



Douglas Partners

Geotechnics | Environment | Groundwater

Report on
Preliminary Site Investigation (Contamination)

Mudgee Hospital Redevelopment
Lewis Street
Mudgee

Prepared for
Health Infrastructure

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Douglas Partners

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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.

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Table of Contents

	Page
1. Introduction.....	1
2. Site Description	1
3. Regional Geology and Hydrogeology	2
4. Scope of Works	3
5. Site History	3
5.1 Historical Land Uses	3
5.2 Aerial Photographs	3
5.3 Section 149 Certificates	4
5.4 Contaminated Lands Register	4
5.5 Licenced Groundwater Bores	4
6. Preliminary Conceptual Site Model	5
7. Results of Inspection	6
8. Field Work	7
8.1 Methods	7
8.2 Results	7
9. Selected Comparative Criteria	8
10. Laboratory Testing	8
11. Conclusions and Recommendations	8
12. Limitations	9
Appendix A: About this Report	
Appendix B: Drawings	
Appendix C: Site History Information	
Appendix D: Site Photographs	
Appendix E: Field Work Results	
Appendix F: Laboratory Test Results	

Report on Preliminary Site Investigation (Contamination)

Mudgee Hospital Redevelopment

Lewis Street, Mudgee

1. Introduction

This report presents the results of a Preliminary Site Investigation (Contamination) undertaken for the proposed redevelopment of Mudgee Hospital, Lewis Street, Mudgee. The work was commissioned by Health Infrastructure in consultation with TSA Management Pty Ltd, project managers.

The project involves demolition, construction and refurbishment of facilities at Mudgee Hospital. It is likely that the works will be undertaken across numerous stages and will include a new Emergency Department, a General Medical and Surgical Unit, Operating Theatre and Perioperative Service, a new Maternity Unit, and a new Renal Dialysis Unit, Ambulatory Care, Oral Health and Oncology Unit.

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 the proposed development; 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, an inspection of the site by an engineer, limited soil sampling and laboratory analysis of selected samples. Details of the investigation are given in this report, as well as comments on the issues outlined above.

A geotechnical investigation was also undertaken at the same time as this Preliminary Site Investigation and is reported separately.

2. Site Description

Mudgee Hospital is located in the central part of town and is bounded by a railway line to the north, Lewis Street to the east, Meares Street to the south and Church Street to the west. Mudgee Medical Centre is also located in the central-western portion of this block but is separate to the hospital. The hospital site is approximately 3.8 ha in area. The ground surface on the site slopes gently downwards to the north-east and north-west; surface levels vary between about RL 478 m and RL 472 m AHD.

The location of the site is shown on Drawing 1 in Appendix B.

The site is currently used as a hospital. Several buildings are scattered around the site and the remainder of the area is generally vacant. Relevant site features are shown on Drawing 2 in Appendix B.

The site consists of the following lots:

- Lot 403 DP 756894
- Lot 2 DP 1140724
- Lots 5 & 11 Section 64 DP 758721
- Lots 1 & 2 DP 845336

3. Regional Geology and Hydrogeology

Geological mapping indicates that the site is close to a boundary between Quaternary alluvium (gravel, sand, silt and clay) and the Queens Pinch Group (sandstone, mudstone, conglomerate and limestone). The Tannabutta Group (rhyolite and sandstone) is shown to the west of the site. An extract from the geological map is shown in Figure 1.

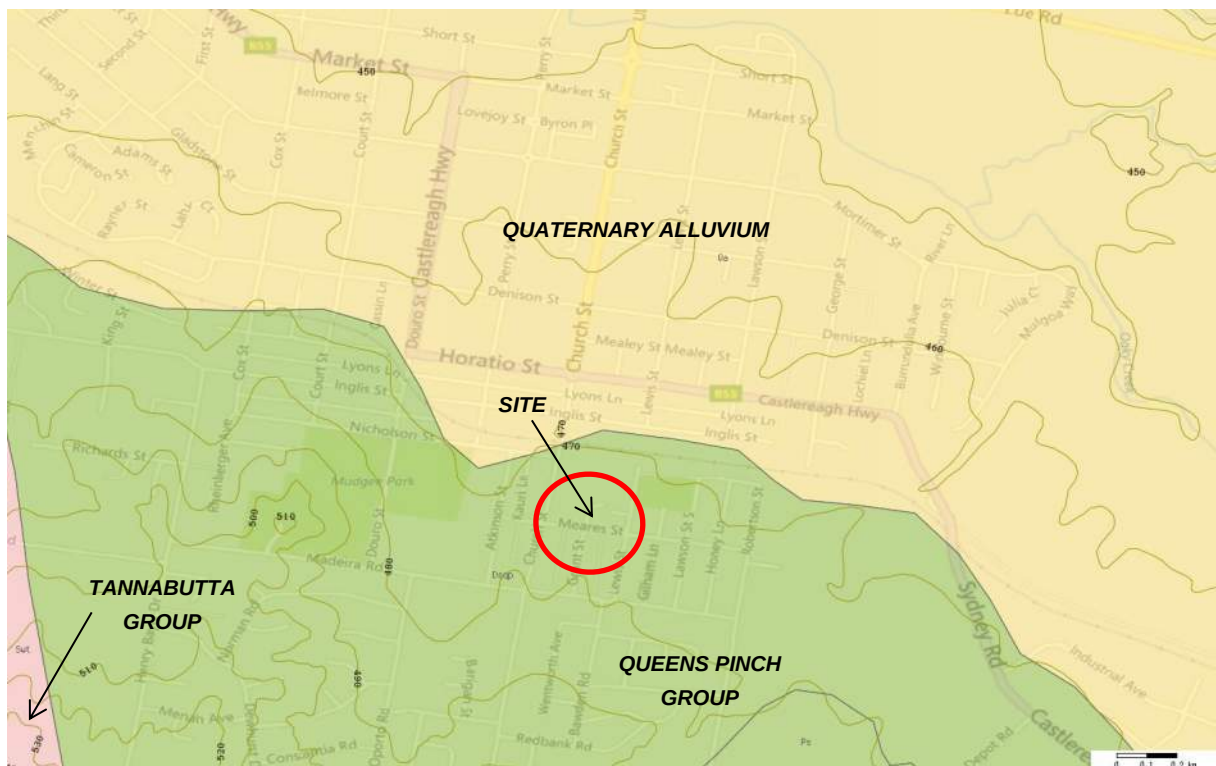


Figure 1: Extract from geological map

The topography of the site suggests that groundwater is likely to flow in a northerly direction towards the Cudgegong 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 149 certificates, 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;
- Collect soil samples during drilling for the geotechnical investigation and analyse the samples for a range of potential contaminants including:
 - Total recoverable hydrocarbons (TRH)
 - Benzene, Toluene, Ethylbenzene, Xylene (BTEX)
 - Polycyclic aromatic hydrocarbons (PAH)
 - Organochlorine pesticides and organophosphorus pesticides (OCP & OPP)
 - Polychlorinated biphenyls (PCB)
 - Phenol
 - Heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni and Zn)
 - Asbestos
- Provide a Preliminary Site Investigation report which comments on the historical uses of the site, the contaminant status of the samples tested, 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 each of the six lots that comprise the Mudgee Hospital site. Apart from the northern-most lot (Lot 403 DP 756894) all other lots were dedicated for use as a hospital between 1874 and 1902. The land was presumably Crown land prior to this time. Lot 403 was Crown land up until 1978, then owned by Mudgee Shire Council until 1980 at which time it was transferred to the hospital.

The historical title deed information is included in Appendix C.

5.2 Aerial Photographs

Aerial photographs from 1959, 1967, 1979, 1990, 1994 and 1996 were used to assess historical land-use patterns on the site. The 1956 photograph shows the main hospital building, boiler house, southern portion of the Wellness Centre, the Community Health centre and the disused building off Lewis Street are present. A significant building is also located to the north of the boiler house, as well as smaller structures off Lewis Street. A road is located to the north of the site adjacent to the railway.

The 1967 photograph shows similar conditions to 1956, except that the building to the north of the boiler house and the smaller structures off Lewis Street have been demolished. Much more vegetation is evident.

The dwelling in the northern portion of the site appears in the 1979 photograph. The Wellness Centre has been extended to the north and a structure appears in the central-western portion of the site. The 1990 photograph shows similar conditions except that the road to the north has been closed.

The 1994 and 1996 photographs show similar conditions to 2017 except that the Mudgee Medical Centre in the central-western portion of the site is yet to be constructed.

The aerial photographs are attached in Appendix C.

5.3 Section 149 Certificates

The Section 149 Planning Certificates issued under the *Environmental Planning & Assessment Act 1979* were obtained from Mid-Western Regional Council. The certificates do not provide any indication of known contamination being present on the site.

The planning certificates are included in Appendix C.

5.4 Contaminated Lands Register

The site is not identified as being significantly contaminated under the *Contaminated Lands Management Act 1997* as at 27 September 2017. Further, the site is not on the 3 September 2017 version of the 'List of NSW Contaminated Sites Notified to EPA'.

5.5 Licenced Groundwater Bores

A search of licenced groundwater bores indicates that there are numerous licenced bores in the township of Mudgee. The closest bores are located approximately 100 m to the west of the site and 200 m to the south. Both of these bores are registered as domestic bores. Bore GW051744 (to the south) lists the standing groundwater depth as 10.7 m. Many of the bores to the north of the site (i.e. assumed down-gradient) are also likely to be for domestic purposes.

The locations of nearby bores are shown in Figure 2.

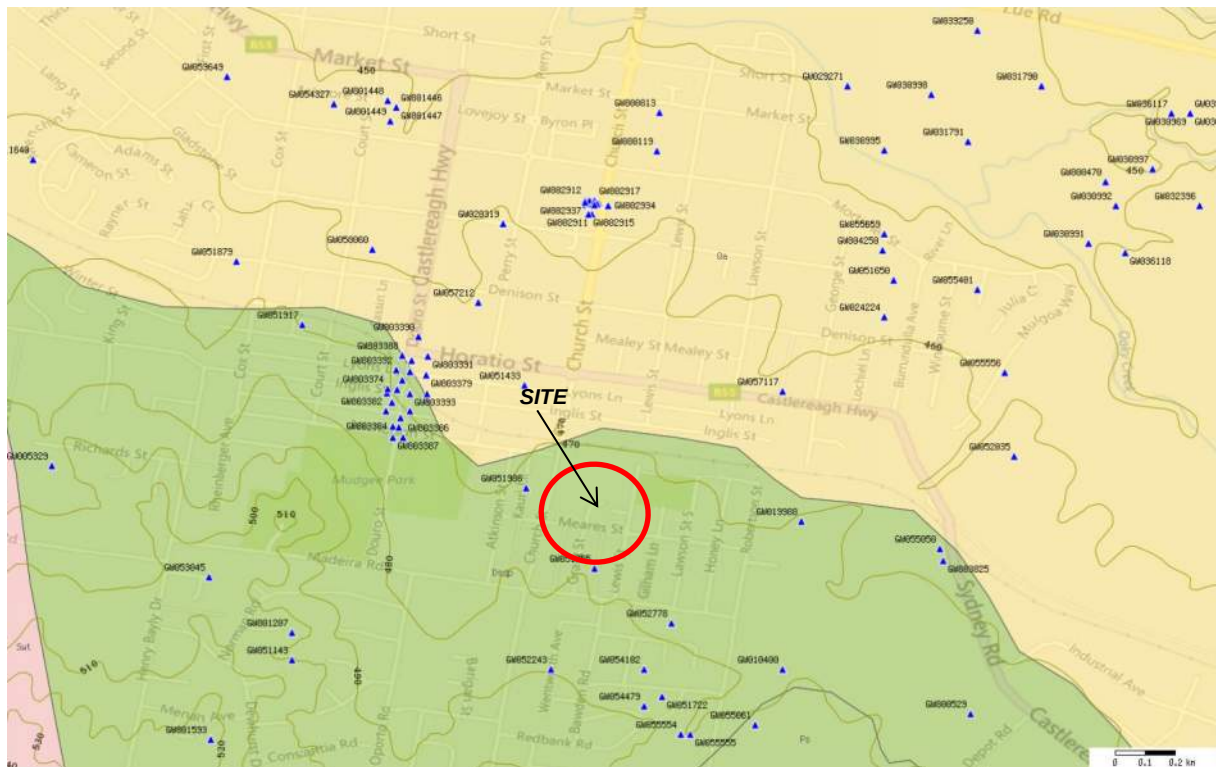


Figure 2: Locations of licenced groundwater bores

6. Preliminary Conceptual Site Model

The majority of the site has been used as a hospital since the late 1800s and therefore contamination as a result of previous land uses is unlikely to have occurred. Information obtained from hospital staff suggests that hospital waste and incinerator ash was not dumped on site but was historically disposed of to landfill and waste is now removed by specialised waste contractors. Disused coal/ash bunkers are likely to remain in the vicinity of the boiler house.

Hospital staff have advised that underground storage tanks (USTs) are not located on the site and, to their knowledge, have never been located on the site.

The Conceptual Site Model (CSM) has therefore been developed on the basis of the information currently available. Potential soil contamination may be present as a result of:

- Maintenance activities on the site (e.g. pesticides, hydrocarbons);
- Previous demolition activities which could have resulted in hazardous building materials (e.g. asbestos, lead, PCBs etc.) remaining on the site;
- Future demolition activities which have the potential to cross-contaminate the site with hazardous building materials;
- Previously contaminating activities such as the temporary storage of ash from the incinerator awaiting disposal;

- The presence of an electricity substation (PCBs, TRHs etc.);
- Dumping of hospital wastes on the site; and
- Naturally occurring elements and compounds in the soils and rock underlying the site.

The potential for groundwater contamination will depend on the sources and types of contamination and the depth to groundwater. The apparent widespread use of groundwater within Mudgee would suggest that significant contamination is unlikely to be present within the aquifer.

Soil vapour intrusion is currently considered to be a very low risk on the site and will only be considered if volatile contaminants are encountered during the assessment.

The human receptors to soil and groundwater contamination are likely to be the hospital staff, hospital patients and hospital visitors. Construction personnel and nearby residents 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 and visit the site. The area 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.

7. Results of Inspection

A site inspection was undertaken by an engineer on 22 September 2017. Photographs taken during the inspection are provided in Appendix D. The location and orientation of each photograph is shown in Drawing 3 in Appendix B.

Areas of the site with the potential for contamination based on the site history information and the inspection are:

- The area to the north of the boiler house where previous structures have been demolished (Photo 8);
- The boiler house/waste storage facility (Photo 10);
- The area around the electricity substation (Photo 11); and
- The area along the eastern boundary where previous structures have been demolished (Photo 16).

No other specific areas of obvious contamination risk were identified during the inspection.

8. Field Work

8.1 Methods

The field work for the combined geotechnical and contamination investigation included the drilling of 10 boreholes to depths of between 2.5 m and 8.0 m at the locations shown on Drawing 4 in Appendix B. All boreholes were drilled using solid flight augers. Standard penetration tests (SPTs) were undertaken at regular depth intervals and all field work was supervised on site by a geotechnical engineer.

Sampling for contamination testing purposes was performed in general accordance with the sampling procedures outlined in the *DP Field Procedures Manual*. All sampling data was recorded on chain of custody information sheets. The sampling activities generally included:

- Soil sampling using decontaminated and/or disposable 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.

The ground surface levels at the bores (to AHD) were interpolated from a survey plan using coordinates measured using a differential global positioning system (dGPS) receiver.

8.2 Results

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

The boreholes encountered the following materials:

- Concrete: 80 mm thick concrete pavement in BH3 only.
- Topsoil/filling: clayey, silty and sandy topsoil with varying proportions of gravel to depths of between 0.1 m and 0.9 m.
- Natural Soils: typically clayey soils with varying proportions of quartz gravel, ironstone gravel, sand and silt to depths of between 1.3 m and 6.5 m. The soils were firm to hard in consistency.
- Weathered Bedrock: typically extremely low to low strength siltstone and sandstone to the base of the bores at depths of between 2.5 m and 8.0 m.

Seepage was observed at 3.5 m depth in BH8 only. Seepage/groundwater was not observed at the other test locations.

9. Selected Comparative Criteria

The *National Environment Protection (Assessment of Site Contamination) Measure, Schedule B1 – Guideline on Investigation Levels for Soil and Groundwater* (NEPC, 2013) provides assessment levels for various soil, groundwater and vapour contaminants. The site is assumed to be a commercial/industrial site for the health-based components of the assessment. The site categories for the ecological-based components were determined during the assessment (i.e. determined from soil types, pH and cation exchange capacities of the soils encountered).

The quantitative site assessment criteria adopted are shown in Table F2 in Appendix F.

10. Laboratory Testing

Envirolab Services Pty Ltd (Envirolab) was commissioned to undertake the analysis of the soil samples. A summary of the results is provided in Table F1 in Appendix F. The detailed report sheets and chain-of-custody documentation are also included.

All contaminants had concentrations below the adopted site assessment criteria.

11. Conclusions and Recommendations

The site history information indicates that the site has been used as a hospital since the late 1800s and therefore contamination as a result of previous land uses is unlikely to have occurred. Information obtained from hospital staff suggests that hospital waste and incinerator ash was not dumped on site but was historically disposed of to landfill and is now removed by specialised waste contractors.

The 12 soil samples analysed from the 10 geotechnical borehole locations exhibited contaminant concentrations within the adopted assessment criteria for the site. Asbestos was not observed in the auger returns or within the laboratory samples analysed. It is noted, however, that the possibility of asbestos being present within the filling on the site should not be discounted as demolition activities have previously been undertaken. If found to be present, asbestos should be able to be readily dealt with by an experienced and suitably licenced contractor without affecting the land use suitability.

Free groundwater was not encountered within the assessment depth and is likely to be below the bedrock surface. The quality of the groundwater should therefore not hinder the proposed redevelopment or the continued use of the site. The absence of significant soil contamination, the expected low permeability of the natural soil profile and the depth to groundwater suggest that the risk of groundwater impacts is minimal.

It is noted that the current sampling frequency is lower than recommended by NSW EPA for full site characterisation purposes. A Detailed Site Investigation 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 without significant remediation, is low.

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). It is noted that the samples tested fall within the General Solid Waste (non-putrescible) category. It is also noted, however, that location-specific classification will be required during construction and this advice should not be used for disposal purposes without further assessment.

The demolition of existing hospital buildings has the potential to cross-contaminate the site with hazardous building materials such as asbestos and lead-based paint. It is therefore recommended that a Hazardous Building Materials Assessment be undertaken to allow the demolition activities to be planned appropriately.

12. Limitations

Douglas Partners Pty Ltd (DP) has prepared this report for the Mudgee Hospital redevelopment, Lewis Street, Mudgee, in accordance with Contract HI17285 between Health Infrastructure and Douglas Partners. 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. 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 an expressed statement, interpretation, outcome or conclusion given 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.

Copyright

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.



Sampling

Sampling is carried out during drilling or test pitting to allow engineering examination (and laboratory testing where required) of the soil or rock.

Disturbed samples taken during drilling provide information on colour, type, inclusions and, depending upon the degree of disturbance, some information on strength and structure.

Undisturbed samples are taken by pushing a thin-walled sample tube into the soil and withdrawing it to obtain a sample of the soil in a relatively undisturbed state. Such samples yield information on structure and strength, and are necessary for laboratory determination of shear strength and compressibility. Undisturbed sampling is generally effective only in cohesive soils.

Test Pits

Test pits are usually excavated with a backhoe or an excavator, allowing close examination of the in-situ soil if it is safe to enter into the pit. The depth of excavation is limited to about 3 m for a backhoe and up to 6 m for a large excavator. A potential disadvantage of this investigation method is the larger area of disturbance to the site.

Large Diameter Augers

Boreholes can be drilled using a rotating plate or short spiral auger, generally 300 mm or larger in diameter commonly mounted on a standard piling rig. The cuttings are returned to the surface at intervals (generally not more than 0.5 m) and are disturbed but usually unchanged in moisture content. Identification of soil strata is generally much more reliable than with continuous spiral flight augers, and is usually supplemented by occasional undisturbed tube samples.

Continuous Spiral Flight Augers

The borehole is advanced using 90-115 mm diameter continuous spiral flight augers which are withdrawn at intervals to allow sampling or in-situ testing. This is a relatively economical means of drilling in clays and sands above the water table. Samples are returned to the surface, or may be collected after withdrawal of the auger flights, but they are disturbed and may be mixed with soils from the sides of the hole. Information from the drilling (as distinct from specific sampling by SPTs or undisturbed samples) is of relatively low

reliability, due to the remoulding, possible mixing or softening of samples by groundwater.

Non-core Rotary Drilling

The borehole is advanced using a rotary bit, with water or drilling mud being pumped down the drill rods and returned up the annulus, carrying the drill cuttings. Only major changes in stratification can be determined from the cuttings, together with some information from the rate of penetration. Where drilling mud is used this can mask the cuttings and reliable identification is only possible from separate sampling such as SPTs.

Continuous Core Drilling

A continuous core sample can be obtained using a diamond tipped core barrel, usually with a 50 mm internal diameter. Provided full core recovery is achieved (which is not always possible in weak rocks and granular soils), this technique provides a very reliable method of investigation.

Standard Penetration Tests

Standard penetration tests (SPT) are used as a means of estimating the density or strength of soils and also of obtaining a relatively undisturbed sample. The test procedure is described in Australian Standard 1289, Methods of Testing Soils for Engineering Purposes - Test 6.3.1.

The test is carried out in a borehole by driving a 50 mm diameter split sample tube under the impact of a 63 kg hammer with a free fall of 760 mm. It is normal for the tube to be driven in three successive 150 mm increments and the 'N' value is taken as the number of blows for the last 300 mm. In dense sands, very hard clays or weak rock, the full 450 mm penetration may not be practicable and the test is discontinued.

The test results are reported in the following form.

- In the case where full penetration is obtained with successive blow counts for each 150 mm of, say, 4, 6 and 7 as:
4,6,7
N=13
- In the case where the test is discontinued before the full penetration depth, say after 15 blows for the first 150 mm and 30 blows for the next 40 mm as:
15, 30/40 mm

Sampling Methods

The results of the SPT tests can be related empirically to the engineering properties of the soils.

Dynamic Cone Penetrometer Tests / Perth Sand Penetrometer Tests

Dynamic penetrometer tests (DCP or PSP) are carried out by driving a steel rod into the ground using a standard weight of hammer falling a specified distance. As the rod penetrates the soil the number of blows required to penetrate each successive 150 mm depth are recorded. Normally there is a depth limitation of 1.2 m, but this may be extended in certain conditions by the use of extension rods. Two types of penetrometer are commonly used.

- Perth sand penetrometer - a 16 mm diameter flat ended rod is driven using a 9 kg hammer dropping 600 mm (AS 1289, Test 6.3.3). This test was developed for testing the density of sands and is mainly used in granular soils and filling.
- Cone penetrometer - a 16 mm diameter rod with a 20 mm diameter cone end is driven using a 9 kg hammer dropping 510 mm (AS 1289, Test 6.3.2). This test was developed initially for pavement subgrade investigations, and correlations of the test results with California Bearing Ratio have been published by various road authorities.



Description and Classification Methods

The methods of description and classification of soils and rocks used in this report are based on Australian Standard AS 1726, Geotechnical Site Investigations Code. In general, the descriptions include strength or density, colour, structure, soil or rock type and inclusions.

Soil Types

Soil types are described according to the predominant particle size, qualified by the grading of other particles present:

Type	Particle size (mm)
Boulder	>200
Cobble	63 - 200
Gravel	2.36 - 63
Sand	0.075 - 2.36
Silt	0.002 - 0.075
Clay	<0.002

The sand and gravel sizes can be further subdivided as follows:

Type	Particle size (mm)
Coarse gravel	20 - 63
Medium gravel	6 - 20
Fine gravel	2.36 - 6
Coarse sand	0.6 - 2.36
Medium sand	0.2 - 0.6
Fine sand	0.075 - 0.2

The proportions of secondary constituents of soils are described as:

Term	Proportion	Example
And	Specify	Clay (60%) and Sand (40%)
Adjective	20 - 35%	Sandy Clay
Slightly	12 - 20%	Slightly Sandy Clay
With some	5 - 12%	Clay with some sand
With a trace of	0 - 5%	Clay with a trace of sand

Definitions of grading terms used are:

- Well graded - a good representation of all particle sizes
- Poorly graded - an excess or deficiency of particular sizes within the specified range
- Uniformly graded - an excess of a particular particle size
- Gap graded - a deficiency of a particular particle size with the range

Cohesive Soils

Cohesive soils, such as clays, are classified on the basis of undrained shear strength. The strength may be measured by laboratory testing, or estimated by field tests or engineering examination. The strength terms are defined as follows:

Description	Abbreviation	Undrained shear strength (kPa)
Very soft	vs	<12
Soft	s	12 - 25
Firm	f	25 - 50
Stiff	st	50 - 100
Very stiff	vst	100 - 200
Hard	h	>200

Cohesionless Soils

Cohesionless soils, such as clean sands, are classified on the basis of relative density, generally from the results of standard penetration tests (SPT), cone penetration tests (CPT) or dynamic penetrometers (PSP). The relative density terms are given below:

Relative Density	Abbreviation	SPT N value	CPT qc value (MPa)
Very loose	vl	<4	<2
Loose	l	4 - 10	2 - 5
Medium dense	md	10 - 30	5 - 15
Dense	d	30 - 50	15 - 25
Very dense	vd	>50	>25

Soil Descriptions

Soil Origin

It is often difficult to accurately determine the origin of a soil. Soils can generally be classified as:

- Residual soil - derived from in-situ weathering of the underlying rock;
- Transported soils - formed somewhere else and transported by nature to the site; or
- Filling - moved by man.

Transported soils may be further subdivided into:

- Alluvium - river deposits
- Lacustrine - lake deposits
- Aeolian - wind deposits
- Littoral - beach deposits
- Estuarine - tidal river deposits
- Talus - scree or coarse colluvium
- Slopewash or Colluvium - transported downslope by gravity assisted by water. Often includes angular rock fragments and boulders.



Rock Strength

Rock strength is defined by the Point Load Strength Index ($IS_{(50)}$) and refers to the strength of the rock substance and not the strength of the overall rock mass, which may be considerably weaker due to defects. The test procedure is described by Australian Standard 4133.4.1 - 1993. The terms used to describe rock strength are as follows:

Term	Abbreviation	Point Load Index $IS_{(50)}$ MPa	Approx Unconfined Compressive Strength MPa*
Extremely low	EL	<0.03	<0.6
Very low	VL	0.03 - 0.1	0.6 - 2
Low	L	0.1 - 0.3	2 - 6
Medium	M	0.3 - 1.0	6 - 20
High	H	1 - 3	20 - 60
Very high	VH	3 - 10	60 - 200
Extremely high	EH	>10	>200

* Assumes a ratio of 20:1 for UCS to $IS_{(50)}$

Degree of Weathering

The degree of weathering of rock is classified as follows:

Term	Abbreviation	Description
Extremely weathered	EW	Rock substance has soil properties, i.e. it can be remoulded and classified as a soil but the texture of the original rock is still evident.
Highly weathered	HW	Limonite staining or bleaching affects whole of rock substance and other signs of decomposition are evident. Porosity and strength may be altered as a result of iron leaching or deposition. Colour and strength of original fresh rock is not recognisable
Moderately weathered	MW	Staining and discolouration of rock substance has taken place
Slightly weathered	SW	Rock substance is slightly discoloured but shows little or no change of strength from fresh rock
Fresh stained	Fs	Rock substance unaffected by weathering but staining visible along defects
Fresh	Fr	No signs of decomposition or staining

Degree of Fracturing

The following classification applies to the spacing of natural fractures in diamond drill cores. It includes bedding plane partings, joints and other defects, but excludes drilling breaks.

Term	Description
Fragmented	Fragments of <20 mm
Highly Fractured	Core lengths of 20-40 mm with some fragments
Fractured	Core lengths of 40-200 mm with some shorter and longer sections
Slightly Fractured	Core lengths of 200-1000 mm with some shorter and longer sections
Unbroken	Core lengths mostly > 1000 mm

Rock Descriptions

Rock Quality Designation

The quality of the cored rock can be measured using the Rock Quality Designation (RQD) index, defined as:

$$\text{RQD \%} = \frac{\text{cumulative length of 'sound' core sections} \geq 100 \text{ mm long}}{\text{total drilled length of section being assessed}}$$

where 'sound' rock is assessed to be rock of low strength or better. The RQD applies only to natural fractures. If the core is broken by drilling or handling (i.e. drilling breaks) then the broken pieces are fitted back together and are not included in the calculation of RQD.

Stratification Spacing

For sedimentary rocks the following terms may be used to describe the spacing of bedding partings:

Term	Separation of Stratification Planes
Thinly laminated	< 6 mm
Laminated	6 mm to 20 mm
Very thinly bedded	20 mm to 60 mm
Thinly bedded	60 mm to 0.2 m
Medium bedded	0.2 m to 0.6 m
Thickly bedded	0.6 m to 2 m
Very thickly bedded	> 2 m

Appendix B

Drawings









 Borehole location

Appendix C

Site History Information



Aerial photograph from 1956



Aerial photograph from 1967



Historical Aerial Photographs

Mudgee Hospital

MUDGEE

CLIENT: Health Infrastructure

PROJECT: 86091.00

PLATE No: A1

REV: 0

DATE: 7-Sep-17



Aerial photograph from 1979



Aerial photograph from 1990



Historical Aerial Photographs

Mudgee Hospital

MUDGEE

CLIENT: Health Infrastructure

PROJECT: 86091.00

PLATE No: A2

REV: 0

DATE: 7-Sep-17



Aerial photograph from 1994



Aerial photograph from 1996



Historical Aerial Photographs

Mudgee Hospital

MUDGEE

CLIENT: Health Infrastructure

PROJECT: 86091.00

PLATE No: A3

REV: 0

DATE: 7-Sep-17

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

Summary of Owners Report

LPI

Sydney

Address: 30 Meares Street and 76A & 76B Lewis Street, Mudgee

Description: Lot 403 D.P. 756894, Lot 2 D.P. 1140724,

Lot 5 & 11 Section 64 D.P. 758721 and Lots 1 & 2 D.P. 845336

As regards Lot 403 D.P. 756894

Formerly a Crown Road, that was subsequently closed 21.07.1978

<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>
21.07.1978 (1978 to 1980)	The Council of the Shire of Mudgee	Government Gazette Now Vol 14018 Fol 169
22.02.1980 (1980 to 2009)	Mudgee District Hospital	Vol 14018 Fol 169 Now 403/756894
08.07.2009 (2009 to Date)	# Greater Western Area Health Service	403/756894

Denotes Current Registered Proprietor

Easements: -

- 22.02.1980 (R419550) – Right of Footway
- 05.12.2006 (AC754691) – Easement for Water Pipeline 5 wide
- 05.08.2009 (D.P. 1140724) – Right of Carriageway 8.27 & 4 metre(s) wide
- 05.08.2009 (D.P. 1140724) – Easement for Water Supply 6 metre(s) wide
- 05.08.2009 (D.P. 1140724) – Easement for Services 5 metre(s) wide

Leases: -NIL

As regards Lot 5 Section 64 D.P. 758721

<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>
24.02.1874 (1874 to 1962)	Trustees for site for a Hospital at Mudgee (Dedicated as a site for a Hospital) (Grant under Section 5 of the Crown Lands Alienation Act of 1861)	Government Gazette Now Vol 459 Fol 166
19.09.1962 (1962 to 2008)	The Mudgee District Hospital	Vol 459 Fol 166 Now Auto Consol 459-166
30.10.2008 (2008 to Date)	# Greater Western Area Heath Service	Auto Consol 459-166 Now 5/64/758721

Denotes Current Registered Proprietor

Easements: -

- 05.08.2009 (D.P. 1140724) – Easement to Permit Encroaching Structure to Remain variable width

Leases: -NIL

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

As regards Lot 2 D.P. 1140724

<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>
24.02.1874 (1874 to 1962)	Trustees for site for a Hospital at Mudgee (Dedicated as a site for a Hospital) (Grant under Section 5 of the Crown Lands Alienation Act of 1861)	Government Gazette Now Vol 459 Fol 166
19.09.1962 (1962 to 2008)	The Mudgee District Hospital	Vol 459 Fol 166 Now Auto Consol 459-166
30.10.2008 (2008 to Date)	# Greater Western Area Heath Service	Auto Consol 459-166 Now 2/1140724

Denotes Current Registered Proprietor

Easements: -

- 05.08.2009 (D.P. 1140724) – Right of Carriageway variable width
- 05.08.2009 (D.P. 1140724) – Easement to Permit Encroaching Structure to Remain variable width
- 05.08.2009 (D.P. 1140724) – Easement to Drain Sewage 3 metre(s) wide
- 05.08.2009 (D.P. 1140724) – Right of Footway 1.5 metre(s) wide

Leases: -NIL

As regards Lot 2 D.P. 845336

<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>
13.03.1877 (1877 to 1962)	Trustees for site for a Hospital at Mudgee (Grant for Public Hospital)	Government Gazette Now Vol 406 Fol 91
19.09.1962 (1962 to Date)	# The Mudgee District Hospital	Vol 406 Fol 91 Now 2/845336

Denotes Current Registered Proprietor

Easements & Leases: -NIL

As regards Lot 1 D.P. 845336

<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>
13.03.1877 (1877 to 1962)	Trustees for site for a Hospital at Mudgee (Grant for Public Hospital)	Government Gazette Now Vol 406 Fol 91
19.09.1962 (1962 to Date)	# The Mudgee District Hospital	Vol 406 Fol 91 Now 1/845336

Denotes Current Registered Proprietor

Easements & Leases excluding building premises: -NIL

ABN: 42 166 543 255
Ph: 02 9099 7400
Fax: 02 9232 7141

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

As regards Lot 11 Section 64 D.P. 758721

The title to this parcel of land prior to 14.01.1963 was Crown Title. We are aware of the following events.

<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>
18.10.1902 (1902 to 1963)	Trustees for a Hospital Site (Addition) at Mudgee (Dedicated as Addition to Hospital Site)	Government Gazette
14.01.1963 (1963 to 2009)	The Mudgee District Hospital	Vol 8427 Fol 59 Now 11/64/758721
08.07.2009 (2009 to Date)	# Greater Western Area Heath Service	11/64/758721

Denotes Current Registered Proprietor

Easements & Leases: -NIL

Yours Sincerely
James McDonnell
11 September 2017

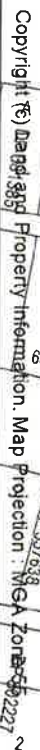
Requested Parcel : Lot 2 DP 1140724

LGA: MID-WESTERN REGIONAL

Parish : MUDGE

Identified Parcel : Lot 2 DP 1140724

County : WELLINGTON



Report Generated 9:15:30 AM, 8 September, 2017
Copyright © Land and Property Information ABN: 23 519 493 925

This information is provided as a searching aid only. While every endeavour is made to ensure the currently cadastral pattern is accurately reflected, the Registrar General cannot guarantee the information provided. For all ACTIVITY PRIOR to SEPT 2002 you must refer to the RGS Charting and Reference Maps.

Cadastral Records Enquiry Report

Requested Parcel : Lot 2 DP 1140724

Identified Parcel : Lot 2 DP 1140724

Locality : MUDGEES

LGA : MID-WESTERN REGI ... **Parish** : MUDGEES

County : WELLINGTON

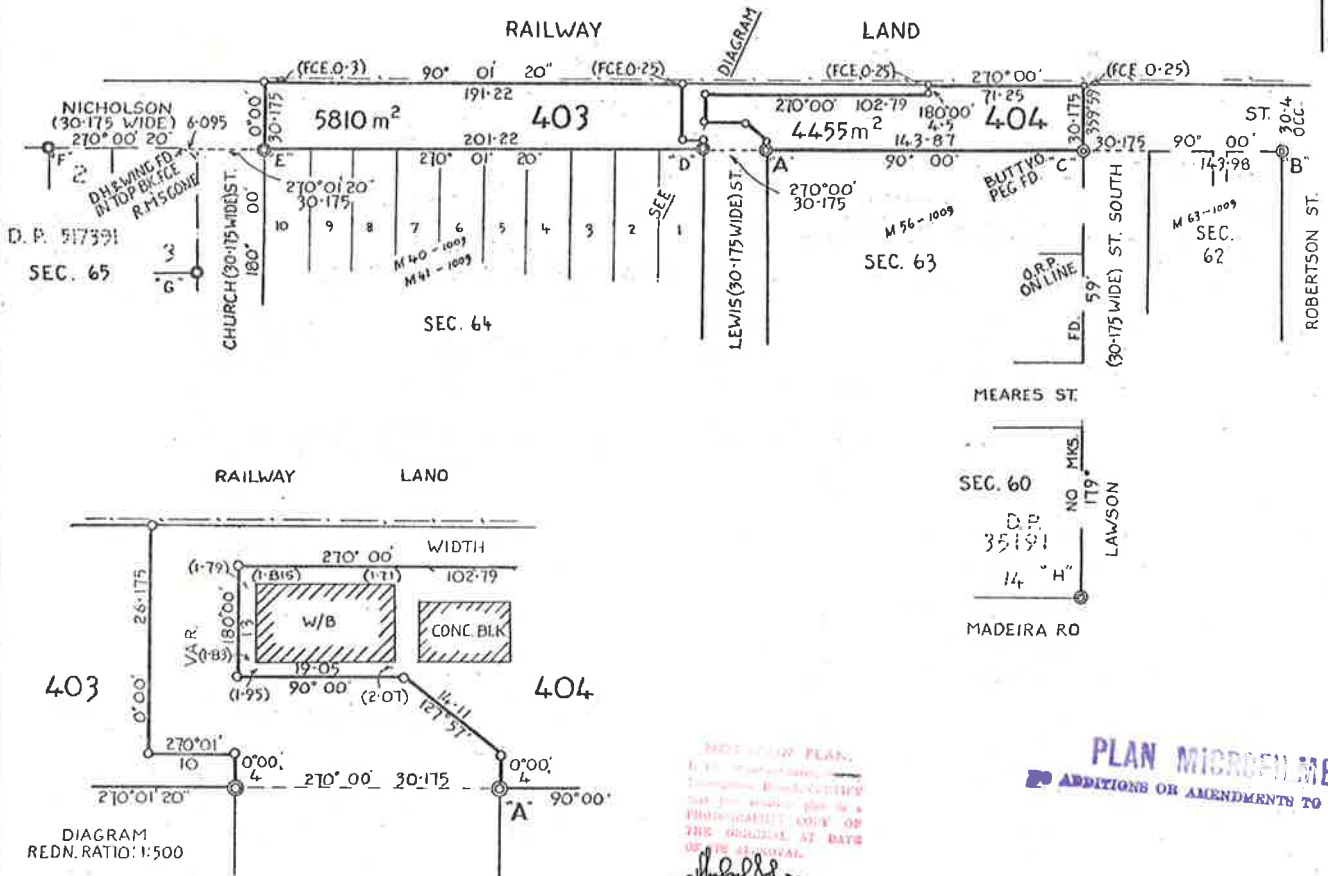
	Status	Surv/Comp	Purpose
DP756894 Lot(s): 403			
 DP1048739	REGISTERED	SURVEY	EASEMENT
 DP1140724	REGISTERED	SURVEY	SUBDIVISION
 NSW GAZ. 23-12-2005			Folio : 11518
EASEMENT DESIGNATED (C) SHOWN IN DP1048739 ACQUIRED AND VESTED IN THE MINISTER FOR ENERGY AND UTILITIES			
 NSW GAZ. 03-11-2006			Folio : 9476
EASEMENT DESIGNATED (C) SHOWN IN DP1048739 ACQUIRED AND VESTED IN MID-WESTERN REGIONAL COUNCIL			
DP758721 Lot(s): 5, 11 Section : 64			
 DP1140724	REGISTERED	SURVEY	SUBDIVISION
DP1110736 Lot(s): 111, 112			
 DP758721	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1140724 Lot(s): 1			
 DP1156999	REGISTERED	COMPILATION	EASEMENT
Lot(s): 1, 2			
 DP758721	HISTORICAL	COMPILATION	CROWN ADMIN NO.
DP1198544 Lot(s): 201, 202			
 DP599227	HISTORICAL	COMPILATION	SUBDIVISION
DP1214756 Lot(s): 4301			
 CA175327 - LOT 4301 DP1214756			

Caution: For all **ACTIVITY PRIOR to SEPT 2002** you must refer to the RGs Charting and Reference Maps.



PLAN OF PORTIONS 403 & 404

PARISH MUDGEE COUNTY WELLINGTON
 LAND DISTRICT MUDGEE SHIRE MUDGEE
 (TOWN OF MUDGEE)



REDUCTION RATIO 1:2000 All measurements shown in METRES

PLAN MICROFILMED
 ADDITIONS OR AMENDMENTS TO BE MADE

CORNER	BEARING	FROM	DISTANCE	NO. ON TREE
A	0° 00'	G.I.P. FD.	4-025	PEG ↑ 404
B	0° 00'	G.I.P. FD.	4-025	
C	359° 59'	G.I.P.	0-5	PEG ↑ 404
D	0° 00'	G.I.P.	0-5	PEG ↑ 403
E	0° 00'	G.I.P.	0-5	PEG ↑ 403
F	180° 00'	G.I.P. FD.	0-455	
G	270° 00'	D.H. & WING FD. IN CONC KB	3-63	
H	270° 25'	IRON SPIKE FD.	0-305	

AZIMUTH TAKEN FROM A-B
 FIELD BOOK LD 78-1 Dubbo, Page 4.

I, Alan George Rickwood of Shire of Mudgee, being a Surveyor registered under the Surveyors Act, 1929-1946, hereby certify that the survey represented in this plan is accurate and has been made by me under my immediate supervision in accordance with the Survey Practice Regulations, 1933, and the special requirements of the Department of Lands and was completed on 3/3/78.

Signature Alan George Rickwood
 Surveyor registered under the Surveyors Act, 1929-1946.
 CHECKED & CHARTED [Signature]
 PLAN APPROVED [Signature]
 Authorised Officer 22nd May, 1978

NOTATION PLAN

PAPER NO Rds 76-1237

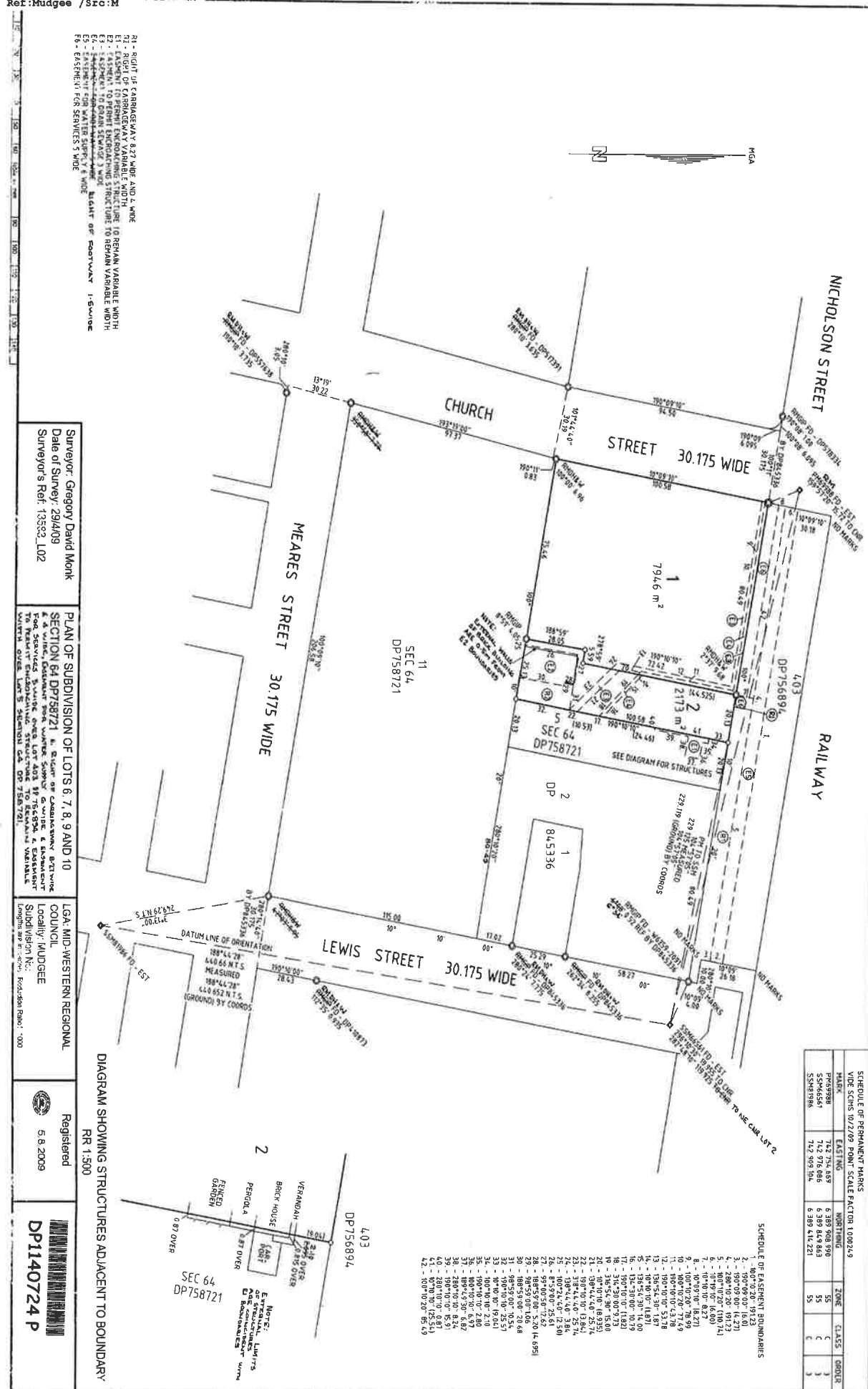
CAT NO W.6259 2091 R

ORIGINAL PLAN

This space for office use only.

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1 sheets



PLAN AMENDED 8 HILL 14-7-09

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 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.

Pursuant to Section 88B of the Conveyancing Act it is intended to create:

- 1) Right of Carriageway 8.27 Wide and 4 Wide.
- 2) Right of Carriageway Variable Width.
- 3) Easement to Permit Encroaching Structure to Remain Variable Width.
- 4) Easement to Permit Encroaching Structure to Remain Variable Width.
- 5) Easement to Drain Sewage 3 Wide.
- 6) Easement for Footway 1.5 Wide. *RIGHT OF FOOTWAY 1.5 WIDE*
- 7) Easement for Water Supply 6 Wide.
- 8) Easement for Services 5 Wide.



DP1140724 S

Registered: 5.8.2009

Title System: TORRENS

Purpose: SUBDIVISION

PLAN OF SUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 SECTION 64 DP758721. AND RIGHT OF CARRIAGEWAY 8.27 WIDE AND 4 WIDE, EASEMENT FOR WATER SUPPLY 6 WIDE AND EASEMENT FOR SERVICES 5 WIDE OVER LOT 403 DP756894 AND EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH OVER LOT 5 SECTION 64 DP758721

LGA: MID-WESTERN REGIONAL COUNCIL

Locality: MUDGEE

Parish: MUDGEE

County: WELLINGTON

Surveying Regulation, 2006

I,Gregory David Monk.....
ofBarnson - Mudgee.....
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on: 29/4/09.....

The survey relates to

.....ALL.....

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature *[Signature]* Dated: 29/4/09
Surveyor registered under the *Surveying Act, 2002*

Datum Line: SSM66561 TO SSM81986

Type: Urban

Plans used in the preparation of survey/compilation

DP758721 (57 - 1000)
DP845336
DP557638
DP517391
DP410873
DP578334

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 13583_L02

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

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:

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

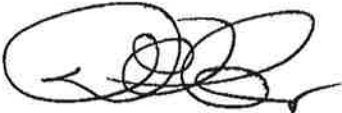
+ the proposed Subdivision set out herein: and
(insert 'subdivision' or 'new road')

+ the subdivision is for lease purposes in accordance with s.23H of the Conveyancing Act 1919

* Authorised Person/General Manager/Accredited Certifier
Consent Authority: Mid-Western Regional Council
Date of Endorsement: 21/5/09
Accreditation no:
Subdivision Certificate no: SC066/2009
File no: P2014061 DA0283/2009

* Delete whichever is inapplicable.

* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET		Sheet 2 of 2 sheet(s)
PLAN OF SUBDIVISION SUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 SECTION 64 DP758721.	DP1140724	*
	Registered:  5.8.2009	*
Subdivision Certificate No: SLO66/2009 Date of Endorsement: 21/5/09		
 SIGNED FOR AND ON BEHALF OF GREATER WESTERN AREA HEALTH SERVICE BY ITS AUTHORIZED OFFICER DANNY O'LONNOR A/ CHIEF EXECUTIVE		
SURVEYOR'S REFERENCE: 13583_L02		

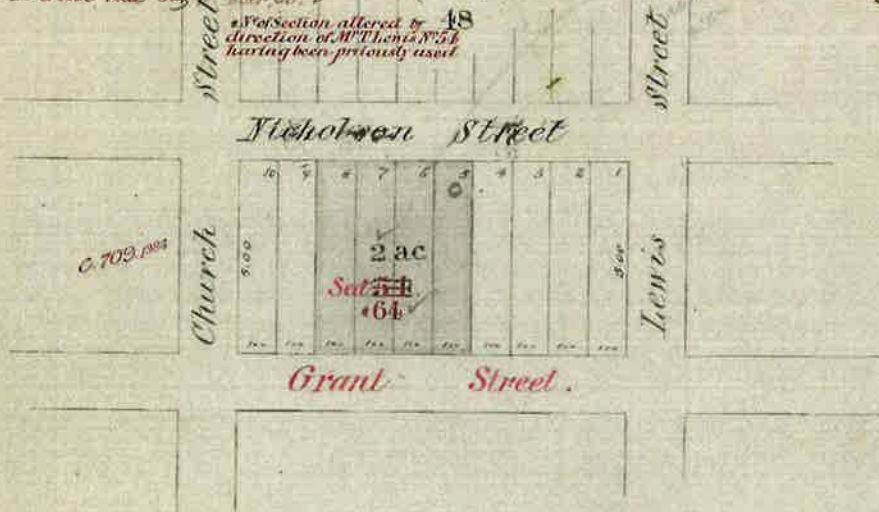
* OFFICE USE ONLY

14
2019

This Plan cancels M39 1009.

Appr^d Feb 5th 1874

74 850 Misc.
X Valued 20 Feb 1871 (list 1) Vide Mis 76-2598 appointing The Honble George Henry Cox M.L.C., The Rev. James Gunther and The Rev. Alexander M'Ewen as trustees for site for a Hospital at Mudgee.
For change in trust vide 64



Plan of two acres of land, Section 64
Town of Mudgee County of Wellington
selected as a site for Public Hospital under 5th clause

Scale 4 chains to an inch

Surveyed with theodolite according to regulations February 26th 1874

Expd J. W. 27 Feb 75
Transmitted with my letter
N. 14/53. 24th March 1874
John F. Murray
Ld

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE

M 40
1009
40-1009

74 9 Sep.
Mudgee 26 1874

Ref:Mudgeo /Src:M.



PLAN MUDGEE
ALLOT. NO. II SECTION 64
TOWN OF MUDGEE

County of Wellington Parish of Mudgee
Land District of Mudgee Land Board District of Orange

Resumed Area No.

Pastoral Holding Eastern Division

Applied for under the

Section of the Crown Lands Act of 18

Proposed Extension to Hospital Site

Pop. No.

C.P. No.

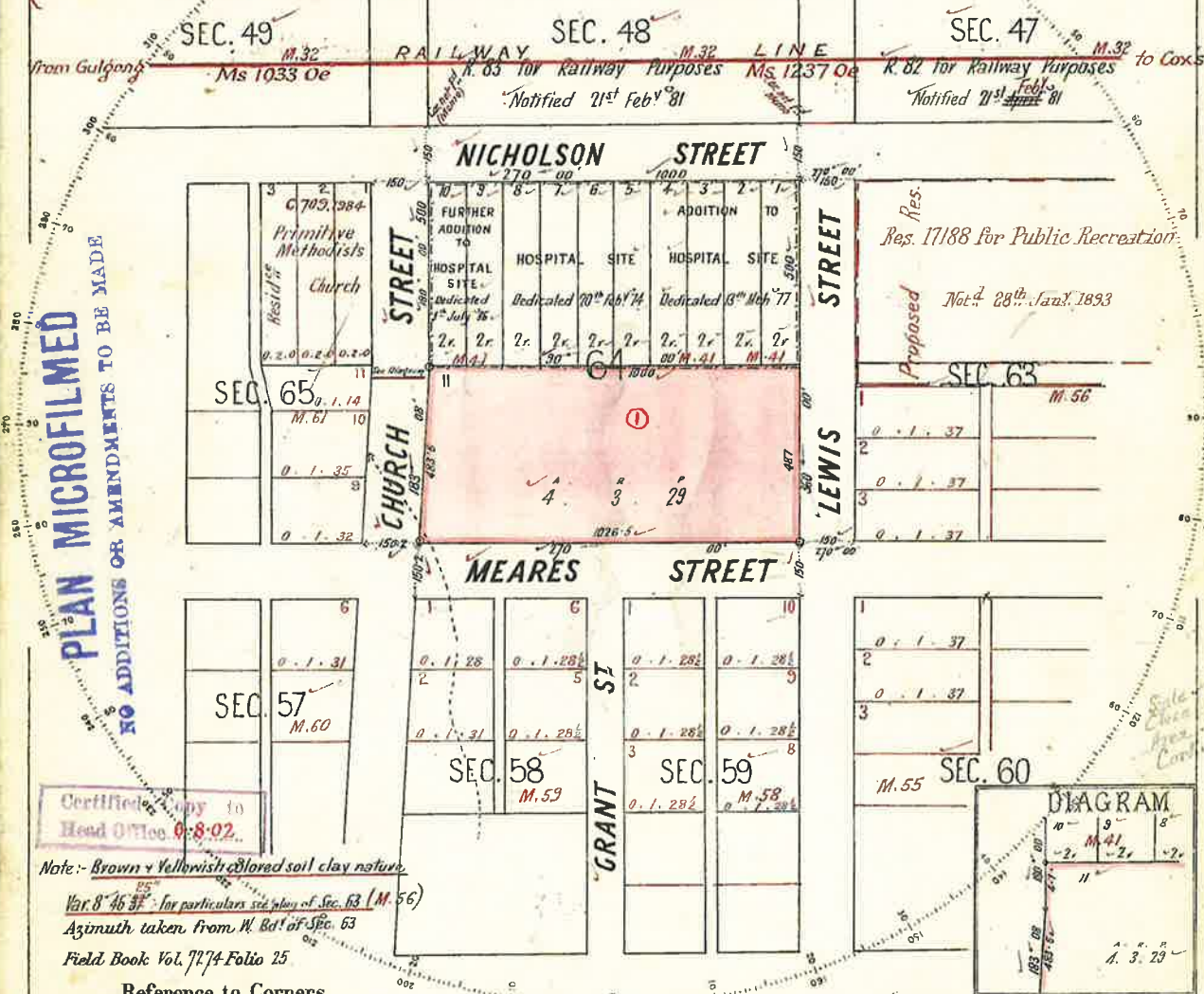
Res. from Occup. for Mining, Resid. or Bus. Purp. 22nd Dec. 1891

Pop. No.

C.L. No.

Dedicated 18.10.02

Masses Charles Devenish, Mearns, Alan McHenry Cox, Peter Joseph Rheinberger appointed Trustees vide 623.15.4.03
Granted to The Mudgee District Hospital. Pks. 61-4551.



PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE

Certified copy to
Head Office 0-8-02

Note: Brown & Yellowish colored soil clay nature
Var. 8' 46 3/4" for particulars see plan of Sec. 63 (M. 56)
Azimuth taken from N. Bd. of Sec. 63
Field Book Vol. 7274 Folio 25

Reference to Corners

Corner	Bearing	From	Links	N° on Tree
✓				
Numbered Stakes at all Corners				

Reference to Traverse

Line	Bearing	Distance

Value of Improvements

Fencing £ 3-2-6 (1/2 Value 10 ch. Split Posts 3 Rails)

57-1009

Scale 4 Chains to an Inch

M. 57-1009

I hereby certify that I in person made and on the 20th May 1902 completed the survey represented on this plan on which are written the bearings and lengths of the lines measured by me and I declare that the survey has been executed in accordance with the regulations published for the guidance of licensed Surveyors and the practice of the Department of Lands.

William Abornethy Licensed Surveyor
Transmitted to the District Surveyor with my letter of 20th May 1902

Voucher No. 02/43 Passed (E. 2-11-7) 3.7.1902
Calculation Book No. 2175 Folio 31
Checked and Charted J. H. Johnson 30th June 1902
Examined A. R. S. 3rd July 1902
Plan approved 25th July 1902

W. Chapman

NEW SOUTH WALES



14018169

Vol. 14018 Fol. 169

Prior Title (Crown Grant)

Vol. 13698 Fol. 107



EDITION ISSUED

14 1 1980

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.

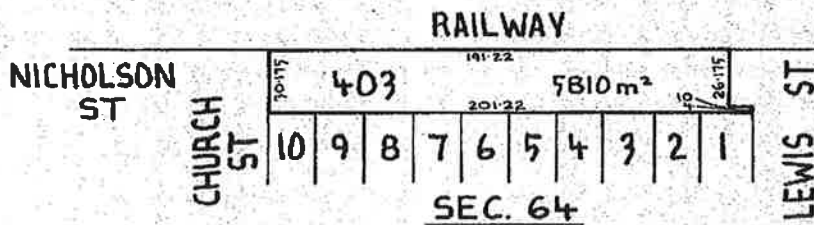


SEE AUTO FOLIO



PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



R518234 25. Jan

REDUCTION RATIO 1 : 2500

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in Portion 403 at Mudgee in the Shire of Mudgee Parish of Mudgee County of Wellington. EXCEPTING THEREOUT the minerals reserved by the Crown grant.

FIRST SCHEDULE

THE COUNCIL OF THE SHIRE OF MUDGEE.

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown grant above referred to.

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

WARNING: THIS DOCUMENT MUST NOT BE REMOVED FROM THE REGISTRAR GENERAL'S OFFICE.

[illegible]

RA19550 re
Reed
31.3.1980

Regd:R329167 /Doc:CT 14018-169 CT /Rev:14-Jan-2011 /Sts:OK.SC /Pgs:ATL /Prt:08-Sep-2017 09:08 /Seq:2 of 2
Ref:Madhee /Std:M

[illegible]

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

Historical Title

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:00AM

FOLIO: 403/756894

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

Prior Title(s): VOL 14018 FOL 169

<u>Recorded</u>	<u>Number</u>	<u>Type of Instrument</u>	<u>C.T. Issue</u>
12/12/1988		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/1/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
2/5/1991		AMENDMENT: TITLE DIAGRAM	
29/1/2003	DP1048739	DEPOSITED PLAN	
5/12/2006	AC754691	REQUEST	
8/7/2009	AE772086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
8/7/2009	AE772087	APPLICATION	
5/8/2009	DP1140724	DEPOSITED PLAN	EDITION 1

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 403/756894

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2017	9:31 AM	1	5/8/2009

LAND

LOT 403 IN DEPOSITED PLAN 756894
AT MUDGE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGE COUNTY OF WELLINGTON
(FORMERLY KNOWN AS PORTION 403)
TITLE DIAGRAM CROWN PLAN 6259.2091

FIRST SCHEDULE

GREATER WESTERN AREA HEALTH SERVICE

(AP AE772087)

SECOND SCHEDULE (7 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 R419550 RIGHT OF FOOTWAY AFFECTING THE WHOLE OF THE LAND WITHIN DESCRIBED
- 3 AC754691 EASEMENT FOR WATER PIPELINE 5 WIDE AFFECTING THE SITE DESIGNATED (C) IN DP1048739
AC754691 EASEMENT NOW VESTED IN MID-WESTERN REGIONAL COUNCIL
- 4 AE772086 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY ACT, 1900
- 5 DP1140724 RIGHT OF CARRIAGEWAY 8.27 & 4 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724
- 6 DP1140724 EASEMENT FOR WATER SUPPLY 6 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724
- 7 DP1140724 EASEMENT FOR SERVICES 5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Mudgee

PRINTED ON 8/9/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:33AM

FOLIO: AUTO CONSOL 459-166

Recorded	Number	Type of Instrument	C.T. Issue
30/7/1992		CONSOL HISTORY RECORD CREATED FOR AUTO CONSOL 459-166	
PARCELS IN CONSOL ARE: 5-8/64/758721.			
27/10/2008	AD891709	WITHDRAWN - APPLICATION	
30/10/2008	AE77045	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
30/10/2008	AE77046	APPLICATION	
30/10/2008	AE110266	REQUEST	
31/10/2008	AE298985	PARCELS EXCISED. CONSOL BROKEN UP	

*** END OF SEARCH ***

Form: 04RP
Licence: 01-05-055
Licensee: LEAP Legal Software Pty
Limited
Firm name: Blackwell Short Lawyers

**APPLICATION TO RECORD
NEW REGISTERED PROPRIETOR**



AE77046P

New South Wales
Section 46C Real Property Act 1900
Section 12(4) Trustee Act 1925

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that 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

(A) LAND

Torrens Title

Fol 1281 Vol 175 (Folio: Auto Consol 1281-175) and Fol 459 Vol 166 (Folio: Auto Consol 459-166)

**(B) REGISTERED
DEALING**

Number

Torrens Title

(C) LODGED BY

Delivery Box

Name, Address or DX and Telephone

48T

LLPN: 123819L
CITYLINK

Reference (optional): BLACKWELL GR 070202

CODE

AP

(D) APPLICANT

Greater Western Area Health Service ✓

**(E) PRESENT REG'D
PROPRIETOR**

The Mudgee District Hospital ✓

**(F) NEW REG'D
PROPRIETOR**

Greater Western Area Health Service ✓

1. APPLICATION UNDER SECTION 46C REAL PROPERTY ACT 1900

In regard to the land specified above, the applicant requests the Registrar General to record the new registered proprietor on the folio of the Register, the land having vested in the new registered proprietor pursuant to:

See overpage.

2. APPLICATION UNDER SECTION 12(4) TRUSTEE ACT 1925 NOT APPLICABLE

In regard to the NOT APPLICABLE specified above, the applicant requests the Registrar General to record the new registered proprietor on the folio of the Register consequent on:

NOT APPLICABLE

DATE / /

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Signature of witness:

Name of witness:

Address of witness:

George Thomas Blackwell
GEORGE THOMAS BLACKWELL
SUMNER ST
ORANGE

Certified correct for the purposes of the Real Property Act 1900 by the authorised officer named below.

Signature of authorised officer:

Authorised officer's name:

Authority of officer:

Signing on behalf of:

John V. White
JOHN V. WHITE
Director Finance & Corporate
Services
Greater Western Area Health
Service

AD891709

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:00AM

FOLIO: 5/64/758721

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

Prior Title(s): VOL 459 FOL 166

Recorded	Number	Type of Instrument	C.T. Issue
23/3/1990		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/7/1992		CONVERTED TO AUTO CONSOL 459-166	CONSOL CREATED CT NOT ISSUED
29/11/1994		AMENDMENT: TITLE DIAGRAM	
31/10/2008	AE298985	EXCISED FROM AUTO CONSOL 459-166	
31/10/2008	AE77047	REQUEST	EDITION 1
5/8/2009	DP1140724	DEPOSITED PLAN	EDITION 2

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 5/64/758721

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2017	9:31 AM	2	5/8/2009

LAND

LOT 5 OF SECTION 64 IN DEPOSITED PLAN 758721
AT MUDGEE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEE COUNTY OF WELLINGTON
(FORMERLY KNOWN AS ALLOTMENT 5 OF SECTION 64)
TITLE DIAGRAM CROWN PLAN 40.1009

FIRST SCHEDULE

GREATER WESTERN AREA HEALTH SERVICE

(AP AE77046)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AE110266 THE TRUST PROVISIONS AND FORFEITURE CONDITIONS NOTED IN THE CROWN GRANT NO LONGER APPLY - SEE SECTION 34 HEALTH SERVICES ACT 1997 THE MINISTER FOR HEALTH HAVING FORMALLY APPROVED THE DISPOSITION OF THE LAND
- 3 DP1140724 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Mudgee

PRINTED ON 8/9/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:13AM

FOLIO: 6/64/758721

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

Prior Title(s): VOL 459 FOL 166

Recorded	Number	Type of Instrument	C.T. Issue
23/3/1990		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/7/1992		CONVERTED TO AUTO CONSOL 459-166	CONSOL CREATED CT NOT ISSUED
29/11/1994		AMENDMENT: TITLE DIAGRAM	
31/10/2008	AE298985	EXCISED FROM AUTO CONSOL 459-166	
31/10/2008	AE77047	REQUEST	EDITION 1
5/8/2009	DP1140724	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:13AM

FOLIO: 7/64/758721

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

Prior Title(s): VOL 459 FOL 166

Recorded	Number	Type of Instrument	C.T. Issue
23/3/1990		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
30/7/1992		CONVERTED TO AUTO CONSOL 459-166	CONSOL CREATED CT NOT ISSUED
29/11/1994		AMENDMENT: TITLE DIAGRAM	
31/10/2008	AE298985	EXCISED FROM AUTO CONSOL 459-166	
31/10/2008	AE77047	REQUEST	EDITION 1
5/8/2009	DP1140724	DEPOSITED PLAN	FOLIO CANCELLED

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:00AM

FOLIO: 2/1140724

First Title(s): VOL 459 FOL 166

Prior Title(s): 6-7/64/758721

Recorded	Number	Type of Instrument
5/8/2009	DP1140724	DEPOSITED PLAN

C.T. Issue

FOLIO CREATED
EDITION 1

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/1140724

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2017	9:31 AM	1	5/8/2009

LAND

LOT 2 IN DEPOSITED PLAN 1140724
AT MUDGEES
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEES COUNTY OF WELLINGTON
TITLE DIAGRAM DP1140724

FIRST SCHEDULE

GREATER WESTERN AREA HEALTH SERVICE

SECOND SCHEDULE (9 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- 2 AE110266 THE TRUST PROVISIONS AND FORFEITURE CONDITIONS NOTED IN THE CROWN GRANT NO LONGER APPLY - SEE SECTION 34 HEALTH SERVICES ACT 1997 THE MINISTER FOR HEALTH HAVING FORMALLY APPROVED THE DISPOSITION OF THE LAND
- 3 DP1140724 RIGHT OF CARRIAGEWAY 8.27 & 4 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED
- 4 DP1140724 RIGHT OF CARRIAGEWAY VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 5 DP1140724 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED
- 6 DP1140724 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 7 DP1140724 EASEMENT TO DRAIN SEWAGE 3 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 8 DP1140724 RIGHT OF FOOTWAY 1.5 METRE(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN THE TITLE DIAGRAM
- 9 DP1140724 EASEMENT FOR SERVICES 5 METRE(S) WIDE APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

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PRINTED ON 8/9/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:00AM

FOLIO: 2/845336

First Title(s): VOL 406 FOL 91

Prior Title(s): VOL 406 FOL 91

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
9/1/1995	DP845336	DEPOSITED PLAN	FOLIO CREATED EDITION 1
27/5/2013	AH759391	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 2/845336

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2017	9:31 AM	1	9/1/1995

LAND

LOT 2 IN DEPOSITED PLAN 845336
AT MUDGEES
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEES COUNTY OF WELLINGTON
TITLE DIAGRAM DP845336

FIRST SCHEDULE

THE MUDGEES DISTRICT HOSPITAL

SECOND SCHEDULE (2 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 DEDICATED AS A SITE FOR PUBLIC HOSPITAL-SEE CROWN GRANT

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Mudgee

PRINTED ON 8/9/2017

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:00AM

FOLIO: 1/845336

First Title(s): VOL 406 FOL 91

Prior Title(s): VOL 406 FOL 91

Recorded	Number	Type of Instrument	C.T. Issue
9/1/1995	DP845336	DEPOSITED PLAN	FOLIO CREATED EDITION 1
31/1/1996	0877603	LEASE	EDITION 2
27/5/2013	AH759391	DEPARTMENTAL DEALING	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 1/845336

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2017	9:25 AM	2	31/1/1996

LAND

LOT 1 IN DEPOSITED PLAN 845336
AT MUDGEE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEE COUNTY OF WELLINGTON
TITLE DIAGRAM DP845336

FIRST SCHEDULE

THE MUDGEE DISTRICT HOSPITAL

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- * 2 DEDICATED AS A SITE FOR PUBLIC HOSPITAL-SEE CROWN GRANT
- 3 0877603 LEASE TO MINISTER FOR COMMUNITY SERVICES OF
BUILDING KNOWN AS SCHOOL OF NURSING, MUDGEE HOSPITAL.
EXPIRES 31.1.2000 OPTION OF RENEWAL 6 YEARS

NOTATIONS

NOTE: THE CERTIFICATE OF TITLE FOR THIS FOLIO OF THE REGISTER DOES
NOT INCLUDE SECURITY FEATURES INCLUDED ON COMPUTERISED
CERTIFICATES OF TITLE ISSUED FROM 4TH JANUARY, 2004. IT IS
RECOMMENDED THAT STRINGENT PROCESSES ARE ADOPTED IN VERIFYING THE
IDENTITY OF THE PERSON(S) CLAIMING A RIGHT TO DEAL WITH THE LAND
COMPRISED IN THIS FOLIO.

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Mudgee

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LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

SEARCH DATE

8/9/2017 9:00AM

FOLIO: 11/64/758721

First Title(s): VOL 8427 FOL 59

Prior Title(s): VOL 8427 FOL 59

Recorded	Number	Type of Instrument	C.T. Issue
23/3/1990		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
25/5/1994	DP758721	DEPOSITED PLAN	FOLIO CREATED CT NOT ISSUED
26/5/1994	U297227	DEPARTMENTAL DEALING	
8/7/2009	AE772086	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
8/7/2009	AE772087	APPLICATION	EDITION 1
5/8/2009	DP1140724	DEPOSITED PLAN	

*** END OF SEARCH ***

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - TITLE SEARCH

FOLIO: 11/64/758721

SEARCH DATE	TIME	EDITION NO	DATE
8/9/2017	9:31 AM	1	8/7/2009

LAND

LOT 11 OF SECTION 64 IN DEPOSITED PLAN 758721
AT MUDGEES
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEES COUNTY OF WELLINGTON
(FORMERLY KNOWN AS ALLOTMENT 11 OF SECTION 64)
TITLE DIAGRAM CROWN PLAN 57.1009

FIRST SCHEDULE

GREATER WESTERN AREA HEALTH SERVICE (AP AE772087)

SECOND SCHEDULE (4 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE MEMORANDUM S700000B
- 2 AE772086 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
ACT, 1900
- * 3 DP1140724 RIGHT OF CARRIAGEWAY VARIABLE WIDTH APPURTENANT TO
THE LAND ABOVE DESCRIBED
- * 4 DP1140724 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN
VARIABLE WIDTH APPURTENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***

Mudgee

PRINTED ON 8/9/2017

Planning Certificate

made under *Section 149 Environmental Planning and Assessment Act 1979*

APPLICANT

Peter Oitmaa
96 Hermitage Road
WEST RYDE NSW 2114

OWNER (as recorded by Council):

Western NSW Local Health District
Mudgee District Hospital
PO Box 29
MUDGEE NSW 2850

Certificate No:	PC0236/2018
Receipt No:	389276
Date:	11 September 2017
Property No:	20427
Customer Ref:	86091
Property Address:	76B Lewis Street MUDGEE NSW 2850
Property Description:	Lot 11 Sec 64 DP 758721

The Environmental Planning and Assessment Act 1997 commenced operation on the 1 July 1998. As a consequence of this Act the information contained in this certificate needs to be read in conjunction with the provisions of the Environmental Planning and Assessment (Amendment) Regulation 1998, Environmental Planning and Assessment (Further Amendment) Regulation 1998 and Environmental Planning and Assessment (Savings and Transitional Regulation 1998).

SECTION A: INFORMATION PROVIDED PURSUANT TO SECTION 149(2) OF THE ACT:

MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

This planning instrument was published 10 August 2012 on the NSW Legislation website and applies to all the land within Mid-Western Region Local Government Area.

AMENDMENTS TO MID-WESTERN REGIONAL LOCAL ENVIRONMENTAL PLAN 2012

Amendment No.1 - Temporary Workers' Accommodation - Published 10 August 2012 on the NSW Legislation website

Currently the land is zoned:

R1 General Residential

Note: where two or more zones appear the property is affected in part by each zone.

Land use Zoning Table:

The following land use zoning table(s) apply to the land the subject of this Certificate.

Zone R1 General Residential

2 Permitted without consent

Home-based child care; Home businesses; Home occupations; Roads; Rural workers' dwellings; Water reticulation systems.

3 Permitted with consent

Attached dwellings; Boarding houses; Caravan parks; Child care centres; Community facilities; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Function centres; Funeral homes; Group homes; Health services facilities; Home industries; Hostels; Information and education facilities; Markets; Multi dwelling housing; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Residential accommodation; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Signage; Tourist and visitor accommodation; Water recycling facilities; Water storage facilities.

4 Prohibited

Advertising structures; Farm stay accommodation; Any other development not specified in item 2 or 3.

SECTION B: OTHER PRESCRIBED INFORMATION PURSUANT TO SECTION 149(2) OF THE ACT:

As at the date of this Certificate the following State Environmental Planning Policies, Development Control Plans, Directions under Environmental Planning and Assessment Act and other Special Provisions apply.

State Environmental Planning Policy (Affordable Rental Housing) 2009

This policy aims to facilitate the effective delivery of new affordable rental housing by providing incentives by way of expanded zoning permissibility, floor space ratio bonuses and non-discretionary development standards.

State Environmental Planning Policy BASIX 2004

The purpose of the SEPP is to encourage sustainable residential development. An application for a development consent, complying development certificate or construction certificate in relation to certain kinds of residential development must be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out, and the carrying out of residential development pursuant to the resulting development consent, complying development certificate or construction certificate will be subject to a condition requiring such commitments to be fulfilled.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The aim of this policy is to provide streamlined development processes for development that complies with specific development standards.

It identifies exempt and complying development codes that have state wide application including the General Exempt Development Code, the General Housing Code, Housing Internal Alterations Code and General Commercial and Industrial Code.

State Environmental Planning Policy (Infrastructure) 2007

The aim of this policy is to facilitate the effective delivery of infrastructure across the state and repeals a number of other previous SEPP's.

It provides development controls related to air transport, correctional centres, educational establishments, electricity generating works, electricity transmission and distribution, flood mitigation, forestry, emergency services facilities, gas transmission or distribution, health services facilities, housing and group homes and many other facilities.

State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007

This policy is to ensure that suitable provision is made for ensuring safety of persons using temporary structures and encourage the protection of the environment at such locations.

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

The SEPP consolidates and updates many existing planning provisions related to mining, petroleum production and extractive industries as well as introducing new provisions to ensure that potential environmental and social impacts are adequately addressed during the assessment and determination of development proposals.

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

This policy aims to increase availability and to provide a wider choice of residential accommodation for seniors or people with a disability. The policy establishes development standards and requirements for support services.

SEPP No 21 - Caravan Parks

This Policy outlines requirements for development consent principally in relation to long term use of sites in caravan parks and for subdivision by long leases.

Development Consent is not required for installation or placement of moveable dwellings on sites in lawfully operating caravan parks.

SEPP No 32 - 19 November 1991 - Urban Consolidation (Redevelopment of Urban Land)

This policy ensures that urban land no longer required for the purpose for which it is currently zoned, is made available for redevelopment of multi-unit housing and related development.

SEPP No 33 - 13 March 1992 - Hazardous and Offensive Development

This Policy redefines hazardous and offensive developments and specifies that such proposals be advertised, be well documented and that Council consider any measures taken to mitigate their impact.