Report on Preliminary Site Investigation (Contamination)

Mudgee Hospital Redevelopment
Lewis Street
Mudgee

Prepared for Health Infrastructure

Project 86091.00
April 2018
Document History

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Appendix D: Site Photographs
Appendix E: Field Work Results
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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.

![Geological Map](image)

**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.
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;

Figure 2: Locations of licenced groundwater bores
• 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.

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**Douglas Partners Pty Ltd**

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Preliminary Site Investigation (Contamination), Mudgee Hospital Redevelopment  
Lewis Street, Mudgee  
April 2018
Appendix A

About this Report
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:

- 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
  ```
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:

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<td>Cobble</td>
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<td>Gravel</td>
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The sand and gravel sizes can be further subdivided as follows:

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</tr>
</tbody>
</table>

The proportions of secondary constituents of soils are described as:

<table>
<thead>
<tr>
<th>Term</th>
<th>Proportion</th>
<th>Example</th>
</tr>
</thead>
<tbody>
<tr>
<td>And</td>
<td>Specify</td>
<td>Clay (60%) and Sand (40%)</td>
</tr>
<tr>
<td>Adjective</td>
<td>20 - 35%</td>
<td>Sandy Clay</td>
</tr>
<tr>
<td>Slightly</td>
<td>12 - 20%</td>
<td>Slightly Sandy Clay</td>
</tr>
<tr>
<td>With some</td>
<td>5 - 12%</td>
<td>Clay with some sand</td>
</tr>
<tr>
<td>With a trace of</td>
<td>0 - 5%</td>
<td>Clay with a trace of sand</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Description</th>
<th>Abbreviation</th>
<th>Undrained shear strength (kPa)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very soft</td>
<td>vs</td>
<td>&lt;12</td>
</tr>
<tr>
<td>Soft</td>
<td>s</td>
<td>12 - 25</td>
</tr>
<tr>
<td>Firm</td>
<td>f</td>
<td>25 - 50</td>
</tr>
<tr>
<td>Stiff</td>
<td>st</td>
<td>50 - 100</td>
</tr>
<tr>
<td>Very stiff</td>
<td>vst</td>
<td>100 - 200</td>
</tr>
<tr>
<td>Hard</td>
<td>h</td>
<td>&gt;200</td>
</tr>
</tbody>
</table>

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:

<table>
<thead>
<tr>
<th>Relative Density</th>
<th>Abbreviation</th>
<th>SPT N value</th>
<th>CPT qc value (MPa)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very loose</td>
<td>vl</td>
<td>&lt;4</td>
<td>&lt;2</td>
</tr>
<tr>
<td>Loose</td>
<td>l</td>
<td>4 - 10</td>
<td>2 - 5</td>
</tr>
<tr>
<td>Medium dense</td>
<td>md</td>
<td>10 - 30</td>
<td>5 - 15</td>
</tr>
<tr>
<td>Dense</td>
<td>d</td>
<td>30 - 50</td>
<td>15 - 25</td>
</tr>
<tr>
<td>Very dense</td>
<td>vd</td>
<td>&gt;50</td>
<td>&gt;25</td>
</tr>
</tbody>
</table>
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 Descriptions

Rock Strength

Rock strength is defined by the Point Load Strength Index ($I_{s(50)}$) 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:

<table>
<thead>
<tr>
<th>Term</th>
<th>Abbreviation</th>
<th>Point Load Index $I_{s(50)}$, MPa</th>
<th>Approx Unconfined Compressive Strength MPa*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely low</td>
<td>EL</td>
<td>&lt;0.03</td>
<td>&lt;0.6</td>
</tr>
<tr>
<td>Very low</td>
<td>VL</td>
<td>0.03 - 0.1</td>
<td>0.6 - 2</td>
</tr>
<tr>
<td>Low</td>
<td>L</td>
<td>0.1 - 0.3</td>
<td>2 - 6</td>
</tr>
<tr>
<td>Medium</td>
<td>M</td>
<td>0.3 - 1.0</td>
<td>6 - 20</td>
</tr>
<tr>
<td>High</td>
<td>H</td>
<td>1 - 3</td>
<td>20 - 60</td>
</tr>
<tr>
<td>Very high</td>
<td>VH</td>
<td>3 - 10</td>
<td>60 - 200</td>
</tr>
<tr>
<td>Extremely high</td>
<td>EH</td>
<td>&gt;10</td>
<td>&gt;200</td>
</tr>
</tbody>
</table>

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

Degree of Weathering

The degree of weathering of rock is classified as follows:

<table>
<thead>
<tr>
<th>Term</th>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely weathered</td>
<td>EW</td>
<td>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.</td>
</tr>
<tr>
<td>Highly weathered</td>
<td>HW</td>
<td>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</td>
</tr>
<tr>
<td>Moderately weathered</td>
<td>MW</td>
<td>Staining and discolouration of rock substance has taken place.</td>
</tr>
<tr>
<td>Slightly weathered</td>
<td>SW</td>
<td>Rock substance is slightly discoloured but shows little or no change of strength from fresh rock</td>
</tr>
<tr>
<td>Fresh stained</td>
<td>Fs</td>
<td>Rock substance unaffected by weathering but staining visible along defects</td>
</tr>
<tr>
<td>Fresh</td>
<td>Fr</td>
<td>No signs of decomposition or staining</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Term</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fragmented</td>
<td>Fragments of &lt;20 mm</td>
</tr>
<tr>
<td>Highly Fractured</td>
<td>Core lengths of 20-40 mm with some fragments</td>
</tr>
<tr>
<td>Fractured</td>
<td>Core lengths of 40-200 mm with some shorter and longer sections</td>
</tr>
<tr>
<td>Slightly Fractured</td>
<td>Core lengths of 200-1000 mm with some shorter and longer sections</td>
</tr>
<tr>
<td>Unbroken</td>
<td>Core lengths mostly &gt; 1000 mm</td>
</tr>
</tbody>
</table>
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:

<table>
<thead>
<tr>
<th>Term</th>
<th>Separation of Stratification Planes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thinly laminated</td>
<td>&lt; 6 mm</td>
</tr>
<tr>
<td>Laminated</td>
<td>6 mm to 20 mm</td>
</tr>
<tr>
<td>Very thinly bedded</td>
<td>20 mm to 60 mm</td>
</tr>
<tr>
<td>Thinly bedded</td>
<td>60 mm to 0.2 m</td>
</tr>
<tr>
<td>Medium bedded</td>
<td>0.2 m to 0.6 m</td>
</tr>
<tr>
<td>Thickly bedded</td>
<td>0.6 m to 2 m</td>
</tr>
<tr>
<td>Very thickly bedded</td>
<td>&gt; 2 m</td>
</tr>
</tbody>
</table>
Aerial photograph from 1956

Aerial photograph from 1967
Aerial photograph from 1979

Aerial photograph from 1990
Summary of Owners Report

LPI

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

<table>
<thead>
<tr>
<th>Date of Acquisition and term held</th>
<th>Registered Proprietor(s) &amp; Occupations where available</th>
<th>Reference to Title at Acquisition and sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>08.07.2009 (2009 to Date)</td>
<td># Greater Western Area Health Service</td>
<td>403/756894</td>
</tr>
</tbody>
</table>

# 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

<table>
<thead>
<tr>
<th>Date of Acquisition and term held</th>
<th>Registered Proprietor(s) &amp; Occupations where available</th>
<th>Reference to Title at Acquisition and sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.02.1874 (1874 to 1962)</td>
<td>Trustees for site for a Hospital at Mudgee</td>
<td>Government Gazette Now Vol 459 Fol 166</td>
</tr>
<tr>
<td></td>
<td>(Dedicated as a site for a Hospital)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>(Grant under Section 5 of the Crown Lands Alienation Act of 1861)</td>
<td></td>
</tr>
<tr>
<td>30.10.2008 (2008 to Date)</td>
<td># Greater Western Area Health Service</td>
<td>Auto Consol 459-166 Now 5/64/758721</td>
</tr>
</tbody>
</table>

# Denotes Current Registered Proprietor

Easements: -

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

Leases: -NIL
### As regards Lot 2 D.P. 1140724

<table>
<thead>
<tr>
<th>Date of Acquisition and term held</th>
<th>Registered Proprietor(s) &amp; Occupations where available</th>
<th>Reference to Title at Acquisition and sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.02.1874 (1874 to 1962)</td>
<td>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)</td>
<td>Government Gazette Now Vol 459 Fol 166</td>
</tr>
<tr>
<td>30.10.2008 (2008 to Date)</td>
<td># Greater Western Area Heath Service</td>
<td>Auto Consol 459-166 Now 2/1140724</td>
</tr>
</tbody>
</table>

# 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

<table>
<thead>
<tr>
<th>Date of Acquisition and term held</th>
<th>Registered Proprietor(s) &amp; Occupations where available</th>
<th>Reference to Title at Acquisition and sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.03.1877 (1877 to 1962)</td>
<td>Trustees for site for a Hospital at Mudgee (Grant for Public Hospital)</td>
<td>Government Gazette Now Vol 406 Fol 91</td>
</tr>
<tr>
<td>19.09.1962 (1962 to Date)</td>
<td># The Mudgee District Hospital</td>
<td>Vol 406 Fol 91 Now 2/845336</td>
</tr>
</tbody>
</table>

# Denotes Current Registered Proprietor

**Easements & Leases:** NIL

### As regards Lot 1 D.P. 845336

<table>
<thead>
<tr>
<th>Date of Acquisition and term held</th>
<th>Registered Proprietor(s) &amp; Occupations where available</th>
<th>Reference to Title at Acquisition and sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.03.1877 (1877 to 1962)</td>
<td>Trustees for site for a Hospital at Mudgee (Grant for Public Hospital)</td>
<td>Government Gazette Now Vol 406 Fol 91</td>
</tr>
<tr>
<td>19.09.1962 (1962 to Date)</td>
<td># The Mudgee District Hospital</td>
<td>Vol 406 Fol 91 Now 1/845336</td>
</tr>
</tbody>
</table>

# Denotes Current Registered Proprietor

**Easements & Leases excluding building premises:** NIL
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.

<table>
<thead>
<tr>
<th>Date of Acquisition and term held</th>
<th>Registered Proprietor(s) &amp; Occupations where available</th>
<th>Reference to Title at Acquisition and sale</th>
</tr>
</thead>
<tbody>
<tr>
<td>18.10.1902 (1902 to 1963)</td>
<td>Trustees for a Hospital Site (Addition) at Mudgee (Dedicated as Addition to Hospital Site)</td>
<td>Government Gazette</td>
</tr>
<tr>
<td>08.07.2009 (2009 to Date)</td>
<td># Greater Western Area Heath Service</td>
<td>11/64/758721</td>
</tr>
</tbody>
</table>

# Denotes Current Registered Proprietor

Easements & Leases: -NIL
<table>
<thead>
<tr>
<th>Status</th>
<th>Surv/Comp</th>
<th>Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>DP758894</td>
<td></td>
<td>EASEMENT</td>
</tr>
<tr>
<td>Lot(s): 403</td>
<td></td>
<td>EASEMENT DESIGNATED (C) SHOWN IN</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DP1048739 ACQUIRED AND VESTED IN</td>
</tr>
<tr>
<td></td>
<td></td>
<td>THE MINISTER FOR ENERGY AND UTILITIES</td>
</tr>
<tr>
<td></td>
<td></td>
<td>EASEMENT DESIGNATED (C) SHOWN IN DP1048739 ACQUIRED AND VESTED IN MID-WESTERN REGIONAL COUNCIL</td>
</tr>
<tr>
<td>DP758721</td>
<td></td>
<td>SUBDIVISION</td>
</tr>
<tr>
<td>Lot(s): 5, 11</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Section: 64</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td>DP1110736</td>
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<tr>
<td>Lot(s): 111, 112</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td>DP1140724</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot(s): 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DP1156999</td>
<td></td>
<td>EASEMENT</td>
</tr>
<tr>
<td>Lot(s): 1, 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DP1198544</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot(s): 201, 202</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DP599227</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CA175327 - LOT 4301 DP1214756</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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 Foot Way 1.5 Wide.
7) Easement for Water Supply 6 Wide.
8) Easement for Services 5 Wide.

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

Crown Lands NSW/Western Lands Office Approval

[Signature] 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.108 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/Accounting Officer
Consent Authority: mid-western regional council
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

* Delete whichever is inapplicable.

Surveying Regulation, 2006

I, Gregory David Monk, of Barns 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)

Surveyor registered under the Surveying Act, 2002

Datum Line: SSM 56561 TO SSM 1986
Type: Urban

Plans used in the preparation of survey/compilation

DP758721 (57.100)
DP845336
DP576738
DP517391
DP410873
DP578334

(Sufficient space use Plan Form 6A amendment sheet)
PLAN OF SUBDIVISION SUBDIVISION OF LOTS 6, 7, 8, 9 AND 10 SECTION 64 DP758721.

DP1140724

Registered: 5.8.2009

Subdivision Certificate No: SCL066/2009 Date of Endorsement: 21/5/09

SIGNATURE FOR AND ON BEHALF OF GREATER WESTERN AREA HEALTH SERVICE
BY ITS AUTHORIZED OFFICER

DANNY O'CONNOR
A/CM166 EXECUTED

SURVEYOR'S REFERENCE: 13683_L02
Plan of two acres of land, Section 56, Township 5, Mudgee County of Wellington

selected as a site for Public Hospital under 3rd clause.

Scale 1 inch to 500 feet

Surveyed with Theodolite according to regulations February 26, 1909.

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE
We, Elizabeth the Second, by the Grace of God Queen of Australia and Her other Realms and Territories, Head of the Commonwealth, do hereby grant to the person described in the First Schedule an Estate in Fee Simple in the land within described, subject nevertheless to such reservations, conditions and other provisions as are shown in the Second Schedule. In testimony whereof We have caused this Our Grant to be sealed with the seal of Our said State.

Witness Our Governor of Our State of New South Wales and its Dependencies in the Commonwealth of Australia, at Sydney in Our said State, this eleventh day of September in the twenty-seventh year of Our Reign and in the year of Our Lord one thousand nine hundred and seventy-eight.

[Signature]
Governor

PLAN SHOWING LOCATION OF LAND
LENGTHS ARE IN METRES

RAILWAY

NICHOLSON ST

403

404

(810m²)

EAST 217.3m

191.55m

WEST 201.25m

NICHOLSON ST

LAWSON ST SOUTH

CHURCH ST

10 9 8 7 6 5 4 3 2 1

SEC. 64

LEWIS ST

SEC. 63

TOTAL AREA: 1.027 ha
REDUCTION RATIO 1:2500

LAND REFERRED TO

Portions 403 and 404 in the Shire of Mudgee, Town and Parish of Mudgee and County of Wellington.

THE COUNCIL OF THE SHIRE OF MUDGEE.

SECOND SCHEDULE

1. The reservation and exception unto Us Our Heirs and Successors of—
(a) all minerals which the said land contains with full power and authority for Us Our Heirs and Successors and such person or persons as shall from time to time be authorised by Us or Them to enter upon the said land and to search for, dig and remove the said minerals;
(b) all such parts and so much of the said land as may hereafter be required for public ways in ever and through the same to be set out by Our Governor for the time being of Our said State or some person by him authorised in that respect with full power for Us Our Heirs and Successors and for Our Governor as aforesaid by such person or persons as shall be by Us Them or him authorised in that behalf to make and conduct all such public ways; and
(c) the right of full and free ingress egress and regress into out of and upon the said land for the several purposes aforesaid or any of them.

Restrictions of buildin—see section

NOTE: ENTRIES WILL BE THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.
Note: Entries ruled through and authenticated by the seal of the Registrar General are cancelled.

<table>
<thead>
<tr>
<th>PARTICULARS</th>
<th>OWNER</th>
<th>ACCOUNT NUMBER</th>
<th>CANCELLED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SECOND SCHEDULE (continued)

<table>
<thead>
<tr>
<th>PARTICULARS</th>
<th>OWNER</th>
<th>ACCOUNT NUMBER</th>
<th>CANCELLED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

FIRST SCHEDULE (continued)

<table>
<thead>
<tr>
<th>PARTICULARS</th>
<th>OWNER</th>
<th>ACCOUNT NUMBER</th>
<th>CANCELLED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</table>
NEW SOUTH WALES

CATE OF TITLE
PROPERTY ACT, 1900

Prior Title (Crown Grant)
Vol. 13698 Fol. 107

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.

Registrar General.

PLAN SHOWING LOCATION OF LAND
LENGTHS ARE IN METRES

RAILWAY

NICHOLSON ST

CHURCH ST

403

5810 m²

401

2013

SEC. 64

LEWIS ST

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

SECOND SCHEDULE

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

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.
SECOND SCHEDULE (continued)

<table>
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NATURE OF BUSINESS:
- [ ] Limited by Guarantee
- [ ] Unlimited
- [ ] [ ] Limited by Shares
- [ ] [ ] Limited by Shares and Guarantee

Note: Entries must be made in the space above and must be signed by a director or manager of the company. The register must be maintained and kept open for inspection at all reasonable times.

SEE ABOVE FOLIO

CANCELLATION

REGISTERED PROFESSOR [ ]

FIRST SCHEDULE (continued)
**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**

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<td>APPLICATION</td>
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<td>DP1140724</td>
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*** END OF SEARCH ***

Mudgee

PRINTED ON 8/9/2017

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FOLIO: 403/756894

SEARCH DATE        TIME        EDITION NO        DATE
------------------  ---------  --------------  ---------

LAND

LOT 403 IN DEPOSITED PLAN 756894
AT MUDGEE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEE 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 BASEMENT FOR WATER PIPELINE 5 METER WIDE AFFECTING THE SITE DESIGNATED (C) IN DP1048739
   AC754691 BASEMENT 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 METER(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724
6. DP1140724 BASEMENT FOR WATER SUPPLY 6 METER(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724
7. DP1140724 BASEMENT FOR SERVICES 5 METER(S) WIDE AFFECTING THE PART(S) SHOWN SO BURDENED IN DP1140724

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***
**FOLIO: AUTO CON SOL 459-166**

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<td>AE77046</td>
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<td>AE298985</td>
<td>PARCELS EXCISED. CON SOL BROKEN UP</td>
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*** END OF SEARCH ***

InfoTrack an approved NSW Information Broker hereby certifies that the information contained in this document has been provided electronically by the Registrar General in accordance with Section 968(2) of the Real Property Act 1900.
**APPLICATION TO RECORD NEW REGISTERED PROPRIETOR**

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 86B 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

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<td>Greater Western Area Health Service</td>
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<tr>
<td>The Mudgee District Hospital</td>
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<table>
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<th>(F) NEW REG'D PROPRIETOR</th>
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</thead>
<tbody>
<tr>
<td>Greater Western Area Health Service</td>
</tr>
</tbody>
</table>

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: [Signature]

Name of witness: [Name]

Address of witness: [Address]

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

Signature of authorised officer: [Signature]

Authorised officer's name: [Name]

Authority of officer: [Title]

Signing on behalf of: [Institution]
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

29/11/1994 AMENDMENT: TITLE DIAGRAM CT NOT ISSUED

31/10/2008 AE298985 EXCISED FROM
AUTO CONSOL 459-166

EDITION 1

31/10/2008 AE77047 REQUEST

EDITION 2

5/8/2009 DP1140724 DEPOSITED PLAN

*** END OF SEARCH ***
FOLIO: 5/64/758721

SEARCH DATE | TIME | EDITION NO | DATE
-------------|------|------------|------

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 ***
**Historical Title**

**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**

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*** END OF SEARCH ***

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**FOLIO: 7/64/758721**

First Title(s): SEE PRIOR TITLE(S)  
Prior Title(s): VOL 459 FOL 166

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FOLIO CANCELLED  

*** END OF 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  C.T. Issue
5/8/2009  D1140724  DEPOSITED PLAN  FOLIO CREATED
EDITION 1

*** END OF SEARCH ***
FOLIO: 2/1140724

SEARCH DATE TIME EDITION NO DATE
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LAND

LOT 2 IN DEPOSITED PLAN 1140724
AT MUDGEE
LOCAL GOVERNMENT AREA MID-WESTERN REGIONAL
PARISH OF MUDGEE   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 8.276 & 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 ***

Mudgee PRINTED ON 8/9/2017

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**FOLIO: 2/845336**

**First Title(s): VOL 406 FOL 91**
**Prior Title(s): VOL 406 FOL 91**

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*** END OF SEARCH ***
LAND

LOT 2 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 (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

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**FOLIO: 1/845336**

First Title(s): VOL 406 FOL 91
Prior Title(s): VOL 406 FOL 91

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*** END OF SEARCH ***

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FOLIO: 1/845336

SEARCH DATE       TIME       EDITION NO       DATE
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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

PRINTED ON 8/9/2017

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**Historical Title**

LAND AND PROPERTY INFORMATION NEW SOUTH WALES - HISTORICAL SEARCH

---

**SEARCH DATE**

8/9/2017 9:00AM

**FOLIO: 11/64/758721**

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**First Title(s): VOL 8427 FOL 59**

**Prior Title(s): VOL 8427 FOL 59**

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*** END OF SEARCH ***
FOLIO: 11/64/758721

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

LAND

LOT 11 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 11 OF SECTION 64)
TITLE DIAGRAM CROWN PLAN 57.1099

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. AE772066 THIS EDITION ISSUED PURSUANT TO S.111 REAL PROPERTY
   ACT, 1900
* 3. DP1140724 RIGHT OF CARRIAGeway VARIABLE WIDTH APPTURENANT TO
     THE LAND ABOVE DESCRIBED
* 4. DP1140724 EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN
     VARIABLE WIDTH APPTURENANT TO THE LAND ABOVE DESCRIBED

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***
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.