

**Health Infrastructure
Level 8, 77 Pacific Highway
NORTH SYDNEY NSW 2059**

**Project 72811
25 June 2012
PMO**

Attention: Mr Bruno Zinghini

Dear Sirs

**Dubbo Base Hospital Redevelopment
Stage 1 & 2 Review of Environmental Factors (REF)**

This letter confirms that Douglas Partners Pty Ltd was commissioned to undertake a Phase 1 Contamination Assessment on the Dubbo Base Hospital site. The outcomes of this assessment are provided in the *Report on Phase 1 Contamination Assessment Rev0* for Project 72811 dated 18 April 2012. Douglas Partners was also commissioned to undertake a Targeted Contamination Assessment of a former coal bunker adjacent to the Old Boiler House. The outcomes of this assessment are provided in the *Report on Targeted Contamination Assessment Rev0* for Project 72811.01 dated 25 June 2012.

The project scope includes the following items:

- Relocate sheds and clear northern part of the site for a new roadway;
- Water, sewer, stormwater, gas and electrical service terminations and relocations;
- New electrical substation building, including switchboards and generators, and relocation of existing pad-mounts;
- New building for ICT infrastructure and Telstra lead-in;
- Re-grade existing carpark and expand;
- New main public and ambulance drop-off areas and associated landscaping;
- New link road/construction access road in the northern part of the site;
- Reconfigure mortuary and mental health entrances; and
- Demolition of various buildings including Nurses Accommodation and Boiler House.

Douglas Partners confirms that the Phase 1 Contamination Assessment and the Targeted Contamination Assessment are relevant for this scope of works. We also confirm that the assessments were undertaken to address the requirements of *State Environmental Planning Policy No.55 – Remediation of Land* (SEPP 55). The assessments can be considered Stage 1 – Preliminary Investigations, incorporating limited site sampling, as described in Section 3.5.2 of SEPP 55.

Please contact the undersigned if further information is required.

Yours faithfully,

Douglas Partners Pty Ltd



Peter Oitmaa
Senior Associate



Douglas Partners
Geotechnics | Environment | Groundwater

Report on
Phase 1 Contamination Assessment

Dubbo Base Hospital Redevelopment
Myall Street, Dubbo

Prepared for
Health Infrastructure

Project 72811
April 2012

Integrated Practical Solutions





Douglas Partners

Geotechnics | Environment | Groundwater

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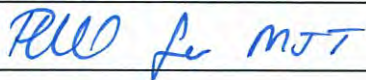
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DRAFT	1		Health Infrastructure, Enstruct Group
0	1		TSA Management

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		18. APR. 2012
Reviewer		18. APR. 2012



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Report on Phase 1 Contamination Assessment

Dubbo Base Hospital Redevelopment

Myall Street, Dubbo

1. Introduction

This report presents the results of a Phase 1 Contamination Assessment undertaken for proposed redevelopment works at Dubbo Base Hospital, Myall Street, Dubbo. The work was commissioned by Health Infrastructure, in consultation with Enstruct Group Pty Ltd.

The project involves three main components: construction of medical buildings in the central portion of the site (the 'building works zone'), construction of on-grade vehicle parking areas and internal roads in the north-eastern area of the site (the 'civil works zone'), and the construction of a stormwater detention basin in the north-western portion (the 'stormwater detention zone'). Demolition of existing buildings may be required depending on the final locations of the proposed works.

The Phase 1 assessment was undertaken to:

- Assess the general levels of contamination in soil, at selected locations, resulting from past and present activities on the site;
- Assess the suitability of the site for the intended land use; and
- Provide recommendations for additional works, if required.

The overall approach for the assessment included a review of available site records including historical title deed information, the contaminated land public register, historical aerial photographs and licensed groundwater bore records. The assessment also included the drilling of boreholes, subsurface sampling, laboratory analysis and interpretation of the results. Details of the field work and laboratory testing are given in this report, as well as comments on the issues outlined above.

Geotechnical investigation was undertaken at the same time as the contamination assessment and is reported separately.

2. Previous Investigations

Douglas Partners Pty Ltd undertook a geotechnical investigation on the site in 1996 (Project 23882). This investigation included the drilling of boreholes within the hospital grounds, laboratory testing and engineering analysis. Contamination assessment was not in the scope of this previous investigation.

3. Site Description and Geology

Dubbo Base Hospital is located to the north-east of the city centre and is bounded by Myall Street to the south, the Coonamble-Dubbo Railway line to the west, residential dwellings to the east, and vacant land to the north. The natural ground surface levels at the site appear to fall gently to the south and west.

At the time of the current investigation, the main hospital buildings were located in the southern and central portions of the site. A car park was located in the eastern portion, and the western and northern sections of the site were generally vacant.

The *Dubbo 1:250 000 Geological Series Sheet* shows that the site is close to a boundary between gravel and ferruginous sandstone, and olivine basalt and dolerite. Both of these geological units are of Cainozoic age.

The portion of the site on which the development works are proposed consists of Lot 12 in DP 1159243 in the Parish of Dubbo, County of Lincoln. A site location plan is shown on Drawing E1 in Appendix A.

4. Scope of Works

The scope of the Phase 1 contamination assessment was as follows:

- Obtain and review site history information including historical title deed information, the contaminated land public register, historical aerial photographs and licensed groundwater bore records;
- Drill ten (10) boreholes to a depth of at least 0.5 m into natural soil or prior refusal. Collect soil samples from the filling and natural material in the bores, and upon signs of obvious contamination;
- Screen soil samples with a calibrated Photoionisation detector (PID) to assess the presence of volatile organic compounds;
- Conduct laboratory analysis on selected soil samples in a NATA accredited analytical laboratory for the following range of potential contaminants:
 - o Priority heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni & Zn);
 - o Total Recoverable Hydrocarbons (TRH);
 - o Monocyclic Aromatic Hydrocarbons (BTEX);
 - o Polycyclic Aromatic Hydrocarbons (PAH);
 - o Organochlorine Pesticides (OCP);
 - o Polychlorinated Biphenyls (PCB);
 - o Phenols; and
 - o Asbestos.

- Provide a Phase 1 contamination assessment report which comments on the recorded levels of contamination in the soils on the site, the suitability of the site for the proposed development, and recommended follow up action; and
- Store remaining soil and groundwater samples not analysed for a period of one month pending the need for further analysis.

5. Site History

5.1 Historical Land Uses

The current Lot 12 in DP 1159243 appears to have been consolidated from some 21 individual lots. The land title records indicate that each lot was held by various parties, including potential trustees for the hospital, until ownership was transferred to The Dubbo District Hospital between 1931 and 1982. The titles suggest that the land may have been used for grazing or farming purposes prior to its current use.

The historical land title information is attached in Appendix B.

5.2 Contaminated Land Public Register

A search undertaken on 15 March 2012 indicated that the development site is not on the Public Register of Notices issued under the *Contaminated Land Management Act 1997*. There were two notices for the Dubbo City Council local government area; 210 Brisbane Street (Caltex Service Station) and 165 Brisbane Street (former Ambulance Station). Both of these sites are in the central portion of Dubbo and remote from the hospital site.

5.3 Aerial Photographs

A review of available aerial photographs from 1959, 1964, 1971, 1975, 1980, 1988, 1991, 1995, 2001 and 2005 was undertaken to evaluate the land-use patterns on the site. Site details observed in the aerial photographs are provided in Table 1. Scanned images of the aerial photographs are provided in Appendix B.

Table 1: Site Details from Historical Aerial Photographs

Year	Details of Site
1959	Hospital buildings are present in the southern portion of the site. The land to the north, east and south is generally vacant. Numerous dwellings are present on the western side of the railway line to the west of the site.
1964	The addition of new buildings to the north-east of the existing hospital buildings. Numerous dwellings are now present to the east of the hospital grounds.
1971	The hospital buildings on the southern portion of the site appear to have been reconfigured.
1975	Similar to 1975. A carpark can be seen to the north-east of the hospital buildings.
1980	A new building is present in the central portion of the greater hospital site.
1988	Several new buildings adjacent to the existing buildings have appeared since 1980.
1991	Similar conditions to 1988.
1995	New buildings are present in the central and northern portions of the greater hospital grounds.
2001	A swimming pool is present in the central portion of the site.
2005	New buildings are present in the northern portion of the site as well as new buildings within the existing hospital area in the southern portion of the site.

5.4 Groundwater Bore Search

A search of licensed groundwater bores indicated that there are three shallow monitoring bores (1.5 m to 2 m depth), one deeper monitoring well (18 m) and two stock/domestic production wells (30 m to 63 m depth) close to the site. This suggests that the productive aquifer below the site is relatively deep. The search information is attached in Appendix B.

6. Selected Comparative Guidelines

The hospital site has a mixed-use and incorporates some open-space areas. The relevant soil assessment criteria are therefore likely to be the Health-based Investigation Levels for parks and recreational open-space (Column 3) as specified in *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme*, (Department of Environment and Conservation NSW, 2006). The provisional Phytotoxicity-based Investigation Levels (Column 5) may also be relevant for the site.

Assessment criteria for petroleum hydrocarbons, where not covered in the HILs, are the Threshold Concentration for Sensitive Site Land Use – Soils, specified in *Contaminated Sites: Guidelines for Assessing Service Station Sites* (NSW EPA, 1994).

The quantitative site assessment criteria are shown in the relevant tables in Appendix D.

7. Data Quality Objectives

The investigation procedures have been devised in general accordance with the seven-step data quality objective (DQO) process outlined in Australian Standard AS 4482.1 – 2005 *Guide to the investigation and sampling of sites with potentially contaminated soil – Part 1: Non-volatile and semi-volatile compounds*. The DQO process is outlined below.

State the Problem

The site is to be redeveloped for continued use as a hospital. The aim of the current assessment is to provide an indication of the suitability of the site for the proposed development and, on the basis of the investigation findings, provide advice on what future works may be required.

Identify the Decision

Ten boreholes were drilled to collect soil samples from the site. The number of sampling points was based on the number of boreholes required for geotechnical assessment and is considered sufficient for Phase 1 (preliminary) assessment of the site. Groundwater assessment was not in the scope of the Phase 1 assessment.

The suite of contaminants tested is outlined in Section 4 of this report. This suite of soil contaminants was devised to detect the presence of heavy metals, hydrocarbons, polychlorinated biphenyls and phenol which could be present due to the former and current activities on the site. Analysis for pesticides was undertaken due to the presence of filling and the possible use of such chemicals on the site in the past. Analysis for asbestos was undertaken due to the presence of filling and the possibility of asbestos debris remaining on the site from previous demolition activities.

The comparative guidelines were selected on the basis of the proposed land use and are outlined in Section 6 of this report.

Identify Inputs to the Decision

The primary inputs in assessing the presence of contamination on the site are:

- Areas of potential contamination based on historical uses of the site;
- Field observations;
- Laboratory test results; and
- Published guidelines appropriate for the proposed land use.

Define the Boundary of the Assessment

The boundary of the assessment is defined as the three areas investigated; the building works zone, the civil works zone and the stormwater detention zone. These areas are shown on Drawing E1 in Appendix A.

Develop a Decision Rule

The decision rule is based on the following documents:

- Department of Environment and Climate Change (2006) *Contaminated Sites: Guidelines for the NSW Site Auditor Scheme* (Column 3 – Health-based investigation levels for parks, recreational areas etc. (NEHF E)) and the provisional phytotoxicity-based investigation levels; and
- NSW EPA (1994) *Contaminated Sites: Guidelines for Assessing Service Station Sites*.

Specify Acceptable Limits on Decision Errors

Appropriate field sampling techniques, as outlined in the *Douglas Partners Field Procedures Manual*, were used in the assessment. Quality assurance and quality control measures were incorporated into the laboratory testing regime to ensure the quality of the assessment data. These measures are outlined in the detailed laboratory test results in Appendix E. Additional field QA/QC was not in the scope of the Phase 1 (preliminary) assessment.

Optimise the Design for Obtaining Data

The sampling locations were selected on the basis of geotechnical testing requirements which is considered appropriate for the Phase 1 (preliminary) assessment. The procedures for collecting samples were in general accordance with EPA guidelines and industry best-practice. A NATA accredited analytical laboratory was used to analyse soil samples.

A number of data quality indicators (DQIs) were established to verify that the quality of the investigation data is acceptable. Table 2 summarises how the DQIs are assessed.

Table 2: Data Quality Indicators and Evaluation Procedures

Data Quality Indicator	Evaluation Procedure
Documentation completeness	Completion of field and laboratory documentation including chain of custody sheets and borehole logs.
Data completeness	A review of site history to compliment the current analytical regime. Analysis of appropriate contaminants. Analysis of appropriate soil horizons.
Data comparability	Use of NATA accredited analytical methods. Use of consistent sampling techniques. Use of disposable/decontaminated sampling equipment. Use of suitable field sample storage techniques.
Data representativeness	Sampling from locations selected on the basis of geotechnical test requirements is considered suitable for the Phase 1 (preliminary assessment).
Precision and accuracy for sampling and analysis	Use of NATA accredited analytical methods. Achievement of suitable results in QA/QC criteria.

The DQIs for sampling and analysis were achieved and the quality of the data satisfactorily meets the objectives of the current preliminary assessment.

8. Field Work Procedures

The field work for the current assessment included the drilling of three boreholes in the proposed building works zone (BW1 to BW3), four boreholes in the proposed civil works zone (CW1 to CW4) and three boreholes in the proposed stormwater detention zone (SD1 to SD3). The locations of the current boreholes are shown on Drawing E1 in Appendix A.

The boreholes were drilled to depths of 0.9 m to 5.0 m using a Pengo boring rig fitted with 300 mm diameter augers. An experienced geotechnical engineer logged the materials recovered from the boreholes and collected samples at regular depth intervals.

The ground surface levels at the borehole locations were measured to AHD by a registered surveyor engaged by the client.

Soil sampling for contamination assessment purposes was performed in general accordance with the standard sampling procedures outlined in the *Douglas Partners Field Procedures Manual*. All sampling data were recorded on chain of custody information sheets. The sampling generally included:

- Soil sampling using disposable and/or decontaminated equipment;
- Placement of samples into laboratory prepared jars and immediate capping;
- Labelling of sample containers with individual and unique markings including project number, sample location, sample depth and date of sampling; and
- Storage of sample containers in a cooled, insulated and sealed container for transport to the laboratory.

9. Results of Assessment

9.1 Field Work Results

The subsurface conditions encountered in the current boreholes are presented in the borehole logs in Appendix B. Notes defining descriptive terms and classification methods are also included.

The boreholes encountered:

- PAVEMENT – bitumen/asphalt and/or roadbase gravel to depths of 0.1 m to 0.3 m in bores BH1, BH2, BW2, BW3, CW1 and CW4;
- FILLING – typically clayey, silty and sandy soils with gravel, roots, rootlets, building fragments and brick to depths of 0.1 m to 1.2 m;
- NATURAL SOILS – typically clayey and sandy soils, with basalt and quartz gravel and silt in varying proportions, to depths of 0.6 m to 5.0 m. The soils were generally very stiff or hard, although some stiff layers were also encountered; and

- **BEDROCK** – extremely weathered rock below depths of 1.2 m to 4.5 m which generally presents itself as hard clayey and sandy soil with gravel inclusions. It is possible that borehole refusal on particularly gravelly layers was at the surface of stronger (less weathered) rock.

Free groundwater was not observed in any of the previous or current boreholes at the time that the field work was undertaken.

9.2 Total Photoionisable Compounds Results

Replicate soil samples collected from the boreholes were stored under ambient temperatures before screening for Total Photoionisable Compounds (TOPIC) using a calibrated Photoionisation Detector (PID). The results of the screening are shown on the borehole logs in Appendix B. The PID readings were all very low.

9.3 Analytical Results for Soil Samples

EnviroLab Services Pty Ltd was commissioned to undertake analysis of the soil samples. A tabulated summary of the results of the soil analysis is provided in Table D1 in Appendix D.

In addition to the summary provided in Appendix D, asbestos was not observed in the drill returns at the time of the field work and was not detected in the samples analysed in the laboratory. The detailed analytical results, sample receipts and chain of custody documentation are included in Appendix E.

9.4 Laboratory Quality Control Procedures

The results of the laboratory QA/QC procedures are provided in the report in Appendix E.

10. Discussion of Results

Ten (10) soil samples were selectively analysed from ten (10) test locations on the site. Nine (9) of these samples were obtained from the filling profile and one (1) sample from the natural soils. All soil samples had concentrations of analysed contaminants below the adopted health-based investigation levels. One soil sample (BW2/0.3 m) exhibited a zinc concentration of 210 mg/kg which is marginally above the provisional phytotoxicity-based investigation level of 200 mg/kg. This will only be relevant if vegetation is proposed at this location.

Asbestos was not observed in the boreholes and was not detected in the samples analysed in the laboratory. It should be noted, however, that the filling present on the site did contain building rubble and the buildings on the site (both current and former) may/may have contained asbestos. The possibility of the presence of asbestos on the site should therefore not be discounted, particularly fibres in the near-surface soils.

11. Conclusions and Recommendations

The site history information obtained during the Phase 1 contamination assessment indicates the site has been used as a hospital, as well as possibly grazing or farming land prior to this use. Buildings have been demolished on the site in the past and filling has been placed, indicating the possibility of asbestos being present. Apart from its current use, there are no other indications of contaminating activities having occurred on the site in the past.

The ten soil samples analysed from the ten test locations exhibited contaminant concentrations within the adopted health-based assessment criteria for the site. One sample in the building works zone had a concentration of zinc which marginally exceeded the provisional phytotoxicity-based investigation levels, although this will only be relevant if vegetation is proposed at this location. Asbestos was not observed in the boreholes nor detected in the laboratory samples analysed, although the possibility of asbestos being present on the site should not be discounted.

On the basis of the Phase 1 contamination assessment, the soils in the areas tested are considered suitable for continued use in the hospital environment. However, further detailed assessment will be required to fully characterise the site in accordance with NSW EPA guidelines. Although contaminants in the areas assessed were below the adopted assessment criteria, there is the possibility of biological waste and ash-dumps from incinerators being present on the site. Further assessment is therefore recommended and should be targeted in the areas of the proposed development works, once these areas have been confirmed.

Groundwater was not encountered in the boreholes at the time of the field work which suggests it is greater than 5 m below the ground surface. Assessment of groundwater quality could be undertaken if this is requested by the client or consent authority, or if leachable contaminants are encountered elsewhere on the site.

Waste classification of excavated materials will be required prior to removal from the site. This would best be undertaken either during the Phase 2 assessment or at the time of construction activities. Leachability testing may be required to confirm the leachable concentrations of PAHs and heavy metals as part of the waste classification process.

12. Further Works Relating to Potential Contamination

Additional assessment should be undertaken to characterise subsurface conditions in the specific areas proposed for redevelopment. The nature and extent of the additional assessment will be dependent upon the final layout of the new works on the site but will probably involve additional boreholes/test pits in the relevant areas. A testing frequency can be suggested once the areas of development have been finalised.

Demolition activities should be undertaken with consideration to the potential for asbestos being present within filling and within existing buildings. The additional assessment described above will be able to target asbestos within subsurface materials. The potential for asbestos within existing buildings could be assessed by reviewing the Asbestos Register (if such a register is available) or by undertaking a Hazardous Materials Assessment of the buildings to be demolished.

Regardless of the level of assessment undertaken on a site, there is always a risk that contaminated materials will be encountered during construction. This is usually addressed by the contractor incorporating an Unexpected Finds Protocol (UFP) into the Construction Environmental Management Plan (CEMP) for the project. The UFP should list the expected finds, and methodologies to deal with unexpected finds such as general contamination, asbestos, underground tanks, biological waste etc.

13. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for a project at Dubbo Base Hospital in accordance with DP's proposal dated 17 January 2012 and acceptance received from Health Infrastructure. The report is provided for the use of Health Infrastructure for this project only and for the purpose(s) described in the report. It should not be used for other projects or by a third party.

The results provided in the report are indicative of the sub-surface conditions only at the specific sampling or testing locations, and then only to the depths investigated and at the time the work was carried out. Subsurface conditions can change abruptly due to variable geological processes and also as a result of anthropogenic influences. Such changes may occur after DP's field testing has been completed.

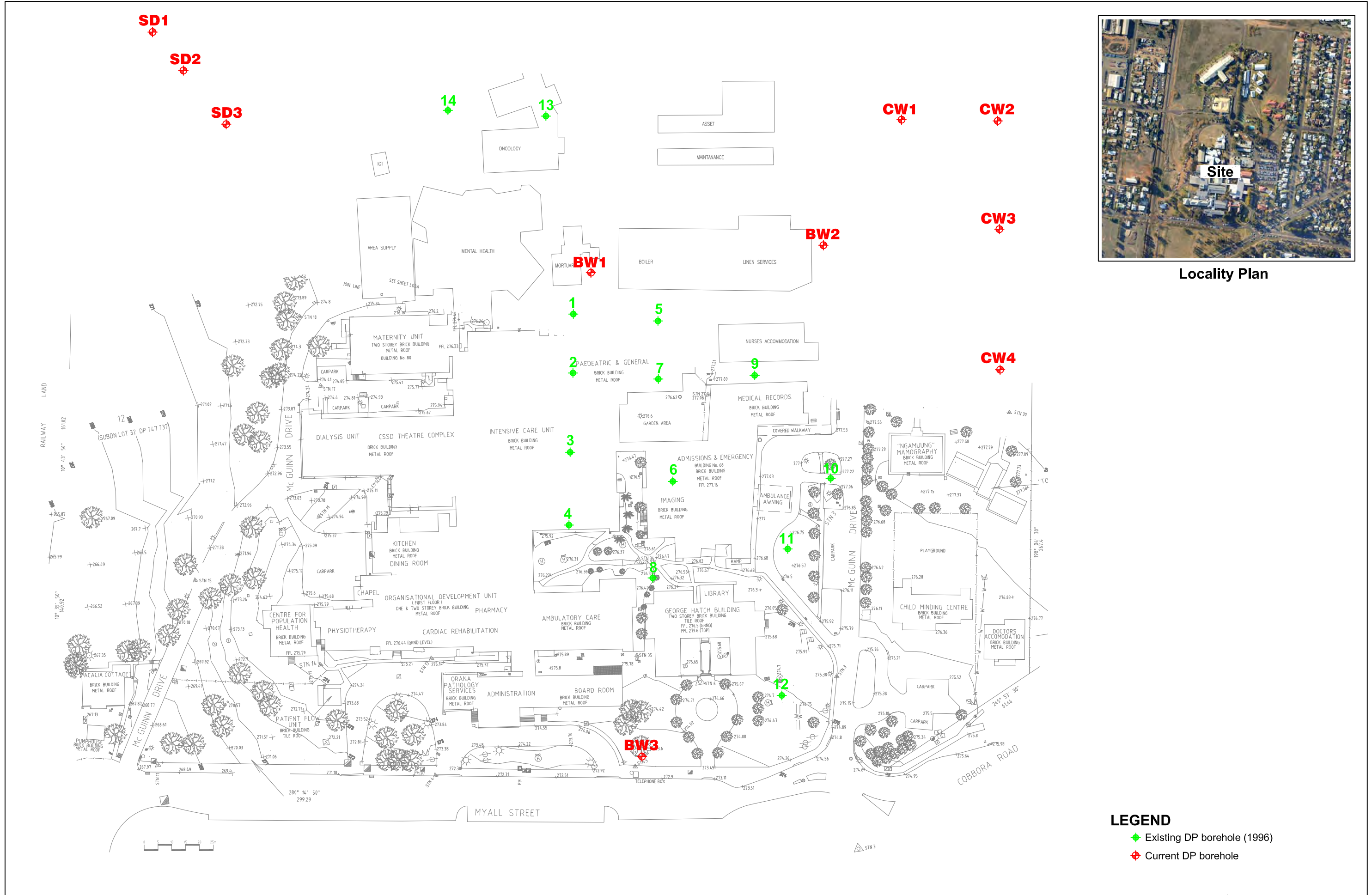
DP's advice is based upon the conditions encountered during this investigation. The accuracy of the advice provided by DP in this report may be limited by undetected variations in ground conditions between sampling locations. The advice may also be limited by budget constraints imposed by others or by site accessibility. In preparing this report DP has necessarily relied upon information provided by the client and/or their agents.

This report must be read in conjunction with all of the attached notes 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 a statement, interpretation, outcome or conclusion given in this report.

Douglas Partners Pty Ltd

Appendix A

Drawing



Locality Plan

LEGEND

- Existing DP borehole (1996)
- Current DP borehole

	CLIENT: Health Infrastructure		TITLE: Borehole Locations Dubbo Base Hospital Redevelopment Myall Street, DUBBO		PROJECT No: 72811
	OFFICE: Sydney	DRAWN BY: PSCH			DRAWING No: E1
	SCALE: 1:1250@A3	DATE: 15.3.2012			REVISION: 0

Appendix B

Site History Information

Service First Registration Pty Ltd

ACN: 108 037 029
Ph: 02 9233 1314
Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

Summary of Owners Report

LPMA

Sydney

Re: - Dubbo Base Hospital – Cobbora Road, Dubbo

Description: - Lot 12 D.P. 1159243

As regards that part marked (1) on the attached cadastre

The early title to this land was Crown Land

02.10.1869 Approved for Extension of Site for Hospital

09.01.1894. Trustees Appointed

17.07.1931. Issue of grant title

<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>
17.07.1931 (1931 to 2003)	The Dubbo District Hospital (Now The Dubbo Base Hospital)	Vol 4491 Fol 115 Now 32/747737

As regards those parts marked (2), (3) & (4) 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>
31.01.1907 (1907 to 1931)	George Henry Taylor (Commission Agent) Thomas Baird (Grazier) James Samuels (Farmer) John Walker Sillar (Bank Manager) Edwin Henry Uttley (Timber Merchant) (? Trustees for the Hospital)	Vol 1753 Fol 134
20.10.1931 (1931 to 2003)	The Dubbo District Hospital (Now The Dubbo Base Hospital)	Vol 1753 Fol 134 Now 32/747737

As regards that part marked (5) 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>
13.02.1907 (1907 to 1922)	James Samuels (Farmer)	Vol 1757 Fol 31
01.11.1922 (1922 to 1931)	James Samuels (Farmer) Thomas Bain (Contractor) Thomas Arthur Whiteley (Farmer) Arthur Zayok Rogan (Carrier) Denis McGuinn (Solicitor) (? Trustees for the Hospital)	Vol 1757 Fol 31 Now Vol 3402 Fol 78
20.10.1931 (1931 to 2003)	The Dubbo District Hospital (Now The Dubbo Base Hospital)	Vol 3402 Fol 78 Now 32/747737

Service First Registration Pty Ltd

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Suite 102, Level 1, 64 Castlereagh Street
Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

As regards those parts marked (6), (7) & (8) 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>
13.02.1907 (1907 to 1928)	James Samuels (Farmer)	Vol 1757 Fol 31
05.11.1928 (1928 to 1936)	Walter Henry Samuels (Book Keeper) Edward Henry Mumford (Merchant) Albert Rain Samuels (Civil Servant) (Transmission Application not investigated)	Vol 1757 Fol 31 Now Vol 3402 Fol 117
17.04.1936 (1936 to 1948)	Walter Henry Samuels (Book Keeper) Albert Rain Samuels (Civil Servant)	Vol 3402 Fol 117
13.07.1948 (1948 to 1958)	Albert Rain Samuels (Retired Civil Servant) Walter Caleb Samuels (Accountant) (Section 12 Trustee Act)	Vol 3402 Fol 117
28.10.1958 (1958 to 2003)	Dubbo Base Hospital	Vol 3402 Fol 117 Now 32/747737

As regards that part marked (9) 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>
05.09.1893 (1893 to 1952)	Robert Archibald Simpson (Labourer)	Vol 1462 Fol 35
08.09.1952 (1952 to 1959)	Council of the Municipality of Dubbo	Vol 1462 Fol 35 Now Vol 6702 Fol 221
19.02.1959 (1959 to 2003)	Dubbo Base Hospital	Vol 6702 Fol 221 Now 32/747737

As regards that part marked (10) on the attached cadastre

This parcel of land was formerly a road in existence circa 1878

This road was subsequently closed by notification in Government Gazette dated 07.05.1982 Folio 2027

Grant Title Volume 14830 Folio 211 subsequently issued 17.08.1982

<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>
17.08.1982 (1982 to 2003)	Dubbo Base Hospital	Vol 14830 Fol 211 Now 32/747737

Service First Registration Pty Ltd

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Sydney 2000
PO Box 1539 Sydney 2000
DX 189 Sydney

As regards those parts marked (11), (12) & (13) 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>
07.04.1903 (1903 to 1952)	Mary Anderson (Married Woman)	Vol 1462 Fol 35
08.09.1952 (1952 to 1959)	Council of the Municipality of Dubbo	Vol 1462 Fol 35 Now Vol 6702 Fol 221
19.02.1959 (1959 to 2003)	Dubbo Base Hospital	Vol 6702 Fol 221 Now 32/747737

As regards those parts marked (14), (15) & (16) 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>
06.06.1895 (1895 to 1900)	Ralph Hutchinson (Boiler Maker)	Vol 1164 Fol 94
14.02.1900 (1900 to 1953)	Elise Jane Hutchinson (Widow) (Transmission Application not investigated)	Vol 1164 Fol 94
06.05.1953 (1953 to 1960)	Ralph Hutchinson (Investor) William Ralph Hutchinson (Grocer) (Transmission Application not investigated)	Vol 1164 Fol 94
06.06.1960 (1960 to 2003)	Dubbo Base Hospital	Vol 1164 Fol 94 Now 32/747737

As regards that part marked (17) 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>
25.10.1915 (1915 to 1915)	Charles Jesse Parker (Grazier)	Vol 2646 Fol 173
22.12.1915 (1915 to 1933)	Walter Moore (Dealer)	Vol 2646 Fol 173
13.02.1933 (1933 to 1935)	Louisa Gertrude Moore (Widow) (Transmission Application not investigated)	Vol 2646 Fol 173
10.10.1935 (1935 to 2003)	The Dubbo District Hospital (Now The Dubbo Base Hospital)	Vol 2646 Fol 173 Now 32/747737

As regards that part marked (18) 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>
25.10.1915 (1915 to 1915)	Charles Jesse Parker (Grazier)	Vol 2646 Fol 173
22.12.1915 (1915 to 1933)	Walter Moore (Dealer)	Vol 2646 Fol 173
13.02.1933 (1933 to 1941)	Louisa Gertrude Moore (Widow) (Transmission Application not investigated)	Vol 2646 Fol 173 Now Vol 4726 Fol 71
15.10.1941 (1941 to 2003)	The Dubbo District Hospital (Now The Dubbo Base Hospital)	Vol 4726 Fol 71 Now 32/747737

Service First Registration Pty Ltd

ACN: 108 037 029

Ph: 02 9233 1314

Fax: 9233 2878

Suite 102, Level 1, 64 Castlereagh Street

Sydney 2000

PO Box 1539 Sydney 2000

DX 189 Sydney

As regards those parts marked (19) & (20) 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>
25.10.1915 (1915 to 1915)	Charles Jesse Parker (Grazier)	Vol 2646 Fol 173
22.12.1915 (1915 to 1933)	Walter Moore (Dealer)	Vol 2646 Fol 173
13.02.1933 (1933 to 1945)	Louisa Gertrude Moore (Widow) (Transmission Application not investigated)	Vol 2646 Fol 173 Now Vol 5308 Fol 152
10.08.1945 (1945 to 1948)	William Henry Leonard (Farmer & Grazier)	Vol 5308 Fol 152
13.12.1948? (1948 to 1948)	Rosemary May Smith (Married Woman)	Vol 5308 Fol 152 Now Vol 6019 Fol 5
25.11.1948 (1948 to 2003)	Dubbo Base Hospital	Vol 6019 Fol 5 Now 32/747737

Search continued as regards the whole of Lot 12 D.P. 1159243

<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>
23.06.2003 (2003 to date)	# Macquarie Area Health Service	32/747737 Now 12/1159243

Denotes Current Registered Proprietor

Easements: -

- 10.12.2010 – (1) Easement to Drain Water 2 metres wide
(2) Easement for Water Supply 5 metres wide
(3) Easement for Services 1 metre wide
(4) Easement to Drain Sewage 5 metres wide

Leases: -

12.05.2011 to Playmates Cottage Childcare Centre Dubbo Inc

Yours Sincerely
Mark Groll
17 February 2012
(Ph: 0412 199 304)



Identified Parcel : Lot 12 DP 1159243

LGA : DUBBO

Parish : DUBBO

County : LINCOLN



PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets

MARK	MGA CO-ORDINATES		ZONE	CLASS	ORDER
	EASTING	NORTHING			
PM 79374	652 269.033	6 432 402.644	55	B	2
SSM 57575	652 965.793	6 431 974.129	55	B	3
SSM 57576	653 059.408	6 431 951.771	55	B	3
SSM 57238	652 905.85	6 431 720.45	55	B	2
SSM 16088	652 589	6 432 098	55	U	U
SSM 114058	652 788	6 432 286	55	U	U
SSM 114059	652 776	6 432 144	55	U	U

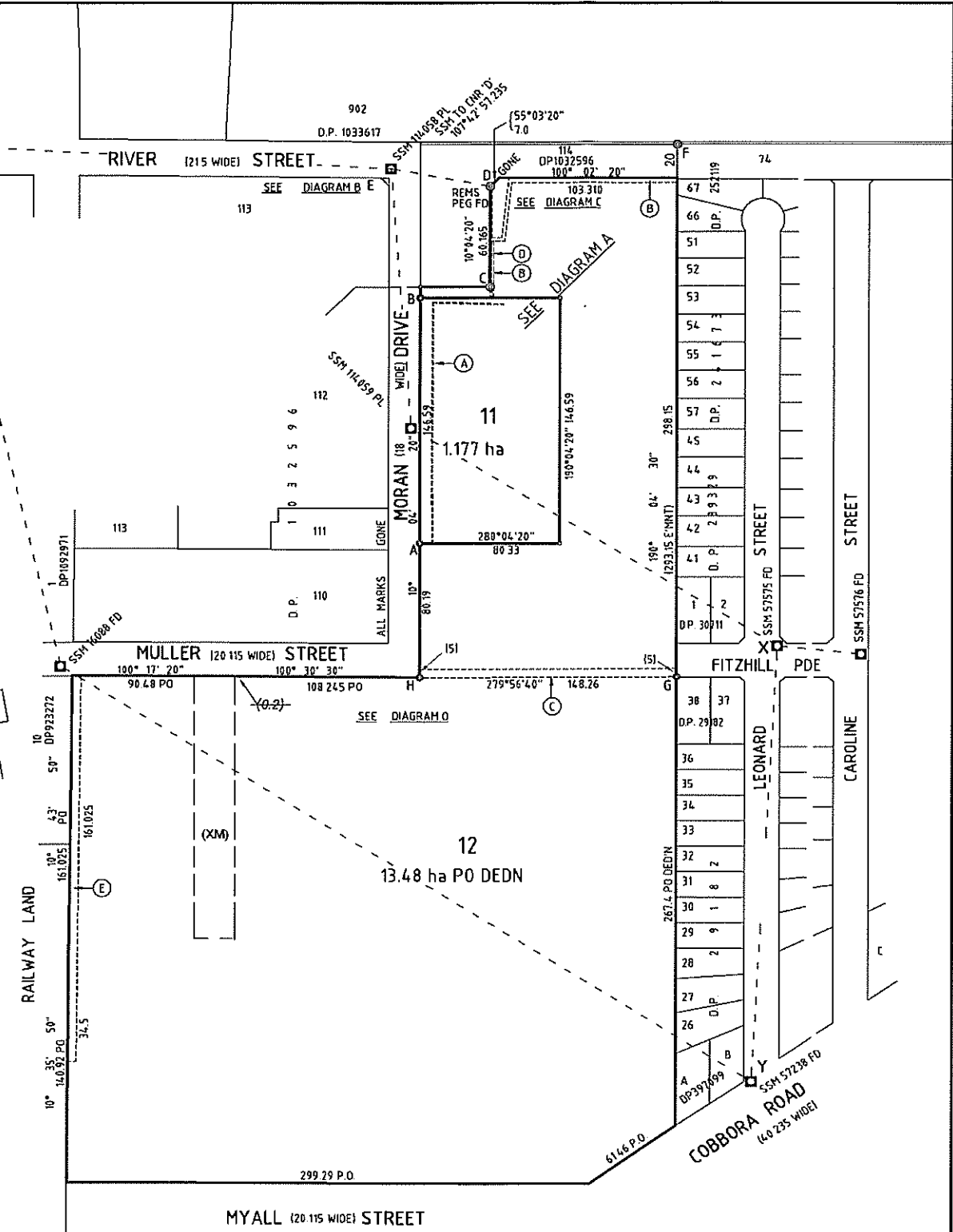
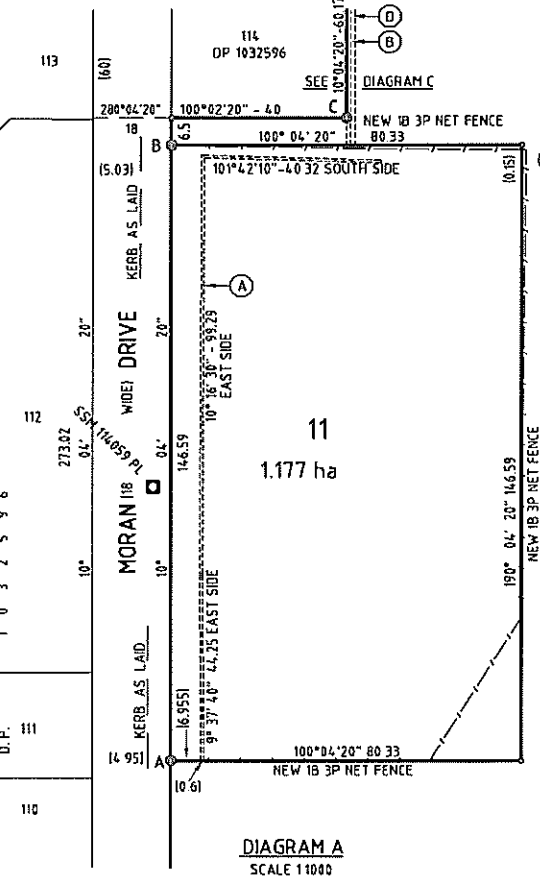
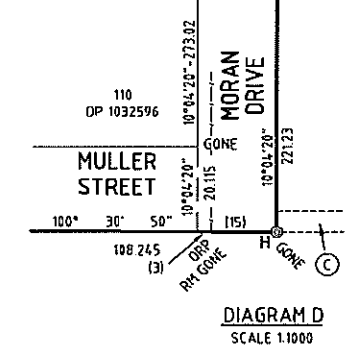
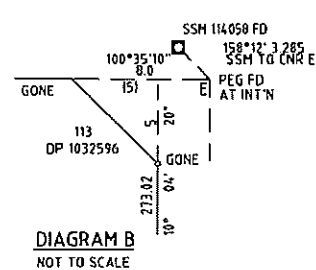
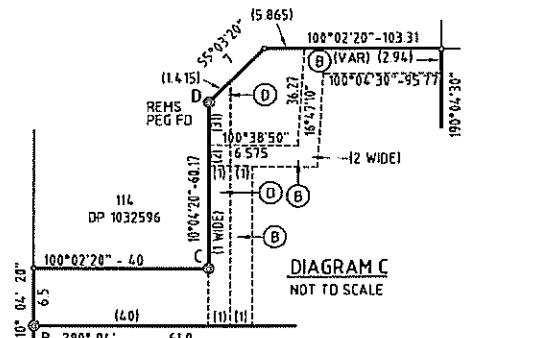
COMBINED SEA LEVEL AND SCALE FACTOR 0.999845

SOURCE: MGA CO-ORDINATES ADOPTED FROM SCMS ON 26th APRIL 2010

REFERENCE TO CORNERS				
CNR	BEARING	DISTANCE	FROM	REMARKS
A	100° 08'	2.83	RMDH&W IN KERB	STEEL POST AT CORNER
B	186° 14' 20"	72.81	SSM 114059 PL	
C	100° 05'	4.925	RMDH&W IN KERB	NAIL IN CONCRETE FOOTING
D	280° 02'	1	RM IRON ROD FD	DP 747737
E	190° 04'	4.95	RM IRON ROD FD	DP 747737
F	107° 42'	57.235	SSM 114058	
G	158° 12'	3.205	RM SSM 114058 PL	
H	10° 05'	0.455	RHGP FD Nov 2006	DP 362992 - GONE NOW
I	253° 31'	1.02	RM CONC. BLOCK FD	DP 30711
J	103° 41'	1.06	RHGP	
K	108° 32'	1.225	RHGP	
L	125° 26'	12.39	RM SSM 16088 FD	DP 747737
M	22° 29'	1.03	RM IRON ROD FD DIST	BY ME
N	6° 55'	1.505	RM IRON ROD FD	DP 747737

SURVEY CONNECTIONS				
SSM 57575 - SSM 57238	193° 17' 41"	260.705	MGA GND	
SSM 57575 - SSM 57576	193° 17' 41"	260.71	SURVEY - DATUM LINE	
SSM 57575 - SSM 57576	103° 25' 56"	96.263	MGA GND	
SSM 57575 - SSM 57576	103° 26' 15"	96.27	SURVEY	
SSM 57575 - PM 79374	302° 20' 29"	801.142	MGA GND	
SSM 57575 - PM 79374	302° 20' 25"	801.13	SURVEY	
SSM 57238 - SSM 16088	311° 54' 55"	470.82	SURVEY	
SSM 16088 - PM 79374	324° 04' 00"	454.2	SURVEY	
PM 79374 - SSM 114058	102° 22' 30"	520.34	SURVEY	
SSM 114058 - SSM 114059	185° 29' 50"	148.71	SURVEY	
SSM 114059 - SSM 57575	132° 45' 05"	248.99	SURVEY	

- (A) EASEMENT FOR SERVICES 0.6 WIDE
- (B) EASEMENT TO DRAIN SEWAGE 2 WIDE & VARIABLE WIDTH
- (C) EASEMENT FOR WATER SUPPLY 5 WIDE
- (D) EASEMENT FOR SERVICES 1 WIDE
- (E) EASEMENT TO DRAIN SEWAGE 5 WIDE
- (XM) LAND EXCLUDES MINERALS - S70000000B



Surveyor: Gregory David Monk
Date of Survey: 1st MAY 2010
Surveyor's Ref: 10597_L03

PLAN OF SUBDIVISION OF LOT 32 DP747737

LGA: DUBBO
Locality: DUBBO
Subdivision No: SC2009/475
Lengths are in metres. Reduction Ratio 1:2000

Registered
10.12.2010

DP1159243

Req:R444379 /Doc:DP 1159243 P /Rev:10-Dec-2010 /Sta:SC.OK /Prt:14-Feb-2012 21:27 /Pgs:ALL /Seq:1 of 2-DP1159243
Ref:mg /src:M

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 1 of 1 sheet(s)
SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.		* DP1159243
PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT IT IS INTENDED TO CREATE:		* Registered: 10.12.2010 Title System: TORRENS Purpose: SUBDIVISION
1) EASEMENT FOR SERVICES 0.6 WIDE - DENOTED AS "A" 2) EASEMENT TO DRAIN SEWAGE 2 WIDE AND VARIABLE WIDTH - DENOTED AS "B" 3) EASEMENT FOR WATER SUPPLY 5 WIDE - DENOTED AS "C" 4) EASEMENT FOR SERVICES 1 WIDE - DENOTED AS "D" 5) EASEMENT TO DRAIN SEWAGE 5 WIDE - DENOTED AS "E"		PLAN OF SUBDIVISION OF LOT 32 DP747737
 MR. DAMIEN O'CONNOR CHIEF EXECUTIVE GREATER WESTERN AREA HEALTH SERVICE		LGA: DUBBO Locality: DUBBO Parish: DUBBO County: LINCOLN
Use PLAN FORM 6A for additional certificates, signatures, seals and statements		Surveying Regulation, 2006 I,Gregory David Monk..... ofBarnson - Mudgee..... a surveyor registered under the Surveying and Spatial Information Act 2006, certify that the survey represented in this plan is accurate, has been made in accordance with the Surveying and Spatial Information Regulation 2006 and was completed on.....1 st MAY 2010 The survey relates to ... ALL (EXCEPT H + G) (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey) SignatureC.D. Monk.....Dated: 1/5/10 Surveyor registered under the Surveying Act, 2002 Datum Line: SSM57575 to SSM57238 Type: Urban
Crown Lands NSW/Western Lands Office Approval I.....in approving this plan certify (Authorised Officer) that all necessary approvals in regard to the allocation of the land shown herein have been given Signature:..... Date:..... File Number:..... Office:.....		Plans used in the preparation of survey/compilation DP747737 DP362992
Subdivision Certificate I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to: + the proposed..... (insert 'subdivision' or 'new road') + the subdivision is for lease purposes in accordance with s.23H of the Conveyancing Act 1919 * Authorised Person/General Manager/Accredited Certifier Consent Authority: D.S.C. Date of Endorsement: 23 July 2010 Accreditation no: NA Subdivision Certificate no: SC 2009/1475 File no: D.O.9/1475		(if insufficient space use Plan Form 6A annexure sheet) SURVEYOR'S REFERENCE: 10597_L01 3

* OFFICE USE ONLY

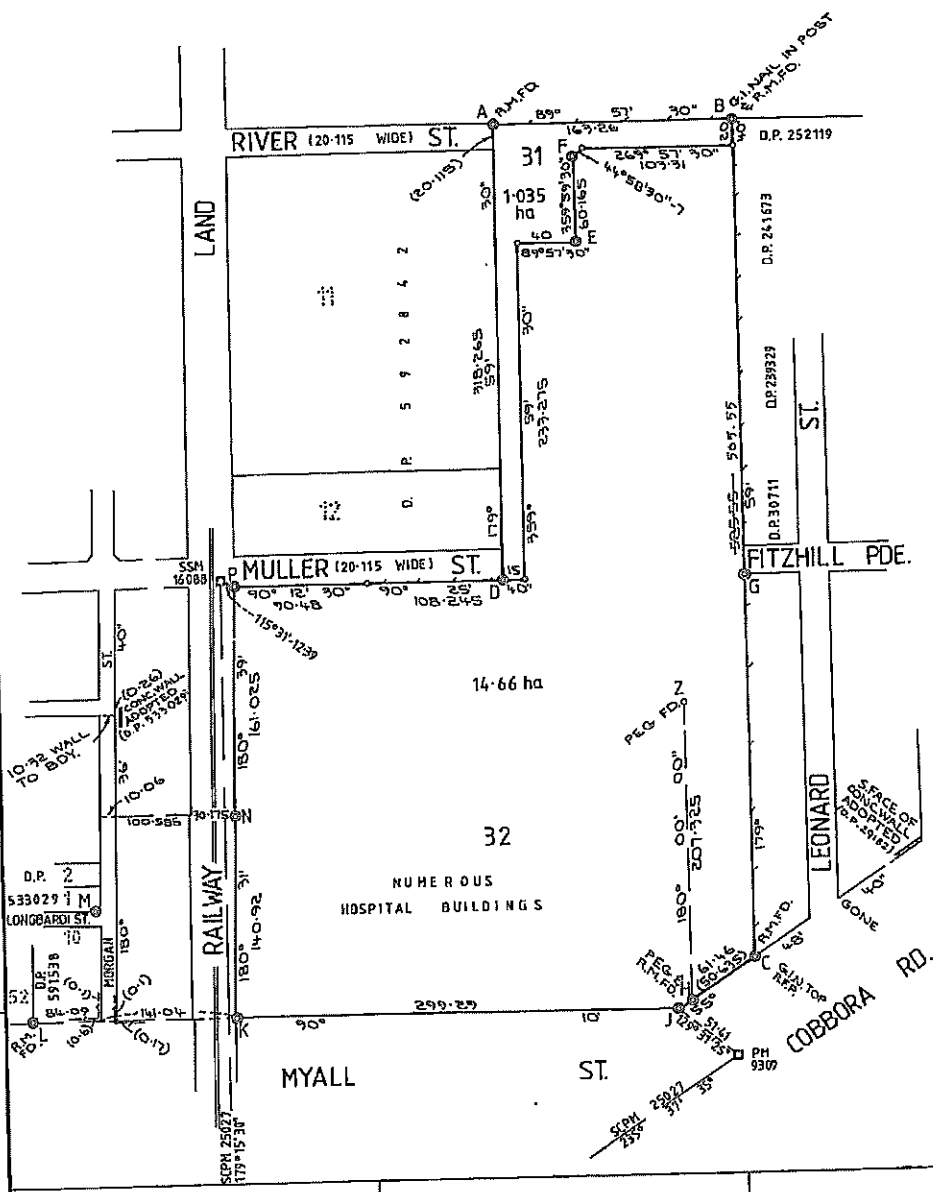
* Delete whichever is inapplicable.

PLAN FORM 2

Signatures and seals only.
The Council of the City of Dubbo
has hereunto attested this
Day of
pursuant to a resolution of Council dated
1987
Mayor
Town Clerk

Richard Ross Langford
Richard Ross Langford

Council Clerk's Certificate
I hereby certify that -
(a) the requirements of the Local Government Act, 1918
(b) the requirements for the registration of
plans, and
(c) the requirements of section 348 of the Metropolitan
Water, Sewerage and Drainage Act, 1922, are complied with
in respect of the proposed subdivision.
Subdivision No. 28-86-17
Date 15-8-87
(Signature) Council Clerk
*This part of certificate to be deleted where the application is only
for a consolidated lot or the opening of a new road or where the land
to be subdivided is wholly outside the area of jurisdiction of the
Metropolitan Water, Sewerage and Drainage Board and the Hunter
District Water Board.
Delete if inapplicable.



PERMANENT AND REFERENCE MARKS			
A	0° 00'	G.I. PIPE	0-455 (FD) (D.P. 362992)
B	0° 00'	G.I. PIPE	0-455 (FD) (D.P. 362992)
C	359° 59' 30"	D.H. & WING	1-595
D	271° 40'	G.I. ROD	0-81
E	269° 57' 30"	G.I. ROD	1
F	179° 59' 30"	G.I. ROD	4-95
G	243° 24'	CONC. BLOCK	1-02 (FD) (D.P. 30711)
H	0° 00'	G.I. PIPE	0-455 (FD)
J	342° 55' 20"	D.H. & WING	17-845
K	356° 50'	G.I. ROD	1-505
L	0° 39'	G.I. PIPE	0-455 (FD) (D.P. 333029)
M	270° 07' 40"	D.H. & WING	11-25 (FD) (D.P. 333029)
N	90° 35'	G.I. ROD	1
P	90° 14'	G.I. ROD	1

D. P. 747737
Registered: 15-7-1987
C.A.: N° SR 86-17 OF 8.8.1986
Title System: TORRENS
Purpose: SUBDIVISION
Ref. Map: P 6425-1
PARISH, D.P. 346239
Last Plan: D.P. 331894, D.P. 29711
D.P. 405, D.P. 43536
PLAN OF SUBDIVISION OF PORS. 151 & 353,
LOTS A & B IN D.P. 6030, LOT 3 IN D.P. 346239,
LOT 1 IN D.P. 331894, LOTS 33-40 INCL. IN
D.P. 29711, LOTS 30-32 INCL. & PT LOTS 25-27
INCL. IN D.P. 405 & LOT 1 IN D.P. 43536
Reduction Ratio 1:2500
Lengths are in metres.
Mun./Shire City: DUBBO
Locality: DUBBO
Parish: DUBBO
County: LINCOLN
This is a plan of a subdivision.
(Delete if inapplicable).
Surveyor: RICHARD ROSS LANGFORD
of R. LANGFORD & ASSOC. P.O. BOX 373, DUBBO.
a surveyor registered under the Surveyors Act, 1922, as
amended, hereby certifies that the survey represented in this
plan is accurate and has been made in accordance with the Survey
Practice Regulations, 1923, and was completed on 15-8-1987.
Signature: *Richard Ross Langford*
Surveyor registered under Surveyors Act, 1922, as amended.
Dated this 15th day of August, 1987.
*Strike out either (A) or (B). Insert date of survey.
Panel for use only for statements of intention
to dedicate public roads or to create public reserves,
drainage reserves, easements or restrictions
as to user.
LENGTH 765.95 AMENDED IN LTD.
AT SURVEYOR'S REQUEST.
SURVEYOR'S REFERENCE 79/2254

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION
This negative is a photograph made as a permanent
record of a document in the custody of the
Registrar General this day 15th July, 1987
10 20 30 40 50 60 70 80 90 100 110 120 130 140

9/1536

2ac. 2r 16p.
Plan of ~~2r 16p.~~
being an extension of N° 151. PARISH OF DUBBO

COUNTY OF LINCOLN

Being an extension of the site appropriated for the purposes of a Hospital

Surveyed with theodolites according to Regulations
Scale 4 chs: 1 inch.

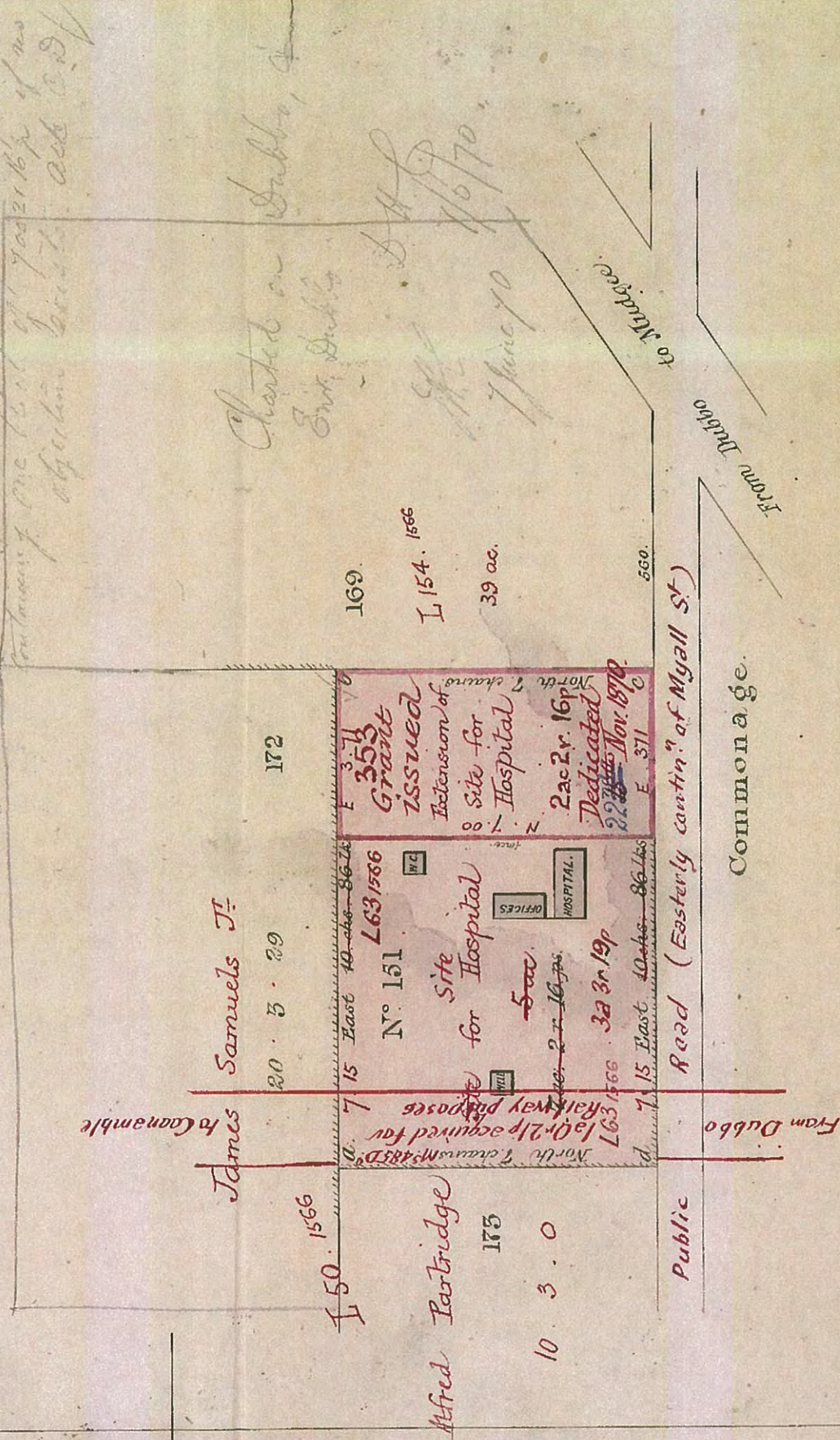
Extension of Site for Hospital approved 2nd October 1869 See 69. 4698 (misc.)
Trustees appointed vide Gaz 9th Jan 94th

{ 2a 2r 16p. pl. Total Area 6a 1r 35p granted to The Dubbo District Hospital Grant issued
vide Parks 31.897 see also L 63. 1566
Exempt. for Deed 27. 5-5-31.

Parish number 353 allotted by Dist. Sur's memo of 30.4.31 with papers Parks 31.897.

PLAN MICROFILMED

NO ADDITIONS OR AMENDMENTS TO BE MADE

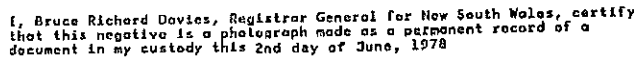


Transmitted to the Surveyor General's Office
with my letter of 31st December 1869. 1769. 57.

A. J. Campbell

155-1566

L 155



D101843

F.P. 346239

Plan Form No. 7 (for compilations)

Municipality of Dubbo
Shire of

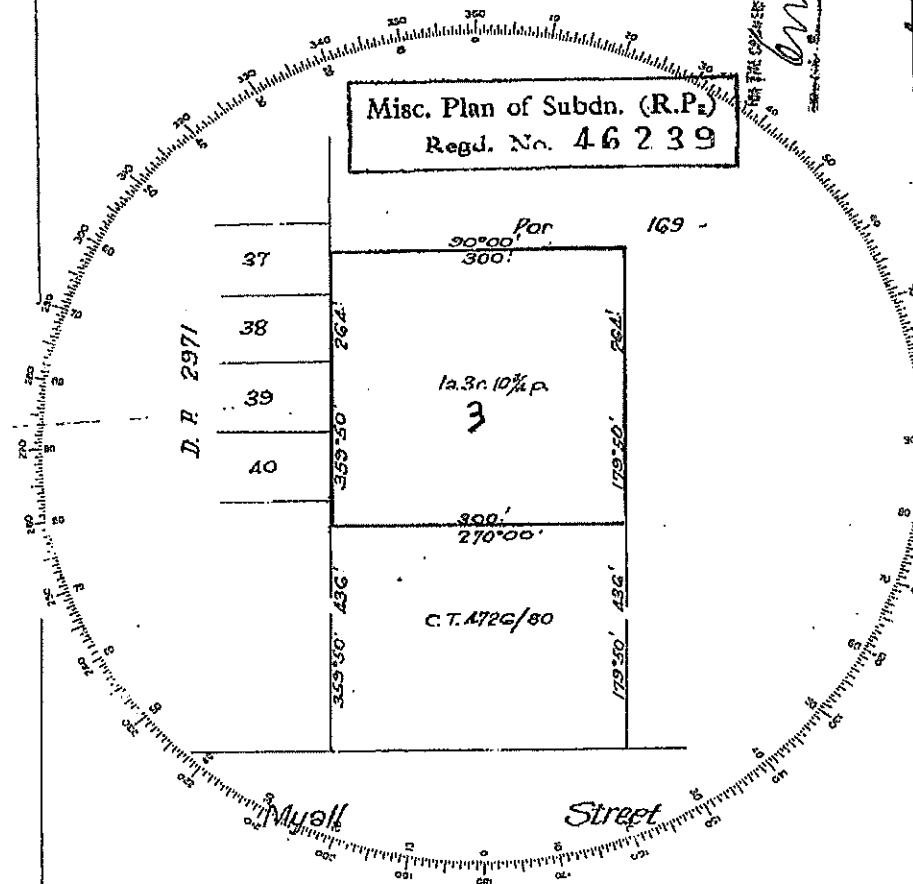
M.M.

PLAN

of part of Portion 169 (ph)
Parish of Dubbo County of Lincoln

Scale 100' to an inch.

Misc. Plan of Subdn. (R.P.)
Regd. No. 46239



MUNICIPALITY OF DUBBO

Plan approved and covered
by Council Clerk's Certificate
No A1/10 of 10th June 1981

I certify that this plan has been compiled from the information in
F.P. 346239, and is correct.

[Signature]
Surveyor registered under Surveyors Act, 1928.
S.G. AL.



CONVERSION TABLE ADDED IN
DEPARTMENT OF LANDS

DP 346239

FEET INCHES	METRES
50	15.240
264	80.467
300	91.440
436	132.893

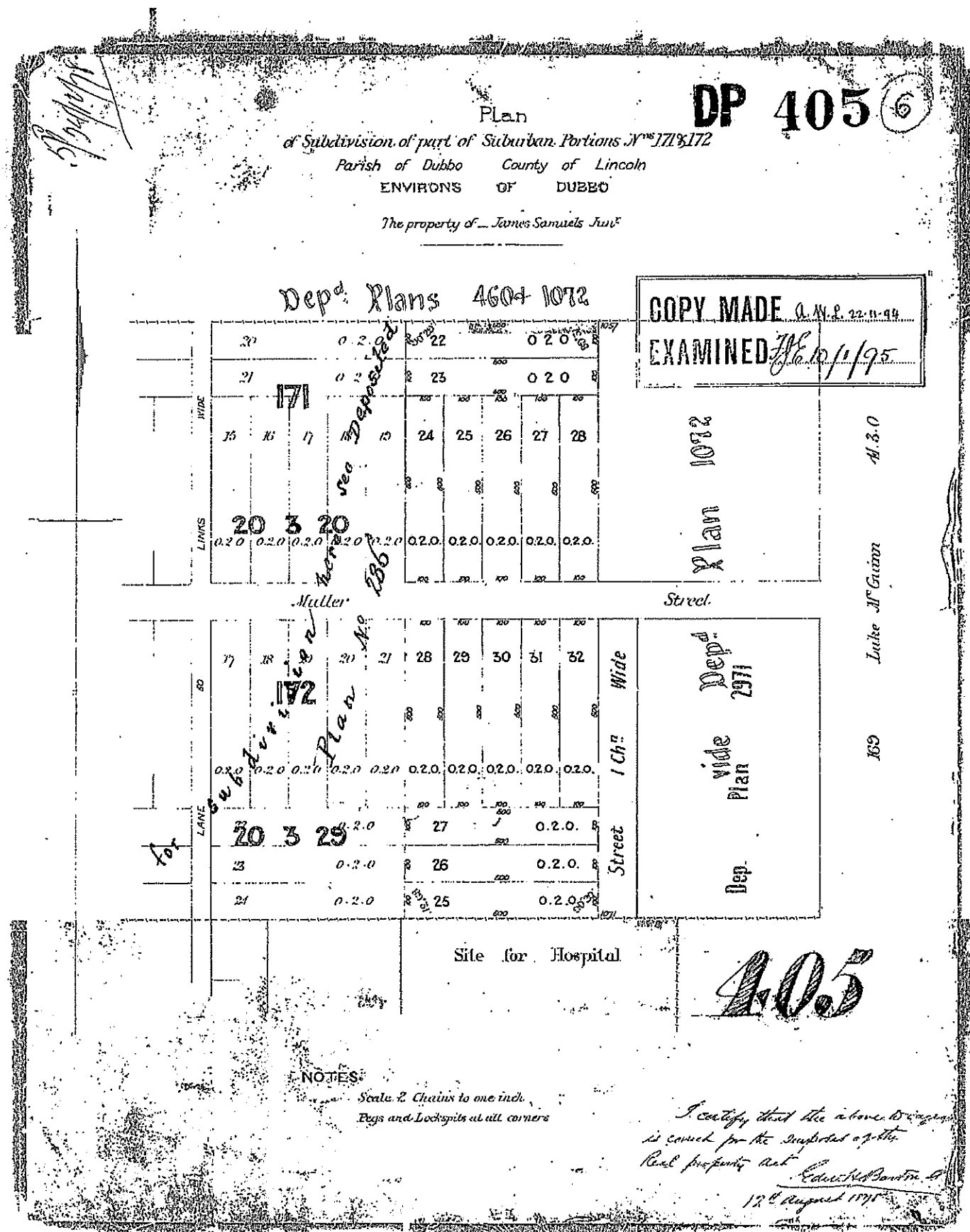
AC	RD	P	50 N
1	3	10 3/4	7354
1	3	10.9	7358

This is the plan marked "A" referred to in Memorandum of Transfer from
Louisa Moore to Dubbo District Hospital.
Dated

I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 17th day of July, 1976

1

I, Bruce Richard Davies, Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this 23rd day of May, 1979.



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT

DP 405

FEET	INCHES	METRES
------	--------	--------

100	-	30.48
-----	---	-------

500	-	152.4
-----	---	-------

1057	-	322.17
------	---	--------

1071	-	326.44
------	---	--------

LINKS	METRES
-------	--------

50	10.06
----	-------

100	20.115
-----	--------

500	100.58
-----	--------

1057	212.63
------	--------

1071	215.45
------	--------

AC	RD	P	SQ M
----	----	---	------

-	2	-	2023
---	---	---	------

AC	RD	P	HA
----	----	---	----

41	3	-	16.9
----	---	---	------

Signed by Henry Bone

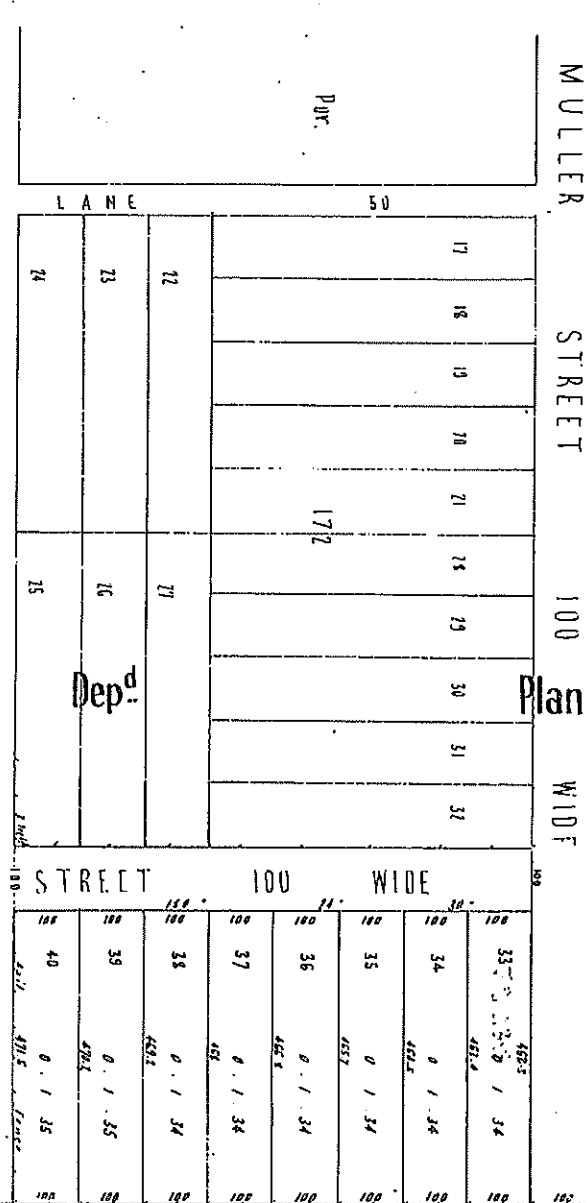
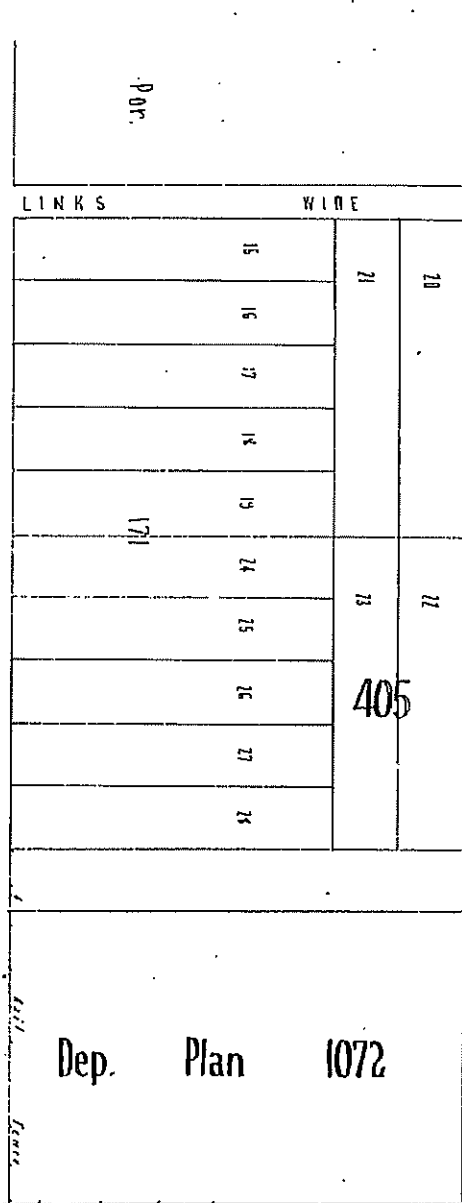
5/10/1971
10/10/1971
11/10/1971
12/10/1971

COPY MADE
EXAMINED
21/12/1971

PLAN
DP2971
2971
A

of subdivision of part of Suburban Portions 171 & 172
PARISH OF DUBBO COUNTY OF LINCOLN
ENVIRONS OF DUBBO
The property of Mr. James Samuels Junr.
Part of Por. 172 Gt to James Samuels 21st Oct. 1868 Vol. 76 fo. 136⁸⁴
No Resⁿ of Minerals.

Scale 3 chains to an inch



CONVERSION TABLE ADDED IN
REGISTRAR GENERAL'S DEPARTMENT
DP 2971

LINKS	METRES
50	10.06
100	20.115
150	30.172
200	40.229
250	50.286
300	60.343
350	70.400
400	80.457
450	90.514
500	100.571
550	110.628
600	120.685
650	130.742
700	140.799
750	150.856
800	160.913
850	170.970
900	181.027
950	191.084
1000	201.141

AC RD R 50 M 1872 1897

Hospital Site

Plan marked X referred to in the accompanying
Declaration made and signed in my presence at Dubbo
this 3rd day of June 1893
J. G. D. O'Connor, S.P.

I hereby certify that the above Diagram and description are correct
for the purpose of the accompanying application of James Samuels Junr.
under the Real Property Act
Henry H. Bone
Licensed Surveyor

I, Bruce Richard Davies, Registrar General for New South Wales, certify
that this negative is a photograph made as a permanent record of a
document in my custody this 15th day of August, 1979

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300 310 320 330 340 350 360 370 380 390 400 410 420 430 440 450 460 470 480 490 500 510 520 530 540 550 560 570 580 590 600 610 620 630 640 650 660 670 680 690 700 710 720 730 740 750 760 770 780 790 800 810 820 830 840 850 860 870 880 890 900 910 920 930 940 950 960 970 980 990 1000

D. B. 173230 R154

PARISH	DUBBO	D.P. 43536	0
COUNTY	LINCOLN		1
LAND DISTRICT	DUBBO		2
CITY	DUBBO		0
PLAN OF ROAD PURCHASE APPLICATION BY DUBBO BASE HOSPITAL			0
		Registered	1
		Purpose <u>Crown Grant Issue</u>	0
		Ref. Map. <u>P. 64-25-1</u>	2

MULLER 20.12 WIDE STREET

	31	32	WIDE	33
				34
				35
				36
				37
				38
				39
				40

REDUCTION RATIO 1:2000
LENGTHS ARE IN METRES

AREA: 3 237 m²

PREPARED IN THE DEPARTMENT OF LANDS

Papers DB81 H 1831

	I, Bruce Richard Davies, Under Secretary for Lands and Registrar General for New South Wales, certify that this negative is a photograph made as a permanent record of a document in my custody this day. 11th May, 1982
---	--

No. 68/844

New South Wales.

[LAN



Register Book

Vol. LXXXVII Folio. 136

A. LAND PURCHASE.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:—
TO ALL to whom these presents shall come, Greeting:—

WHEREAS, at a Sale by Auction of Crown Lands in Our Colony of New South Wales, held at Dubbo in Our said Colony, on the eleventh day of March in the year of Our Lord One thousand eight hundred and sixty eight

James Samuelson Junior of Dubbo in Our said Colony, became the Purchaser of the Land hereinafter described, for the sum of Twenty pounds

eighteen shillings and eight pence Sterling: Now Know Ye, That for and in consideration of the said Sum for and on Our behalf well and truly paid into the Colonial Treasury of Our said Colony, before these Presents are issued, We, with the advice of Our Executive Council of New South Wales, HAVE GRANTED, and for Us, Our Heirs and Successors, DO HEREBY GRANT unto the said

James Samuelson Junior in His Heirs and Assigns, Subject to the several and respective Reservations hereinafter mentioned, ALL THAT Piece or Parcel of Land in our said Colony, containing by Admeasurement Twenty acres three roods twenty nine perches, or the same more or less, situated in the County of Lincoln and Parish of Dubbo near Dubbo:—

Portion one hundred and seventy two:—
COMMENCING in the Eastern side of a road one Chain wide at the North Western Corner of portion one hundred and seventy three of ten acres three roods and bounded thence on the West by that road bearing North eight Chains on the North by the Southern boundary line of portion one hundred and seventy one of twenty acres three roods twenty perches bearing East twenty six Chains and fourteen links, on the East by a line bearing South eight Chains And on the South by a line partly forming the Northern boundary of portion one hundred and seventy three aforesaid bearing West twenty six Chains and twenty one links to the point of commencement

This Deed is Cancelled and Certificate of Title Issued
Vol. 1455 Fol. 79

Residence
James Samuelson Junior
Deputy Registrar General

171	200.37.0p	169
172	200.37.23p	173
174	200.37.0p	175

As to Lot 1 in D.P. 526
the Deed is cancelled and new Certificate of Title issued
Vol. 1455 Fol. 79
Date 17-8-1982
Wide F. 62195

REGISTRAR GENERAL
New South Wales

As per plan in the margin hereof:—
Being the Land sold as Lot 111 under the advertisement dated the 11th day of February 1868, with all the Rights and Appurtenances whatsoever thereto belonging: To Hold unto the

said James Samuelson Junior

And We Do HEREBY Reserve unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for making Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time-being of Our said Colony, or some person by him authorized in that respect; AND ALSO all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce of the said Land, which may be required at any time or times hereafter, for the construction and repair of any Public Ways, Bridges, Canals, and Railroads, or any Fences, Embankments, Dams, Sewers, or Drains, necessary for the same, together with the right of taking and removing all such Materials; AND We Do HEREBY Further Reserve unto Us, Our Heirs and Successors, the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes aforesaid: In Testimony Whereof, We have caused this Our Grant to be Sealed with the Seal of Our said Colony.

Pursuant to Section 134, Real Property Act 1900
and by virtue of notification in Government Gazette of 7-5-1982 for 2027 The State of New South Wales is the registered proprietor of part being Lot 1 in Deposited Plan 43526.
F. 62195
Date 9-8-1982

WITNESS Our Right Trusty and Well-beloved Cousin and Councillor, SOMERSET RICHARD, EARL OF BELMORE, Our Governor and Commander-in-Chief of Our Colony of NEW SOUTH WALES, at Government House, Sydney, in NEW SOUTH WALES aforesaid, this Twenty-first day of October in the Thirtieth Year of Our Reign; and in the Year of Our Lord One Thousand eight hundred and sixty-eight

Registrar General

Belmore

RECORDED and ENROLLED in the Registrar General's Office, at Sydney, New South Wales, this
day of *November* 186*8*.

Leath
W. M. M. M.
Reg. Registrar General.

NO 24721 TRANSFER DATED 21st July 1877
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *24th Aug* 1877 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 41002 TRANSFER DATED 8th June 1880
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *21st June* 1880 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 307 TRANSFER DATED 24th Feb 1872
W. M. M. M.

NO 45360 TRANSFER DATED 12th January 1881
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *19th January* 1881 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 23064 TRANSFER DATED 5th Nov 1877
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *13th Nov* 1877 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

Cancelled as regards transfers

5th 25514 Lot 315 of Sec 192 of the land within described
" 25960 " 315 " 126 " 19012 " 503 " 351
" 25396 " 342 " 153 " 19360 " 518 " 1861

NO 23960 TRANSFER DATED 16th Dec 1877
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *19th Nov* 1877 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

Cancelled

NO 84634 TRANSFER DATED 16th September 1881
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *19th September* 1881 AT
2 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 21375 TRANSFER DATED 29th April 1878
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *14th May* 1878 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

Cancelled as regards transfers

NO 35029 TRANSFER DATED 14th July 1877
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *16th July* 1877 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 14813 TRANSFER DATED 19 May 1883
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *16 August* 1883 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 34943 TRANSFER DATED 14th September 1902
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *25 September* 1902 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

NO 123864 TRANSFER DATED 15 June 1894
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *17 July* 1894 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

This Deed is Cancelled as regards the land in the above transfer
NO 34943
W. M. M. M.
DEPUTY REGISTRAR GENERAL

NO 345706 TRANSFER DATED 6th June 1902
FROM THE WITHIN NAMED *James Samuel to James Archibald Wagner of Lot 19 of Section 192 on deposited plan 286 of the land within described*
PRODUCED & ENTERED *16th July* 1902 AT
12 O'CLOCK IN THE *Afternoon* DEP REC. GEN.

Prior Title

Provides prior title details for computerised titles only.

Title Reference: **32/747737**

Prior Title(s):

1753-134

3402-78

3402-117

4491-115 Portions 151 + 353

4726-80

5308-151

6019-5

6702-221

6702-225

~~14380-221~~ 14830-211

1164-94

Client Reference:

Date of Service: 16-Feb-2012 15:15:48

No. 62195

Prior Title (Crown Grant)

Vol. 76 Fol. 136



I certify that the person named in the First Schedule is the registered proprietor of an estate in fee simple (or such other estate or interest as is set out below) in the land described subject to the recordings appearing in the Second Schedule and to the provisions of the Real Property Act, 1900.

Registrar General.



LENGTHS ARE IN METRES

MULLER			20-12	WIDE	STREET
	31	32	20-12	33	
				34	
				35	
D.	P.			36	
4	0 5			37	P.
27				38	
26				39	D.
25				40	

AREA: 3 237 m²

Lot 1 in Deposited Plan 43536 in the City of Dubbo Parish of Dubbo County of Lincoln.

THE DUBBO BASE HOSPITAL.

1. Excepting land below a depth from the surface of 20 metres.
2. Land excludes minerals and is subject to reservations and conditions in favour of the Crown - See Memorandum S700000B.

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

FIRST SCHEDULE (continued)

REGISTERED PROPRIETOR

Registrar General

DP/SP 7 47737 Registered 18 JUL 1981
 This folio is cancelled as to whole/part upon creation
 of computer folios for lots 32 in the
 abovementioned plan.



SECOND SCHEDULE (continued)

PARTICULARS

Registrar General

CANCELLATION

NOTATIONS AND UNREGISTERED DEALINGS

DP700020
 Rejected
 5-6-1984

No. 68/844

New South Wales.

[LAN



Register Book

Folio 136

A. LAND PURCHASE.

VICTORIA, by the Grace of God, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith, and so forth:—
TO ALL to whom these presents shall come, Greeting:—

WHEREAS, at a Sale by Auction of Crown Lands in Our Colony of New South Wales, held at Dubbo in Our said Colony, on the eleventh day of March in the year of Our Lord One thousand eight hundred and sixty eight

James Samuelson Junior of Dubbo in Our said Colony, Farmer became the Purchaser of the Land hereinafter described, for the sum of Twenty pounds

eighteen shillings and eight pence Sterling: Now Know Ye, That for and in consideration of the said Sum for and on Our behalf well and truly paid into the Colonial Treasury of Our said Colony, before these Presents are issued, We, with the advice of Our Executive Council of New South Wales, HAVE GRANTED, and for Us, Our Heirs and Successors, DO HEREBY GRANT unto the said

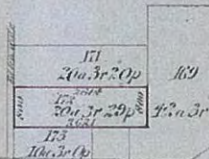
James Samuelson Junior His Heirs and Assigns, Subject to the several and respective Reservations hereinafter mentioned, ALL THAT Piece or Parcel of Land in our said Colony, containing by Admeasurement Twenty acres three roods twenty nine perches be the same more or less, situated in the County of Lincoln and Parish of Dubbo near Dubbo

Portion one hundred and seventy two:

Commencing on the Eastern side of a road one Chain wide at the North Western corner of portion one hundred and seventy three of ten acres three roods and bounded thence on the West by that road bearing North eight chains on the North by the Southern boundary line of portion one hundred and seventy one of twenty acres three roods twenty perches bearing East twenty six Chains and fourteen links, on the East by a line bearing South eight Chains and on the South by a line partly forming the Northern boundary of portion one hundred and seventy three aforesaid bearing West twenty six Chains and twenty one links to the point of commencement

This Deed is Duplicated and Certificate of Title issued Vol. 1455, Fol. 79

Residence of Wm. Samuelson Junior
County Registrar General.



As per Lot 1 in D.P. 43526
This Deed is cancelled and New Certificate of Title issued Vol. 1455, Fol. 79 dated 17-8-1982
Vide P.T. 62195
REGISTRAR GENERAL
State of New South Wales

As per plan in the margin hereof:

Being the Land sold as Lot 111 under the advertisement dated the Fifth day of February 1868, with all the Rights and Appurtenances whatsoever thereto belonging: To Hold unto the

said James Samuelson Junior

His Heirs and Assigns for ever: Provided Nevertheless, AND WE DO HEREBY RESERVE unto Us, Our Heirs and Successors, all such parts and so much of the said Land as may hereafter be required for making Public Ways, Canals, or Railroads, in, over, and through the same, to be set out by Our Governor for the time-being of Our said Colony, or some person by him authorized in that respect; AND ALSO all Sand, Clay, Stone, Gravel, and Indigenous Timber, and all other Materials, the natural produce of the said Land, which may be required at any time or times hereafter, for the construction and repair of any Public Ways, Bridges, Canals, and Railroads, or any Fences, Embankments, Dams, Sewers, or Drains, necessary for the same, together with the right of taking and removing all such Materials: AND WE DO HEREBY FURTHER RESERVE unto Us, Our Heirs and Successors, the right of full and free ingress, egress, and regress, into, out of, and upon the said Land, for the several purposes aforesaid: In Testimony Whereof, We have caused this Our Grant to be Sealed with the Seal of Our said Colony.

WITNESS Our Right Trusty and Well-beloved Cousin and Councillor, SOMERSET RICHARD, EARL OF BELMORE, Our Governor and Commander-in-Chief of Our Colony of New South Wales, at Government House, Sydney, in New South Wales aforesaid, this Twenty-first day of October in the Tenth Year of Our Reign; and in the Year of Our Lord One thousand eight hundred and sixty-eight

Pursuant to Section 124, Real Property Act 1900 and by virtue of notification in Government Gazette of 7-5-1982 for 2027 The State of New South Wales is the registered proprietor of Part being Lot 1 in Deposited Plan 43526. P.T. 62195 dated 7-5-1982

Registrar General.

Belmore

RECORDED and ENROLLED in the Registrar General's Office, at Sydney, New South Wales, this
day of *November* 186*8*.

Smith
W. M. Smith
Dep. Registrar General.

N^o 20721 TRANSFER DATED *21st Aug* 1877
FROM THE WITHIN NAMED *James Samuel to James*
Thomas Green of Dubbo
Accountant of the Land within DESCRIBED
PRODUCED & ENTERED *24th Aug* 1877 AT
12 o'clock in the NOON
DEP REC. GEN.

N^o 41002 TRANSFER DATED *3rd June* 1880
FROM THE WITHIN NAMED *James Samuel to James*
Archibald Wagner of Lot 19 of Portion 172 on
deposited Plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *21st June* 1880 AT
12 o'clock in the NOON
DEP REC. GEN.

307 Feb 1882
L. M. Smith

N^o 46360 TRANSFER DATED *12th January* 1887
FROM THE WITHIN NAMED *James Samuel to James*
Kennedy of Lot 56 of Portion 172 on
deposited Plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *19th January* 1887 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 3367 TRANSFER DATED *3rd Nov* 1877
FROM THE WITHIN NAMED *James Samuel to James*
John Gilmore of Lot 6 of Section 34 of Lot 12 on
deposited plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *13th Nov* 1877 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

Cancelled as regards Transfers:
8925 in Vol 315 Vol 123 N^o 35029 Vol 441 Vol 121
35960 315 120 41002 303 35
35395 342 155 45860 615 156

N^o 23960 TRANSFER DATED *16th Nov* 1877
FROM THE ABOVE NAMED *James Samuel to James*
Patrick Gilroy of Dubbo Farmer of Lot 12 of Sec 34
undermined plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *19th Nov* 1877 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 4637 TRANSFER DATED *16th September* 1887
FROM THE WITHIN NAMED *James Samuel to James*
George Smith of Lot 12 of Portion 172 on
deposited Plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *19th September* 1887 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 23961 TRANSFER DATED *29th April* 1878
FROM THE WITHIN NAMED *James Samuel to James*
George Smith of Dubbo Farmer of Lot 12 of Sec 34
undermined plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *11th May* 1878 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 4638 TRANSFER DATED *19th May* 1887
FROM THE ABOVE NAMED *James Samuel to James*
George Smith of Lot 12 of Portion 172 on
deposited Plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *16th August* 1887 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 35029 TRANSFER DATED *14th July* 1879
FROM THE WITHIN NAMED *James Samuel to James*
William Burton of Dubbo of Lot 22 of Sec 24 on
deposited plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *16th July* 1879 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 4639 TRANSFER DATED *19th May* 1887
FROM THE ABOVE NAMED *James Samuel to James*
George Smith of Lot 12 of Portion 172 on
deposited Plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *16th August* 1887 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 34943 TRANSFER DATED *4th September* 1902
FROM THE WITHIN NAMED *James Samuel to James*
John Gilmore of Lot 6 of Section 34 of Lot 12 on
deposited plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *25th September* 1902 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

N^o 4640 TRANSFER DATED *15th December* 1894
FROM THE WITHIN NAMED *James Samuel to James*
George Smith of Lot 12 of Portion 172 on
deposited Plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *17th Dec* 1894 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.

This Deed is Cancelled as to the Land within DESCRIBED
N^o 2149/1903 of the Land within DESCRIBED
W. M. Smith
DEP. REGISTRAR GENERAL

N^o 34946 TRANSFER DATED *6th June* 1902
FROM THE ABOVE NAMED *James Samuel to James*
John Gilmore of Lot 6 of Section 34 of Lot 12 on
deposited plan 286 of the Land within DESCRIBED
PRODUCED & ENTERED *16th July* 1902 AT
12 o'clock in the AFTER NOON
DEP REC. GEN.



Service First Registration

LPI On-Line

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Information provided through Tri-Search an approved LPINSW Information Broker

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2012 1:49PM

FOLIO: 32/747737

First Title(s):	VOL 76 FOL 136	VOL 215 FOL 190
	VOL 4491 FOL 115	
Prior Title(s):	VOL 1164 FOL 94	VOL 1753 FOL 134
	VOL 3402 FOL 78	VOL 3402 FOL 117
	VOL 4491 FOL 115	VOL 4726 FOL 80
	VOL 5308 FOL 151	VOL 6019 FOL 5
	VOL 6702 FOL 221	VOL 6702 FOL 225
	VOL 14380 FOL 221	

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
16/7/1987	DP747737	DEPOSITED PLAN	FOLIO CREATED EDITION 1
23/6/2003	9703240	APPLICATION	EDITION 2
10/12/2010	DP1159243	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

mg

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**Service First
Registration**

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

17/2/2012 1:50PM

FOLIO: 12/1159243

First Title(s): VOL 76 FOL 136 VOL 215 FOL 190

VOL 4491 FOL 115

Prior Title(s): 32/747737

Recorded -----	Number -----	Type of Instrument -----	C.T. Issue -----
10/12/2010	DP1159243	DEPOSITED PLAN	FOLIO CREATED EDITION 1
12/5/2011	AG229698	LEASE	EDITION 2

*** END OF SEARCH ***

mg

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