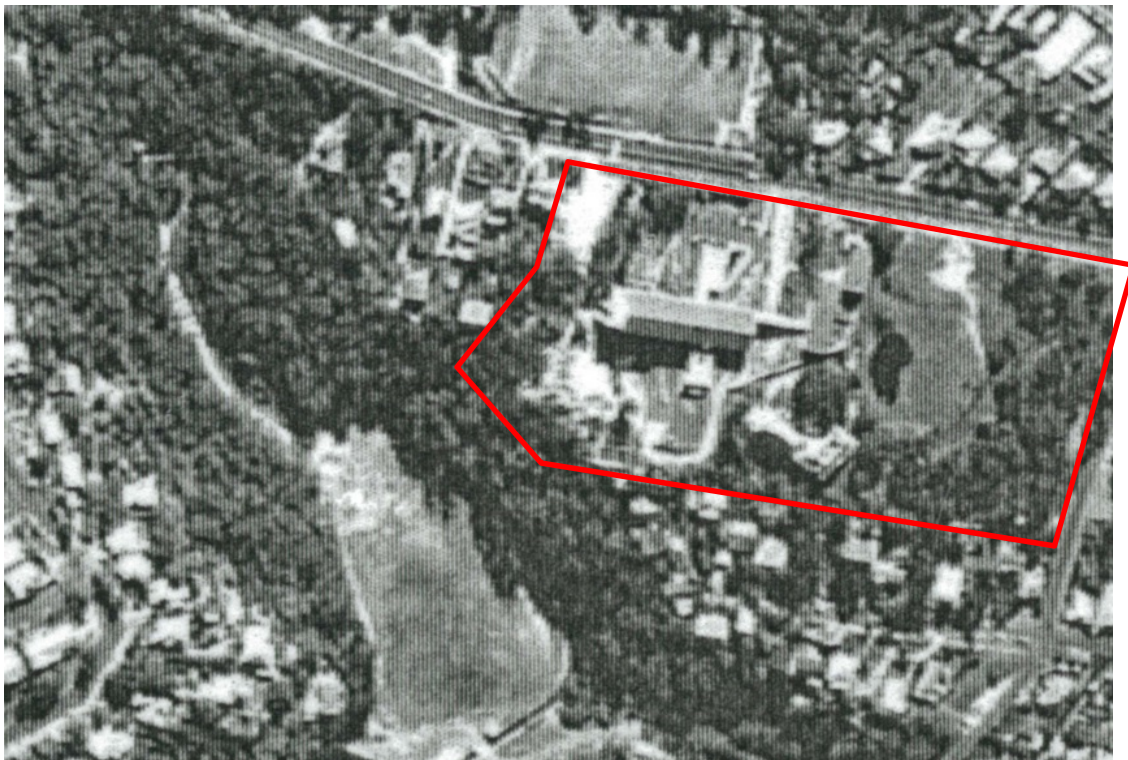
PLATE No: A1

REV: 0

DATE: 20-Aug-18



Aerial photograph from 1951



Aerial photograph from 1970



Historical Aerial Photographs
Greenwich Hospital
River Road, GREENWICH

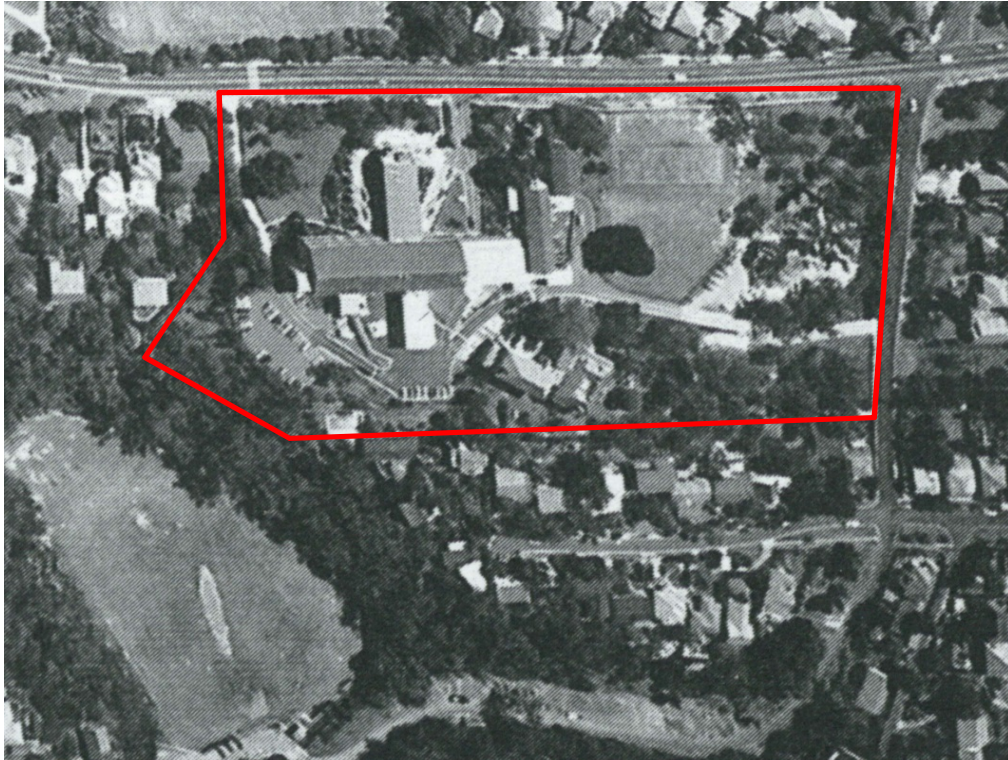
CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: A2

REV: 0

DATE: 20-Aug-18



Aerial photograph from 1980



Aerial photograph from 1994



Historical Aerial Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: A3

REV: 0

DATE: 20-Aug-18



PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

Peter Oitmaa

96 Hermitage Rd

West Ryde 2114

Date of Issue: 17/07/2018

Council Reference: 132626

Applicant Reference:

Certificate No: 955

Owner(s):

Hammondcare

Property address:

97-115 River Road GREENWICH NSW 2065

Description:

LOT: 3 DP: 584287

Property Reference:

10401

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

Table of Contents	
Description	Section No.
Part 2: Information for Section 10.7 (2)	
Names of relevant planning instruments and DCP	1
Zoning, Heritage, Conservation	2
Zoning & land use under SEPP (Sydney Region Growth Centres) 2006	2A
Complying Development	3
Coastal protection	4
Certain information relating to beaches and coasts	4A
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Directions under part 3A	14
Site compatibility certificates and conditions for seniors housing	15
Site compatibility certificates for infrastructure	16
Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010
State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986
State Environmental Planning Policy No.32: Urban Consolidation (Redevelopment of Urban Land) - gazetted 15 November 1991
State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998
State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001
State Environmental Planning Policy (BASIX) 2004 - gazetted 25 June 2004
State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005
State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007
State Environmental Planning Policy (Temporary Structures and Places of Public Entertainment) - gazetted 28 September 2007
State Environmental Planning Policy (Infrastructure) 2007 - gazetted 21 December 2007; commenced 1 January 2008
State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008
Sydney Regional Environmental Plan: Sydney Harbour Catchment 2005 - gazetted 28 September 2005
- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)
- 3) The name of each development control plan that applies to the carrying out of development on the land.
Lane Cove Development Control Plan, effective 22 February 2010
- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: Infrastructure SP2

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose; Roads; Signage

4 Prohibited

Any development not specified in item 2 or 3

- 5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

- 6) Whether the land includes or comprises critical habitat:

NO

- 7) Whether the land is in a conservation area (however described):

NO

- 8) Whether an item of environmental heritage (however described) is situated on the land:

NO

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development

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- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening
- b) Any environmental planning instrument:
NO



- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
- b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:
NO

Bushfire:
See Section 11.

Tidal inundation:
NO

Subsidence:
NO

Acid Sulphate soils:
NO

Sec: 7A Flood related development controls information

- 1) Whether or not development on that land or part of the land for the purposes of swelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.



Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

All or some of the land is bush fire prone land as identified in the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE

Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

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Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:
NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.
NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:
NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.
Not applicable
- 2) The date of a subdivision order that applies to the land.
Not applicable
- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

Not applicable

Sec: 20 Loose-fill asbestos insulation

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

- Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space
- NSW Fair Trading maintains a [Register](http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page) of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

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You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- a) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
NO
- d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't been used for a purpose which would be likely to have contaminated the land, parties should make their own enquiries as to whether the land may be contaminated.

For further information, please contact the Strategic Planning Department on 9911 3612.



PLANNING CERTIFICATE

Under Section 10.7 Environmental Planning and Assessment Act, 1979

Applicant:

Peter Oitmaa

96 Hermitage Rd

West Ryde 2114

Date of Issue: 17/07/2018

Council Reference: 132626

Applicant Reference:

Certificate No: 956

Owner(s):

Hammondcare

Property address:

95 River Road GREENWICH NSW 2065

Description:

LOT: 4 DP: 584287

Property Reference:

10402

INFORMATION PROVIDED PURSUANT TO SECTION 10.7(2) OF THE ACT

The planning information contained in this certificate applies specifically to the land.

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Description	Section No.
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Bushfire prone land	11
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Site compatibility certificates and conditions for affordable rental housing	17
Contaminated Land Management Act 1997s.59(2)	Note



PART 2:

Sec: 1 Names of relevant planning instruments and DCP

- 1) The name of each environmental planning instrument that applies to the carrying out of development on the land.
Lane Cove Local Environmental Plan 2009 - gazetted on 19 February 2010
State Environmental Planning Policy No.19: Bushland in Urban Areas - gazetted 24 October 1986
State Environmental Planning Policy No.32: Urban Consolidation (Redevelopment of Urban Land) - gazetted 15 November 1991
State Environmental Planning Policy No.55: Remediation of Land - gazetted 28 August 1998
State Environmental Planning Policy No.64: Advertising and Signage - gazetted 16 March 2001
State Environmental Planning Policy (BASIX) 2004 - gazetted 25 June 2004
State Environmental Planning Policy (Major Projects) 2005 - gazetted 1 August 2005
State Environmental Planning Policy (Housing for seniors or people with a disability) 2004 Amendment No.2 - gazetted 31 March 2004 effective 12 October 2007
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State Environmental Planning Policy (Exempt & Complying Development Codes) - gazetted 12 December 2008
Sydney Regional Environmental Plan: Sydney Harbour Catchment 2005 - gazetted 28 September 2005
- 2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultations or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)
- 3) The name of each development control plan that applies to the carrying out of development on the land.
Lane Cove Development Control Plan, effective 22 February 2010
- 4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or draft environmental planning instrument.



Sec: 2 Zoning and land use under relevant LEPs

The land is zoned: Infrastructure SP2

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

The purpose shown on the [Land Zoning Map](#), including any development that is ordinarily incidental or ancillary to development for that purpose; Roads; Signage

4 Prohibited

Any development not specified in item 2 or 3

- 5) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the minimum land dimensions so fixed:

Not Applicable

- 6) Whether the land includes or comprises critical habitat:

NO

- 7) Whether the land is in a conservation area (however described):

NO

- 8) Whether an item of environmental heritage (however described) is situated on the land:

Lane Cove LEP 2009 Heritage Schedule 5 (Environmental Heritage) applies.

Sec: 2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

Sec: 3 Complying development



- 1) The extent to which the land is on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.
- 2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.
- 3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(1) Complying development may not be carried out on any part of the land under the SEPP.

(2) Affects the land as a whole. Reason: Local heritage item or draft heritage item under Lane Cove LEP.

(1) Complying development may be carried out on the land as a whole under the SEPP in accordance with the following Codes (unless the land is excluded elsewhere in this Section):- General Housing Code, Housing Alterations Code, General Development Code, Subdivision Code, Demolition Code and/or Fire Safety Code.

(2) Not applicable.

PLEASE NOTE: All of the provisions of the Low Rise Medium Density Housing Code have been deferred from the Lane Cove Local Government Area

(3) Not applicable

Sec: 4 Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the [Coastal Protection Act 1979](#), but only to the extent that the council has been so notified by the Department of Services, Technology and Administration.

NO

Sec: 4A Certain information relating to beaches and coasts

Not applicable.

Sec: 4B Annual charges under [Local Government Act 1993](#) for coastal protection services that relate to existing coastal protection works

Not applicable.

Sec: 5 Mine subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act 1961*:

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Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

NO

Sec: 6 Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

- a) Division 2 of Part 3 of the *Roads Act 1993*:
Not affected by road widening

- b) Any environmental planning instrument:
NO

- c) Any resolution of the council:
NO

Sec: 7 Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

- a) Adopted by the council, or
b) Adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council, that restricts the development of the land because of the likelihood of :-

Land slip:
NO

Bushfire:
See Section 11.

Tidal inundation:
NO

Subsidence:
NO

Acid Sulphate soils:
NO

Sec: 7A Flood related development controls information

- 1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.
The Lane Cove Development Control Plan - effective 22 February 2010 - applies

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

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Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- 2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

The Lane Cove Development Control Plan - effective 22 February 2010 - applies

Overland Flow

A study is currently being undertaken to determine exact locations subject to overland flow in the Municipality of Lane Cove. Until such time as Council has completed this work, property owners should conduct their own investigations to be satisfied that this property is not affected by overland flow.

Words and expressions in this clause have the same meanings as in the standard instrument set out in the Standard Instrument (Local Environmental Plans) Order 2006.

Sec: 8 Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

NO

Sec: 9 Contributions plans

Lane Cove Section 94 Contributions Plan.

Sec: 9A Biodiversity certified land

Not applicable.

Sec: 10 Biobanking agreements

Not applicable.

Sec: 11 Bushfire prone land

The land is not identified on the Lane Cove Bushfire Prone Land Map dated 27 May 2016.

Sec: 12 Property vegetation plans

Not applicable.

Sec: 13 Orders under Trees (disputes Between Neighbours) Act 2006

Whether an order has been made under the *Trees (Disputes Between Neighbours) Act 2006* to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

NONE



Sec: 14 Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

NONE

Sec: 15 Site compatibility certificates and conditions for seniors housing

If the land to which *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* applies:

NO

Sec: 16 Site compatibility certificates for infrastructure

Whether there is a valid site compatibility certificate (infrastructure), of which the council is aware, in respect of proposed development on the land.

NO

Sec: 17 Site compatibility certificates and conditions for affordable rental housing

Whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land:

NO

Sec: 18 Paper Subdivision Information

- 1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

Not applicable

- 2) The date of a subdivision order that applies to the land.

Not applicable

- 3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

Sec: 19 Site verification certificates

Not applicable

Sec: 20 Loose-fill asbestos insulation



Lane Cove Council

48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

If the land includes any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division, a statement to that effect.

- Some residential homes located in the Local Government Area have been identified as containing Loose Fill Asbestos Insulation (LFAI) , for example in the roof space
- NSW Fair Trading maintains a Register of these homes that are affected by Loose Fill Asbestos Insulation. This register can be found on NSW Fair Trading's website - http://www.fairtrading.nsw.gov.au/ftw/Tenants_and_home_owners/Loose_fill_asbestos_insulation.page

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates to confirm the status of the property.

Sec: 21 Affected building notices and building product rectification orders

- 1) A statement of whether there is any affected building notice of which the council is aware that is in force in respect of the land.
NO
- 2) A statement of:
 - (a) whether there is any building product rectification order of which the council is aware that is in force in respect of the land and has not been fully complied with, and
NO
 - (b) whether any notice of intention to make a building product rectification order of which the council is aware has been given in respect of the land and is outstanding.
NO
- 3) In this clause:
affected building notice has the same meaning as in Part 4 of the Building Products (Safety) Act 2017.
building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

Note. The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- a) That the land to which the certificate relates is significantly contaminated land within the meaning of that Act – if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
NO
- b) That the land to which the certificate relates is subject to a management order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO

To authenticate this certificate visit <http://www.lanecove.nsw.gov.au/CertCheck>

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48 Longueville Road, Lane Cove NSW 2066

Tel: 9911 3555

Fax: 9911 3600

- c) That the land to which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act – if it is the subject of such an approved proposal at the date when the certificate is issued,
NO
- d) That the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act – if it is subject to such an order at the date when the certificate is issued,
NO
- e) That the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate.
NO

Council records do not have sufficient information about the uses (including previous uses) of the land which is the subject of this Section 10.7 certificate. To confirm that the land hasn't been used for a purpose which would be likely to have contaminated the land, parties should make their own enquiries as to whether the land may be contaminated.

For further information, please contact the Strategic Planning Department on 9911 3612.



SafeWork NSW

06 AUG 2018

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D18/163380

31 July 2018

Peter Oitmaa
Douglas Partners Pty Ltd
96 Hermitage Road
West Ryde NSW 2114

Dear Mr Oitmaa

RE SITE: 97-115 River Road Greenwich NSW 2065

I refer to your site search request received by SafeWork NSW on 25th July 2018 requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/016803 relating to the storage of Hazardous Chemicals at the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

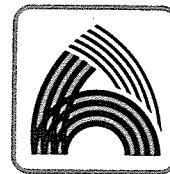
file to Pe

35/016803

97 River Road
Greenwich NSW 2065
Telephone 02 439 7588
Facsimile 02 437 4829

Address all mail to
General Manager
PO Box 330
Crows Nest NSW 2065

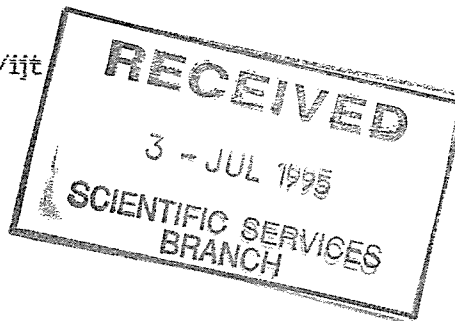
PS 1/9/95



**Greenwich
Hospital**

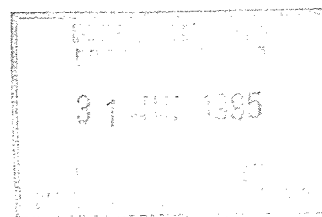
28th June, 1995

JW/ijt



Attention: Ms. Lucy Sarkissian

The Licensing Clerk,
Dangerous Goods,
WorkCover Authority,
Level 3,
400 Kent Street,
Sydney 2000.



Dear Madam,

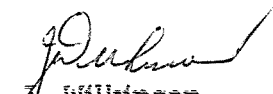
Re: Licence for keeping Dangerous Goods 35/016803
premises at 97 to 115 River Road, Greenwich.

I refer to your letter dated 21st June, 1995 and advise that the underground tank on our premises has not been changed, please see documentation attached.

I believe the confusion has arisen due to the conversion of tank capacity from gallons to litres.

As you can see from attached documentation our licence covered an underground tank maximum capacity 5000 gallons. We believe the actual capacity of that same tank converted to litres is 16000 litres.

I trust this clarifies the issue.

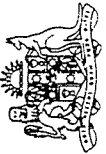

J. Wilkinson
Manager Administrative Services.

↓
Randy Wilkinson she
said it is exactly the
same tank installed
at the site in 1968 (ie 1000G)
and that there has been
absolutely no work on
the tank since that time

PW 19/7/95

DEPARTMENT OF INDUSTRIAL RELATIONS AND TECHNOLOGY

1 OXFORD STREET,
DARLINGHURST 2010
BOX 847, P.O. DARLINGHURST 2010 (10/11/1987)
TELEPHONE: 238 8111



585675

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

UNDER THE

DANGEROUS GOODS ACT, 1975

THIS IS TO CERTIFY THAT THE PRESCRIBED FEE HAVING BEEN PAID THE

PREMISES DESCRIBED BELOW IS

LICENCED

DANGEROUS GOODS ACT, 1975

WITHIN-MENTIONED

OF DANGEROUS

LICENCE

THIS

PROVISIONS OF THE

AND THE REGULATIONS THEREUNDER AND THE CONDITIONS SET OUT HEREIN AND SHALL

REMAIN IN FORCE UNTIL THE EXPIRY DATE SHOWN BELOW.

THIS LICENCE IS NOT TRANSFERABLE TO ANY OTHER

PERSON UNLESS AUTHORISED BY THE CHIEF INSPECTOR

UNDER THE

IN THE NAME OF THE

PERSON AS A PREMISES FOR THE KEEPING

OF DANGEROUS GOODS BELONGING TO THE CLASS INDICATED HEREUNDER

LICENCE IS ISSUED SUBJECT TO THE

DANGEROUS GOODS ACT, 1975

AND THE REGULATIONS THEREUNDER AND THE CONDITIONS SET OUT HEREIN AND SHALL

REMAIN IN FORCE UNTIL THE EXPIRY DATE SHOWN BELOW.

THIS LICENCE IS NOT TRANSFERABLE TO ANY OTHER

PERSON UNLESS AUTHORISED BY THE CHIEF INSPECTOR

H. N. BLACKMORE
CHIEF INSPECTOR OF DANGEROUS GOODS

001 DEPOTS

FOR CLASSES 3.1 3.2 3.3

GREENWICH HOME OF PEACE HOSPITAL
RIVER RD
GREENWICH 2065

3426.7

RECEIPT NO 0657

06/11 \$10.00

35 0168033 15 NOV 81

REGISTRATION No.

DEPARTMENT OF INDUSTRIAL RELATIONS
1 OXFORD STREET, P.O. BOX 847, DARLINGHURST 2010, N.S.W.
TELEPHONE: 266 8111 (DX22, SYDNEY)

PAID

— PLEASE RETAIN AS PROOF OF PAYMENT

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

UNDER AND SUBJECT TO THE PROVISIONS OF THE

DANGEROUS GOODS ACT, 1975

AND REGULATIONS THEREUNDER.

DEPOT TYPE PRODUCT

1 U/G TANK FLAMMABLE LIQUID

UNITS

(ART)

5,000

3

CLASS

FEE

\$15

CHIEF INSPECTOR

LICENSEE OR REGISTERED HOLDER

GREENWICH HOME OF PEACE HOSPITAL

RIVER RD

GREENWICH 2065

PAYMENT DETAILS

PREMISES TO BE LICENSED OR REGISTERED IF NOT AS ABOVE

RECEIPT NO 542558

12/01

\$15.00

35 0168033

LICENCE/REG. No.

15 NOV

81

EXPIRY DATE

Licences may take some time to be issued. Please DETACH THIS SECTION and keep it with your previous licence expiring in 1990 or 1991 as evidence that your site is licenced.

Licence number 35/016803

Expiry month: NOVEMBER

1 Rosebery Avenue Rosebery NSW 2018 Phone (02) 287 6252 Fax (02) 662 2834 DX 480 Sydney
New South Wales Government

Reference

Dangerous Goods Section
Locked Mail Bag 2 P O, ROSEBERY NSW 2018
Ph. (02) 287 6239 OR (02) 287 6237

Licensee

GREENWICH HOME OF PEACE HOSPITAL

29 OCT 1991

"RIVER RD"
GREENWICH 2065

Dear Sir/Madam,

RE APPLICATION FOR RENEWAL OF LICENCE FOR THE KEEPING OF DANGEROUS GOODS

Our records indicate you hold licence number 35/016803 for keeping dangerous goods at RIVER RD GREENWICH 2065.

Details of depots at site.

Depot No.	Depot type	Goods stored in depot	Quantity kg/litres/no.
1	UNDERGROUND TANK	FLAMMABLE LIQUIDS	5 000 16000

This licence is now due for renewal. TO RENEW YOUR LICENCE. Please carefully check the details shown in this letter and make any required corrections. Then, SIGN and DATE the declaration below and return this letter to the WorkCover Authority, Dangerous Goods Section. Fees for these licences have been abolished. DO NOT SEND ANY MONIES.

Declaration: I wish to renew this licence to 15/11/92. I certify that the licence details shown in this letter are correct.

.....*[Signature]*.....
(Signature)

...15...11...91...
(Date)

If you do not wish to renew the licence. Please provide the Dangerous Goods Section with a signed statement giving the reason why it is not to be renewed. If you have sold/vacated the site please provide the name and address of the new owner/occupier so we may contact them.

Yours faithfully

Chief Inspector of Dangerous Goods.

Licences may take some time to be issued. Please DETACH THIS SECTION and keep it with your previous licence expiring in 1990 or 1991 as evidence that your site is licenced.

Licence number 35/016803

Expiry month: NOVEMBER

1 Rosebery Avenue Rosebery NSW 2018 Phone (02) 287 6252 Fax (02) 662 2834 DX 480 Sydney
New South Wales Government

[Handwritten: file Licences 1 R 1]

file R1

WORKCOVER AUTHORITY

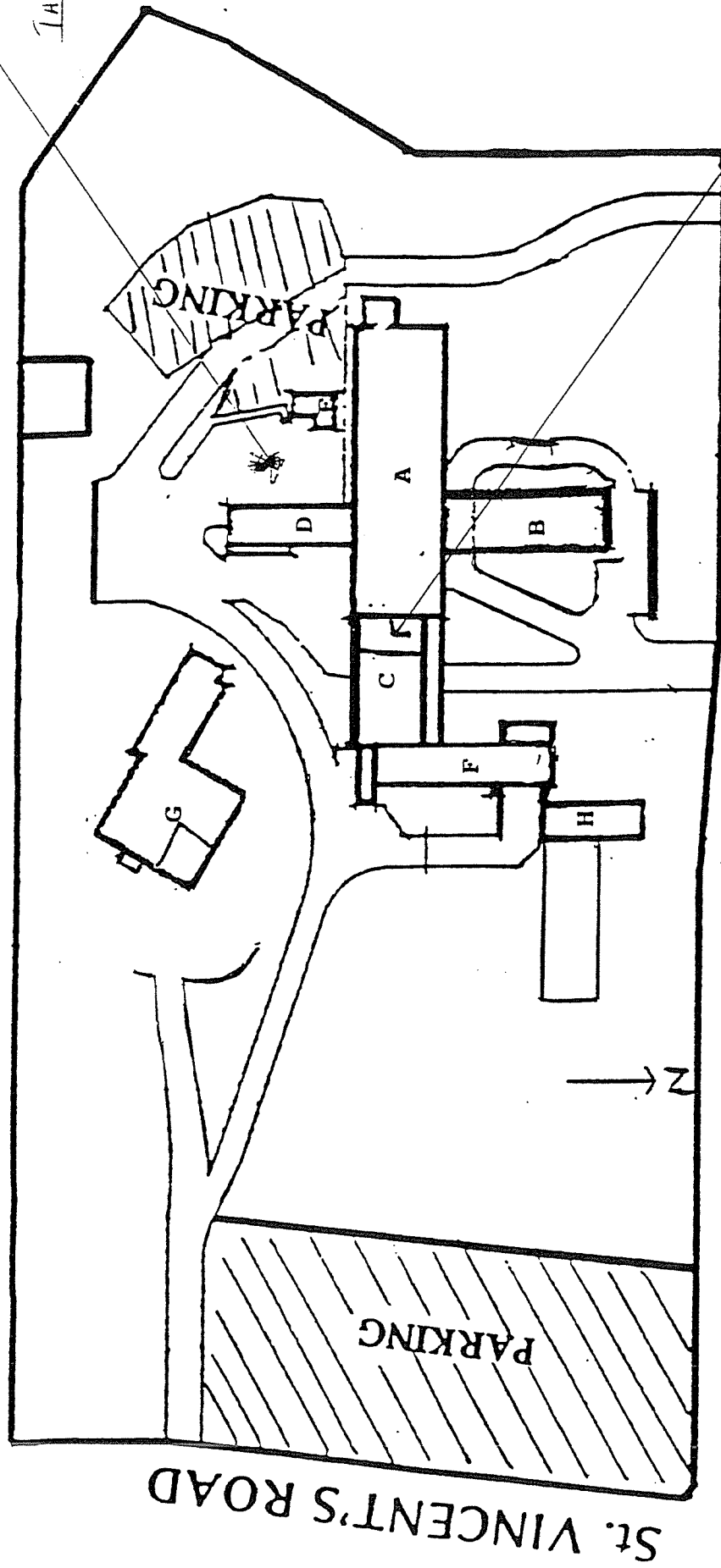


LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

Application for new licence, amendment or transfer

1. Name of applicant	ACN	
GREENWICH - HOME OF PEACE HOSPITAL		
NOT APPLICABLE		
2. Site to be licensed		
No	Street	
97-115	RIVER ROAD	
Suburb/Town		Postcode
GREENWICH		2065
3. Previous licence number (if known)	35/016803	
4. Nature of site	HOSPITAL	
5. Emergency contact on site:		
Phone	Name	
439 7588	General Manager of Nursing Services	
6. Site staffing:	Hours per day	Days per week
	24	7
7. Major supplier of dangerous goods	CONTRACTOR AS PER STATE GOVT. CONTRACT	
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	Date stamped
	NOT APPLICABLE	
9. Number of dangerous goods depots at site		
10. Trading name or occupier's name	AS ABOVE	
11. Postal address of applicant	Suburb/Town	Postcode
P.O. Box 330	EROWS NEST	2065
12. Contact for licence enquiries:		
Phone	Fax	Name
(02) 439 7588	(02) 437 4829	J. WILKINSON
I certify that the details contained in this application (or the accompanying computer disk) are true and correct		
13. Signature of applicant	Date	
	24.1.94	



RIVER ROAD

A. MAIN WING:

- Basement: Staff Quarters
- Lower Ground(S) Staff Quarters
- Lower Ground(N) Medical Staff Lounge
- Ground: Palliative Care, Chaplain, Volunteers
- First: Rehabilitation Ward
- Second: Rehabilitation Ward

B. NORTH WING:

- Ground: Reception/Switchboard
- Palliative Care Day Hospital
- First: Rehabilitation Therapy
- Second: Independent Living Ward (Bragg Unit)

C. MAIN WING - EXTENSION:

- First: Cafeteria; Staff Lounge; Theatre
- Second: Rehabilitation Therapy; ~~Admissions~~;

D. SERVICE WING:

- Ground: Cleaning; Boilers; Mortuary
- First: Kitchen; Linen

E. MAINTENANCE WORKSHOP

F. ARCHINAL HOUSE:

- Ground: Day Centre, Hydrotherapy Pool
- First: Allied Health Staff; Conference Room

G. PALLISTER HOUSE:

- Health Promotion; Purchasing; Finance; Pink Room; Education Centre; Community Options.

H. BLUE GUM LODGE

If you have more depots than the space provided, photocopy sufficient sheets first.

[illegible][illegible]

PART D

**Checklist for keeping licence application for
class 6.1 (poisons) or class 8 (corrosives).**

Please answer ALL questions by stating YES, NO or NOT APPLICABLE (N/A) in the box provided.

A separate checklist is required for each individual depot to be licensed; if more than one checklist is completed state the depot number to which the checklist applies:

1. Storage area clearly identified with appropriate diamond sign (250 x 250 mm), sign is visible from all approaches

NO

2. The storage area is 5 m or more away from:

(a) other classes of dangerous goods

YES

(b) easily combustible materials include flammable liquids, waste paper, rags, hay, sawdust, dry grass, shrubs and overhanging tree branches

YES

(c) anything that could cause harmful reactions with the poisons (such as acids) or with the corrosives (such as incompatible corrosives, oxidisers)

YES

(d) foodstuffs (applies to class 6.1 only)

YES

3. Spillage containment provided for liquids,

in packages, 25% of total quantity, or
in tanks, 100% of largest or single tank

N/A

4. At least one fire extinguisher Type 2A60B(E) (9 kg dry chemical) is

(a) easily accessible in or near the storage

YES

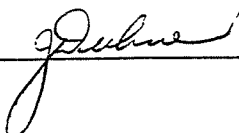
(b) serviced every 6 months

YES

5. All packages containing 500 mL or grams or more are at least marked with the appropriate diamond sign and the correct technical name

6. I certify that the details on this form are correct

Signature of applicant



24 / 1 / 94

Date

Appendix D

Site Photographs



Photo 1 - Eastern boundary looking south



Photo 2 - View from north-eastern corner looking south-west



Site Photographs

Greenwich Hospital

River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 1

REV: 0

DATE: 21-Aug-18



Photo 3 - View of north-eastern area looking south



Photo 4 - Northern boundary looking west



Site Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 2

REV: 0

DATE: 21-Aug-18



Photo 5 - Main entrance to hospital looking south-west



Photo 6 - Main entrance to hospital looking south



Site Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 3

REV: 0

DATE: 21-Aug-18



Photo 7 - General waste disposal bins



Photo 8 - Clinical waste storage shed



Site Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 4

REV: 0

DATE: 21-Aug-18



Photo 9 - Generator and diesel fuel tank



Photo 10 - Boiler stack



Site Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 5

REV: 0

DATE: 21-Aug-18



Photo 11 - Internal generator with diesel storage in base



Photo 12 - One of two gas-fired boilers



Photo 13 - Medical oxygen storage



Photo 14 - Chemical storage in maintenance building



Photo 15 - Western boundary looking north



Photo 16 - Western boundary looking south



Site Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 8

REV: 0

DATE: 21-Aug-18



Photo 17 - South-western corner of main hospital building



Photo 18 - Possible UST fill point (unconfirmed)



Site Photographs

Greenwich Hospital

River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 9

REV: 0

DATE: 21-Aug-18



Photo 19 - Southern side of main hospital building looking north



Photo 20 - Southern side of Pallister House looking east



Site Photographs

Greenwich Hospital

River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 10

REV: 0

DATE: 21-Aug-18



Photo 21 - Western side of Pallister House looking south-east



Photo 22 - Carpark to north of Pallister House



Site Photographs
Greenwich Hospital
River Road, GREENWICH

CLIENT: HammondCare

PROJECT: 86495.00

PLATE No: 11

REV: 0

DATE: 21-Aug-18



Photo 23 - Eastern side of Pallister House looking west



Photo 24 - Entrance off St Vincent's Road looking west