

Present	Alan Andrews (AA) via phone audio, Greg Banks (GB), Myffy Doyle (MD), Anthony Egan, (AE) Ian Hedley (IH), Judith Leslie (JL), Stewart Mitchell (SM), Cr Sue Moore (Chair), Pauline Rayner (PR).
In attendance	
Meeting Location	Library Meeting Room

1. Welcome and Apologies (2.36pm)

- Welcome
- Acknowledgement of Country by Chair
 - Apologies - Mark Ihlein
 - Resignation from Adrian Gallagher, Stewart Mitchell to become a voting role on the committee. An alternate person to be assigned the non-voting role on the committee

2. Disclosure of Interests

- Nil received

3. Confirmation of Minutes

- The minutes of the meeting dated 6 August 2020 were confirmed.

Moved Pauline Rayner/**seconded** Greg Banks

4. Matters arising from the Minutes

- PR questioned the point for the two meetings per year that didn't involve discussing the project nominations.
- Chair explained that projects needs to be incorporated into Council's operational plan. AE explained the components of Council's strategic planning and works program structure and how the VPA community projects align with Council's operational plan.

5. Agenda Items

It was RESOLVED that Council:

Note the minutes of the Mount Thorley Warkworth VPA Community Committee Meeting held on 15 October 2020 and adopt the following recommendations made by the committee:

Item 1 Wollombi Brook Walking Trail Masterplan

- Gondwana Consulting has been engaged to develop the Masterplan for the Wollombi Brook Walking Trail.
- The Masterplan will coincide with the Bulga Stock Reserve Plan of Management.
- The Bulga Stock Reserve Plan of Management has been lodged with the Crown Lands and is awaiting approval by the department. Once approval is given, the document will go on public exhibition.

ACTION: MD to coordinate community engagement of the Masterplan to align with the public exhibition of the Bulga Stock Reserve Plan of Management

Item 2 Project Updates

i. VPA Webpage

- The link for the VPA community committee on Council's webpage was moved for easier access (Under "Live" on the homepage, under "Communities" "VPA Community Committees") and information updated by MD
- The closing date for the project nominations for December's meeting to be changed so that committee receive all nominations with the agenda. The date at the moment doesn't allow for this
- No committee photo for webpage

ACTION: MD to alter closing date for December's project nominations

ACTION: MD to upload adopted August meeting minutes to the VPA Webpage

ii. Shared Path – Opposite Bulga Recreation grounds to the Bulga Tavern (New Project)

- IH presented power point presentation about the concerns from the Bulga Community Hall committee and residents in regards to the concept plan.
- Power point presentation tabled at meeting
- Concerns to be referred to the Singleton Local Traffic Committee for consideration
- AA endorsed page 6 of the Draft Masterplan – indicating the great use of area for car parking for visitors to Bulga Community Hall and Recreation ground
- Project concept to be discussed further at December's meeting

ACTION: Agenda item for 3 December committee meeting to discuss concept of footpath further – Due Date 23/10/2020

ACTION: AE to refer concerns to Singleton Local Traffic Committee

iii. *Welsh's Road proposed sealing of 600mtr Council road section*

Questions were asked of other funding opportunities such as how Wallaby Scrub road closure funds were to be spent or Council Social Economic development fund (Future Fund)

ACTION: AE to clarify other potential sources of funds and bring back to next meeting.

ACTION: Agenda item for 3 December meeting to discuss other potential funding possibilities

iv. *Bulga Milbrodale Equestrian Centre (BMEC)*

- MD updated committee on where the Bulga Milbrodale Equestrian Centre Committee were up to with their project.
- BMEC committee hope to have a project nomination in for December's meeting.

v. *Notice Board Content*

- The Committee endorsed the placement of Council's services, information and events of interest to the Bulga community on the notice board if there is room

ACTION: MD to collaborate information and place on noticeboard.

vi. *Bulga Hall Upgrades*

- The Development Application (DA) for the verandah has been lodged to Council and fees for DA plans and lodgement of DA to Council paid from allocated funds
- A project nomination has been received for the upgrade of the ceiling of the hall. The quote is \$21,780. Committee approve of this project to be paid from the already allocated funds
- The verandah project is quoted at \$117,325.89.

Allocation of Funds	Project	Project amount	Total
\$100,000	Media system/ verandah	\$13,577.20	\$86,422.80
	Ceiling project (new project)	\$21,780	\$64,642.80
	Verandah/ Store room upgrade (new project)	\$117,325.89	-\$52,683.09
Request for further funding		\$53,000	

- The Bulga Community Hall committee are requesting for an extra \$53,000 of MTW VPA funding to cover the costs of both submitted projects

ACTION: MD to liaise with Bulga Community Hall committee in regards new project nominations

RECOMMENDATION: The MTW VPA Community Committee recommends to Council that up to \$53,000 be allocated to the Bulga Community Hall committee for additional funding for the upgrade of the Bulga Community Hall

vii. Old Bulga School Project

- In April 2020, Bulga Milbrodale Progress Association were appointed Crown Land Manager for the Old Bulga School and have proposed to restore the building for community use
- PR supplied a management plan including quotes for the Old Bulga School restoration project indicating of fund allocations.

ACTION: recommend to Council to progress with project for initially for \$430,000.

ACTION: MD to liaise with BMPA in regards to the project

RECOMMENDATION: The MTW VPA Community Committee recommends to Council that an initial amount for \$430,000 be allocated to the Bulga Milbrodale Progress Association for initial works for the restoration of the Old Bulga School project

viii. Bulga Recreation Ground Clubhouse maintenance

- Quote was supplied for removal of power pole next to the club house at the recreation house.

- The committee agreed that maintenance works should be allocated to the Council's works program.

ACTION: MD to inform Council's Facilities Management officer that the MTW VPA Committee does not support VPA funding being allocated to these maintenance works.

xi. Land opportunity exploration

- A market valuation report is being procured
- MI will have further discussions with property owners once report has been reviewed and report back to a future meeting

ACTION: MI to continue with land opportunity explorations

Item 3 Project Selection discussion

i. Project spreadsheet

- Proposed project criteria and weighting explanation completed in Council's branding and uploaded on to VPA page
- Correction to be made to the ranking of the Old Bulga School project from "M" (medium) to "H" (High).

ACTION: MD correct mistake on spreadsheet

ii. New Project nominations

- Two project nominations were deferred to the December's meeting and MD to invite Mr Riley to present his ideas.

ACTION: MD to invite Mr Riley to present his project ideas at December's meeting.

Item 4 Future meeting schedule

- Committee noted future dates for 2021 committee meetings

ACTION: MD to ensure meetings are to be held in the Committee Room

ACTION: MD to send meeting invitation to Committee members for 2pm Thursday 3 December 2020

Item 5 Financial report

- Report tabled

6. Other Business

- Thank Adrian Gallagher for contributions to the committee.
- Recruit replacement for Adrian. Contact previous nomination applicants before advertising position

ACTION: MD to send Adrian letter of thanks for his contributions to the committee.

ACTION: MD to contact previous application to become non-voting member of the committee before advertising the position

7. Action List

Pulse/ Action No	Meeting Date	Action	Responsible Officer	Due Date	Comment	Status
MTWV PA20- 034	15/10/2020	Coordinate community engagement of the WBWT Masterplan to align with the public exhibition of the Bulga Stock Reserve Plan of Management	Myffy Doyle	26/11/2020		
MTWV PA20- 035	15/10/2020	Alter closing date for December's project nominations	Myffy Doyle	23/10/2020		
MTWV PA20- 036	15/10/2020	Agenda item: 3 December-committee meeting to discuss concept of shared footpath further	Myffy Doyle	26/11/2020		

MINUTES (20/70390)
MOUNT THORLEY WARKWORTH VPA
COMMUNITY COMMITTEE
2.30pm Thursday 15 October 2020



MTWV PA20- 037	15/10/2020	Provide footpath presentation to Singleton Local Traffic Committee	Myffy Doyle/ Mark Ilhein	26/11/2020		
MTWV PA20- 038	15/10/2020	Clarify other potential sources of funds for road upgrades for December meeting	Anthony Egan/ Mark Ilhein	26/11/2020		
MTWV PA20- 039	15/10/2020	Agenda item 3 December - meeting to discuss other potential funding possibilities	Myffy Doyle	26/11/2020		
MTWV PA20- 040	15/10/2020	Collaborate Council services information and place on noticeboard.	Myffy Doyle	23/10/2020		
MTWV PA20- 041	15/10/2020	Liaise with Bulga Community Hall committee in regards to project nominations	Myffy Doyle	13/11/2020		
MTWV PA20- 042	15/10/2020	Liaise with BMPA in regards to the Old Bulga School restoration project	Myffy Doyle	13/11/2020		

MINUTES (20/70390)
MOUNT THORLEY WARKWORTH VPA
COMMUNITY COMMITTEE
2.30pm Thursday 15 October 2020



MTWV PA20- 043	15/10/2020	Inform Council's Facilities Management officer that the MTW VPA funding will not be allocated for these works to be undertaken.	Myffy Doyle	23/10/2020		
MTWV PA20- 044	15/10/2020	Continue with land opportunity explorations in Bulga	Mark Ilhein	26/11/2020		
MTWV PA20- 045	15/10/2020	Correct mistake on project nomination spreadsheet	Myffy Doyle	23/10/2020		
MTWV PA20- 046	15/10/2020	Invite Mr Riley to present his project ideas at December's meeting.	Myffy Doyle	13/11/2020		
MTWV PA20- 047	15/10/2020	Ensure meetings are to be held in the Committee Room	Myffy Doyle	23/10/2020		
MTWV PA20- 048	15/10/2020	Send meeting invitation to Committee members for 2pm Thursday 3 December 2020	Myffy Doyle	13/11/2020		
MTWV PA20- 049	15/10/2020	Send Adrian letter of thanks for his contributions to the committee.	Myffy Doyle	23/10/2020		

MINUTES (20/70390)
MOUNT THORLEY WARKWORTH VPA
COMMUNITY COMMITTEE
2.30pm Thursday 15 October 2020



MTWV PA20- 050	15/10/2020	Contact previous committee applicants for recruitment of committee position before advertising position	Myffy Doyle	23/10/2020		
MTWV PA20- 051	15/10/2020	Upload August adopted meeting minutes to VPA webpage	Myffy Doyle	23/10/2020		
MTWV PA20- 021	6/8/2020	Explore land opportunities for Council in Bulga	Mark Ihlein	15/10/2020	Progressing on opportunities	
MTWV PA20- 022	6/8/2020	Procure Gondwana consulting for additional masterplan research for extension of walking trail.	Myffy Doyle	15/10/2020	Complete. 31/08/2020 Gondwana consulting have been procured for Wollombi Brook walking trail masterplan	
MTWV PA20- 023	6/8/2020	Report Recommendation to next Council meeting	Mark Ihlein/ Myffy Doyle	17/8/2020	Completed. Prepared for Agenda 11/08/2020	
MTWV PA20- 024	6/8/2020	Collaborate with the Communications team on promoting project nomination applications to the public	Myffy Doyle	21/8/2020	18/09/2020 Completed Poster on notice board Promotion on webpage and social media	

MINUTES (20/70390)
MOUNT THORLEY WARKWORTH VPA
COMMUNITY COMMITTEE
2.30pm Thursday 15 October 2020



MTWV PA20- 025	6/8/2020	Circulate Assessment Criteria Excel spreadsheet with formulas to Committee	Myffy Doyle	21/8/2020	Completed. Email sent to committee 13/08/2020	
MTWV PA20- 026	6/8/2020	Place Assessment priority explanations and weighting criteria on webpage.	Myffy Doyle	14/8/2020	Completed 10/09/2020 Doc completed to meet Council's branding and uploaded on website	
MTWV PA20- 027	6/8/2020	Agenda item for 15 October 2020: Discuss projects	Myffy Doyle	1/10/2020	Complete. Added to Oct draft agenda 14/8/20	
MTWV PA20- 028	6/8/2020	Agenda item for 3 December 2020: Discuss projects	Myffy Doyle	20/11/2020	Will be added to December's agenda	
MTWV PA20- 029	6/8/2020	Provide report for each project	Mark Ihlein /Myffy Doyle	To be provide for all Committee meetings	Completed 15/09/2020 Report completed for meeting	

MINUTES (20/70390)
MOUNT THORLEY WARKWORTH VPA
COMMUNITY COMMITTEE
2.30pm Thursday 15 October 2020



MTWV PA20- 030	6/8/2020	Adjust Finance report to show MTW VPA finances alone	Mark Ihlein/ Myffy Doyle	For draft minutes of meeting held on 6/8/2020	Completed. Add to agenda for Oct 13/08/2020	
MTWV PA20- 031	6/8/2020	CRM to be entered for road verge maintenance on corner of Milbrodale Road, Welsh Road and Putty Road.	Mark Ihlein/ Myffy Doyle	14/8/2020	Completed. Email sent to Customer service team to enter CRM 13/08/2020	
	01/7/2020	Agenda item for 6 August 2020: Provide strategic approach to property and potential opportunity to integrate with the POM.	Mark Ihlein/Myffy Doyle	30/7/2020		
	01/7/2020	Agenda item 6 August 2020: focused discussion & clarity on the previously agreed processes for: <ul style="list-style-type: none"> • Project nomination; • Assessment criteria; and • Project selection. 	Mark Ihlein/Myffy Doyle	30/7/2020		
	01/7/2020	Agenda items for 6 August 2020: Project Updates	Myffy Doyle	30/7/2020		

MINUTES (20/70390)
MOUNT THORLEY WARKWORTH VPA
COMMUNITY COMMITTEE
2.30pm Thursday 15 October 2020



	01/7/2020	Contact Bulga Community Hall representatives to seek assistance with management of community noticeboard/key	Mark Ihlein/Myffy Doyle	20/7/2020	Completed. MI organised with Jan Hedley delivery of key	
	01/7/2020	Contact BMPA representatives to seek assistance with management of community noticeboard/key	Mark Ihlein /Pauline Rayner	20/7/2020	Completed. 1/7/2020 Mark passed keys to Pauline at end of July meeting	
	01/7/2020	Source breakup of funds allocated from the two VPAs & include response when circulating the draft minutes	Mark Ihlein	20/7/2020	Completed. Response emailed 15/07/2020 as data not available on 07/07/2020 when draft minutes circulated to Committee.	
	01/7/2020	Circulate link to website page & seek Comms to make more visible/easier to access on Council website	Amanda McMahon	20/7/2020	Reassigned to Myffy Doyle Completed 18/09/2020	
	05/2/2020	Source revised quote 1 x electronic & 1 x static noticeboards with solar support.	Mark Ihlein / Amanda McMahon Myffy Doyle		Currently being procured. Reassigned to Myffy Doyle. 18/09/2020- Waiting on appropriate site location nominated in Masterplan	
	05/2/2020	Resolve ongoing management of noticeboard	Mark Ihlein / Myffy Doyle		It is proposed that the management of	

		content.			the noticeboard be undertaken initially by the Project Officer in consultation with the community and in time will be handed over to community members.	
	05/2/2020	Procurement and installation of noticeboards.	Mark Ihlein / Myffy Doyle		Underway. Reassigned to Myffy Doyle.	

8. Next Meeting

- 3 December 2020, 2.00pm
- Location: Committee Room

The meeting closed at 4.15pm

Cr Sue Moore
Chair



Inlet Rd Intersection and Pathway, Bulga Feedback

BY IAN HEDLEY (RESIDENT OF INLET RD, BULGA)

15 OCTOBER 2020

100



Parking

The proposed path will
block the exiting parking
area



“ **Path around the hall** – parking will not be available if there is a footpath. At the front of the hall is a natural water course, also creates extra work with maintenance, mowing and whipper snipping.

Unanimous decision to reject the pathway. ”

*Extract from the Special Meeting Minutes
of the Bulga Community Centre –
Wednesday 4th May 2016*

BULGA COMMUNITY CENTRE SPECIAL MEETING — Wednesday 4th May 2016

Attendance: Belinda Passlow, Phil Reid, Helen Upward, Michael Lloyd, Marie Mitchell, Judy Smith, Rex Davis, Heather Davis, Trinetta Reid, Greg Banks, Frank Turnbull

Apologies: Carol Reid, Pat Hornfeldt, Rolf Hornfeldt, Maurie Chapman, Clemence Tulloch, Noelene Smith

The meeting commenced at 7.08pm.

Business Arising:

Rex Davis opened the meeting to discuss Singleton Council's Master Plan for Bulga in relation to the Community Centre

Phil read the vision for Bulga which is what the council's vision is once their work in the masterplan is complete.

• **Picket Fence** – Our current fence was funded by Bulga coal – it is foremost the safety of children as to why this fencing was installed and also protects the transportation pit from cars driving into front area. Unanimous decision to reject picket fence

• **Trees** – no trees as power lines are directly above and the roots from trees interfere with transportation pit also impair vision of traffic. Unanimous decision to reject the trees

• **Path around the hall** – parking will not be available if there is a footpath, at the front of the hall is a natural water course also creates extra work with maintenance, mowing and whipper snipping. Unanimous decision to reject the pathway

• **Gardens** – unnecessary, who will care for them? Unanimous no gardens

• **Colours of hall** – spoken about at previous general meetings and moved to keep the heritage colours – painting already approved by Bulga Coal VPA and is ready to commence. Unanimous decision to reject proposed colour change

• **School bus stop/café** – There is no room in the hall for a café and we already have the shop and tavern so would take patronage away from these businesses. Unanimous decision to reject the bus stop and café

Our requests/options in place of proposals in the master plan:

• Installation of disabled toilets within the hall

• Playground equipment and northern side of hall. Council is looking into already if we are required to have a ramp at the exit which leads to this side of the hall. Our proposal is move proposed gardens to this side (northern side) of hall as no grass currently grows there, remove existing trees and replace with more appropriate native/shrubs and re-vigour the children's play equipment and install soft fall, seating also placed in this area as well as shade sails for sun protection

• Air-conditioning for the kitchen area

• Pathway suggested for southern side to be transferred to northern corner of hall towards the tavern

• Suggestion to replace the southern wall cladding to full sheets and the window surrounds.

Meeting Closed at 8.16pm

Alternative Proposed Footpath

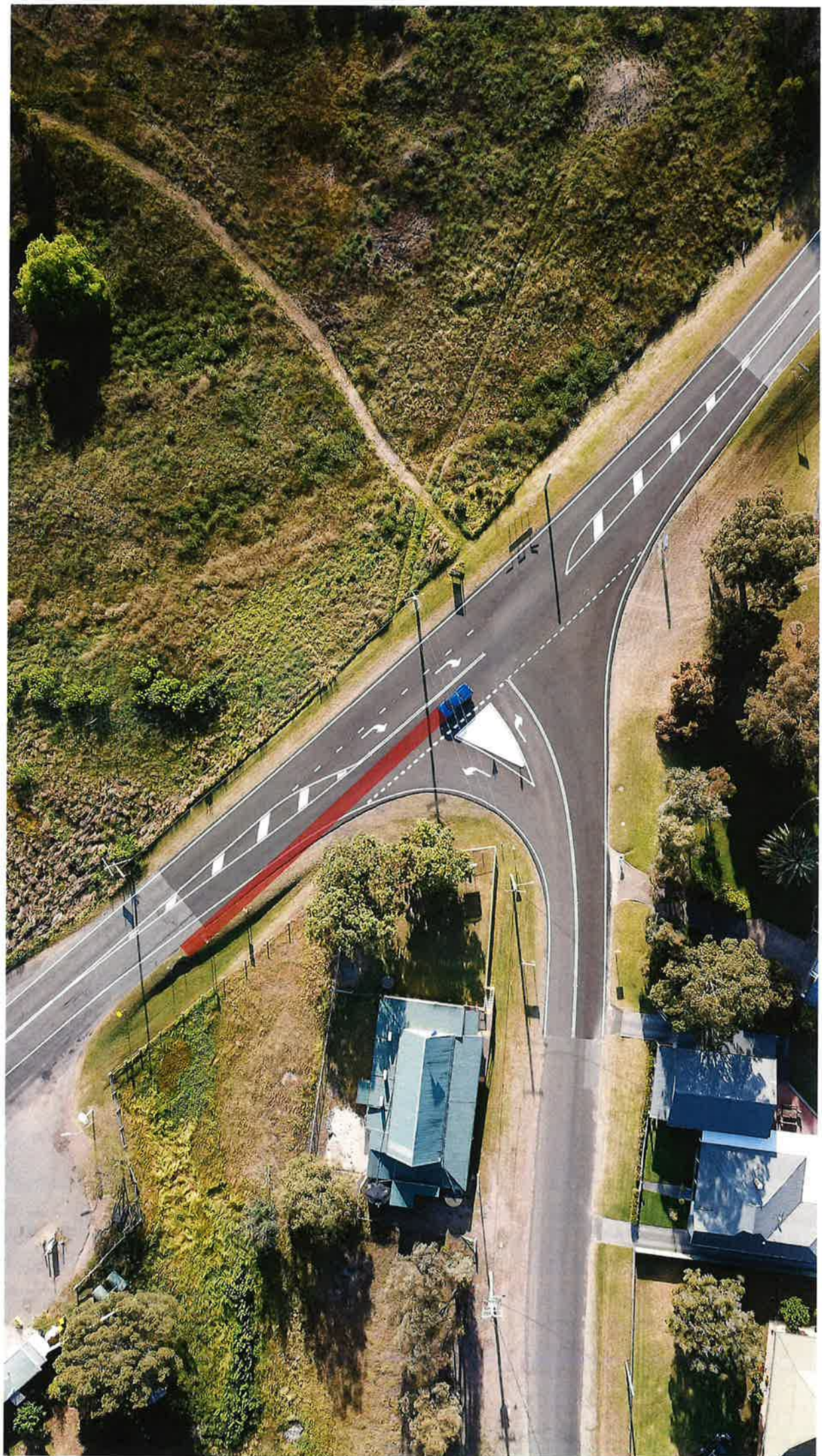
- Proposed path
- Alternative path



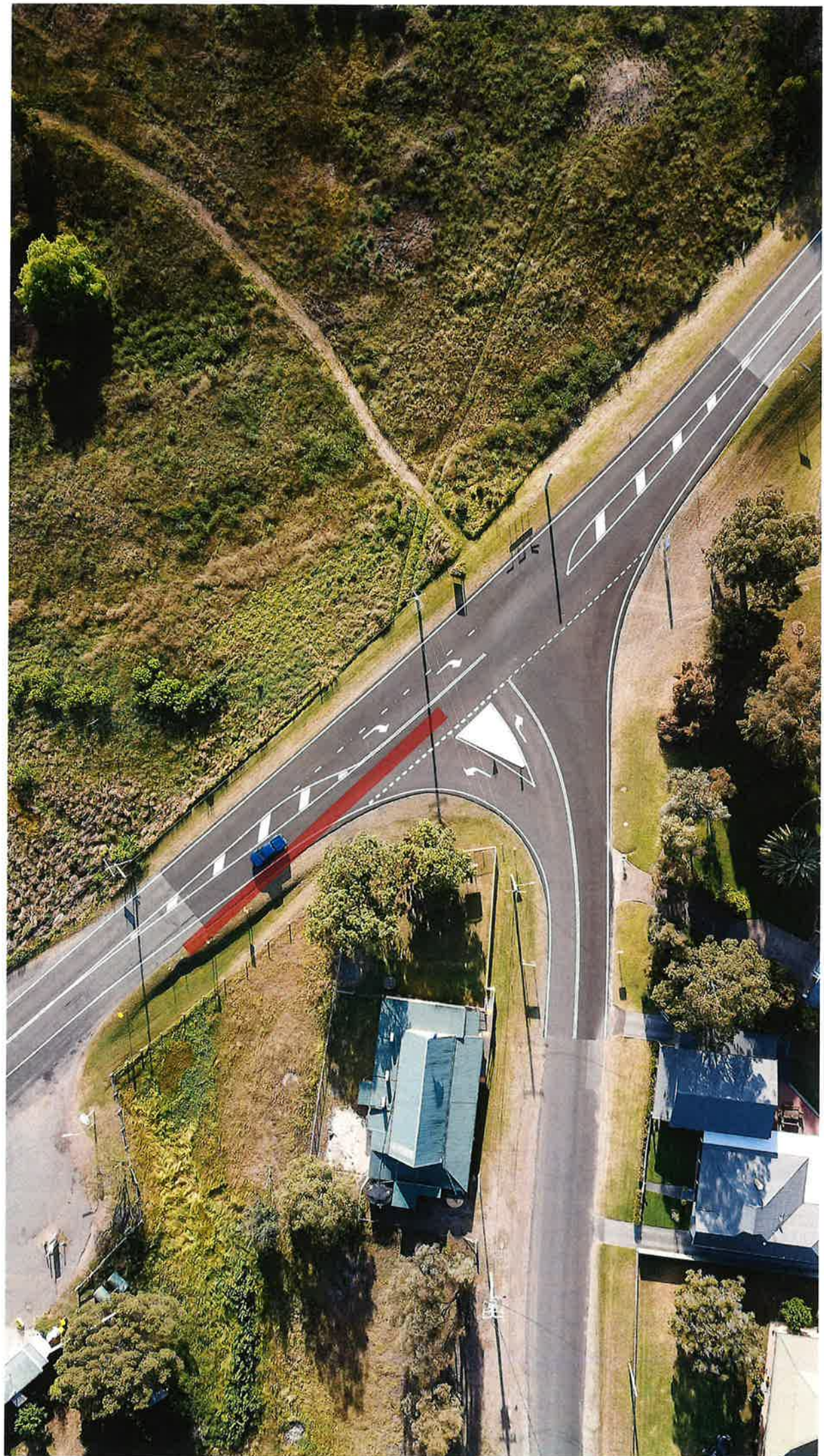
Inlet Rd Intersection Feedback

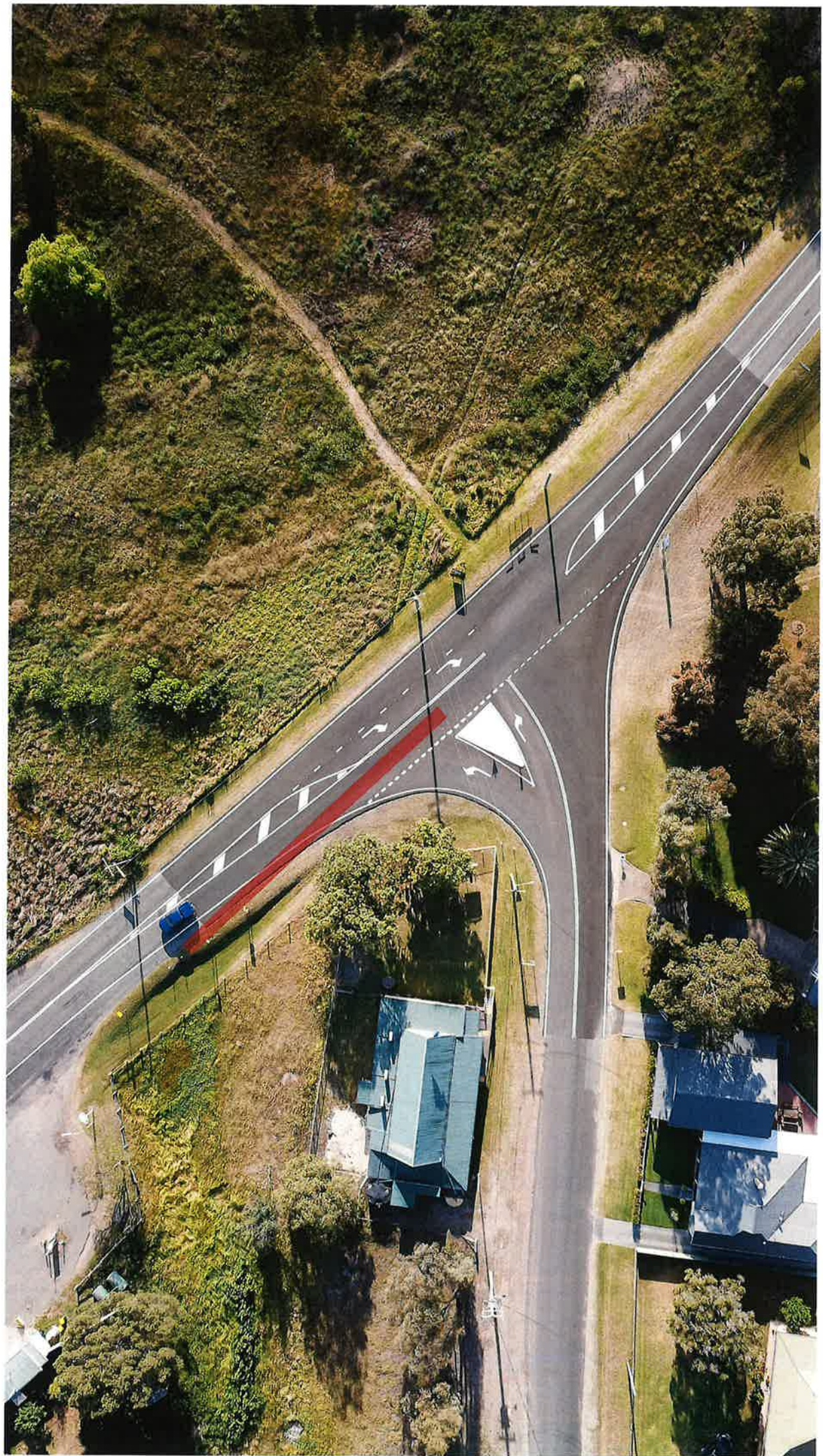
- ▶ Residents are not happy with the recent changes to the Putty Rd & Inlet Rd intersection for the following reasons:
 - ▶ **Heading north on the Putty Rd – the bend of the road now directs vehicles towards where pedestrians walk**

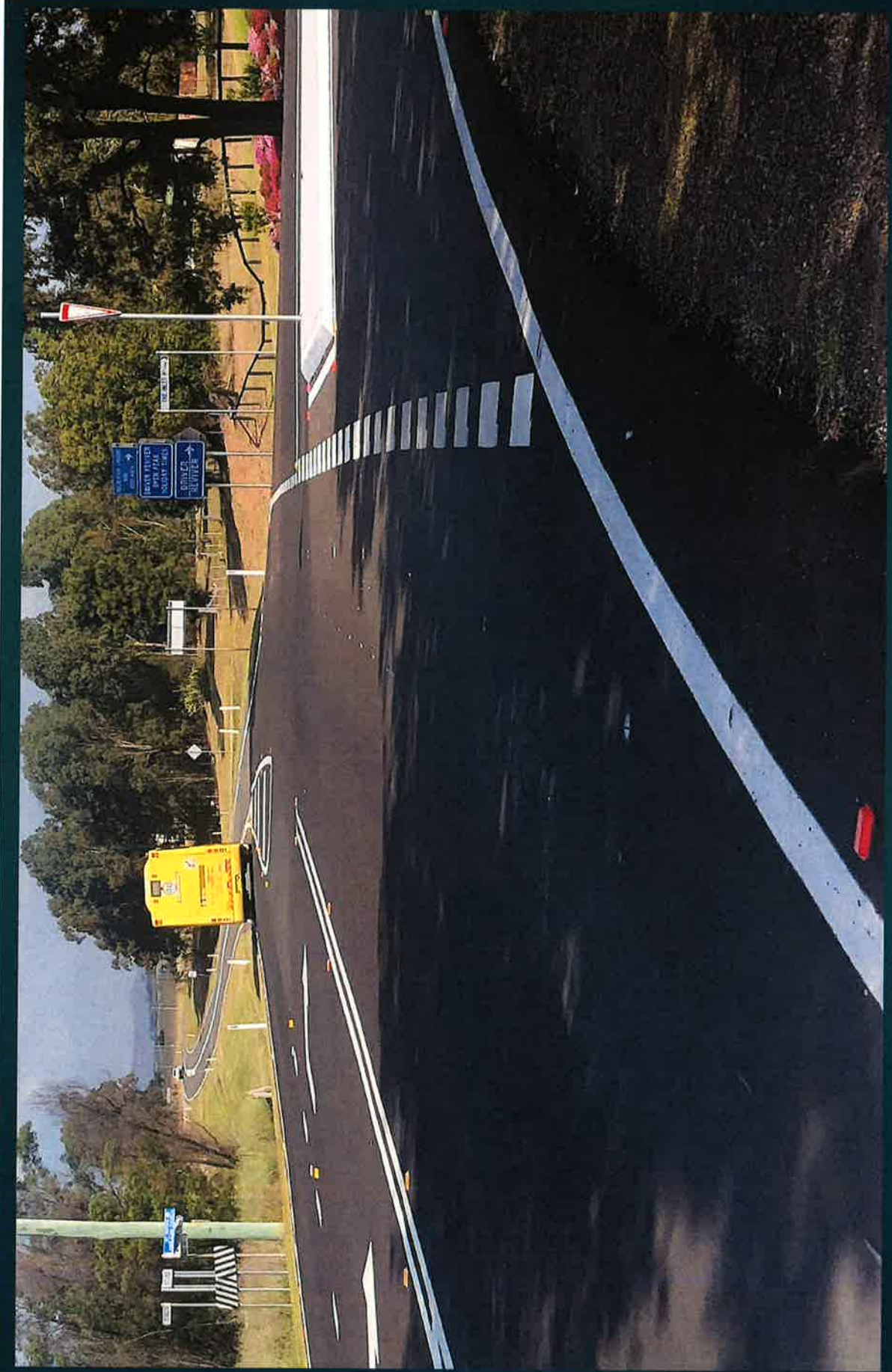




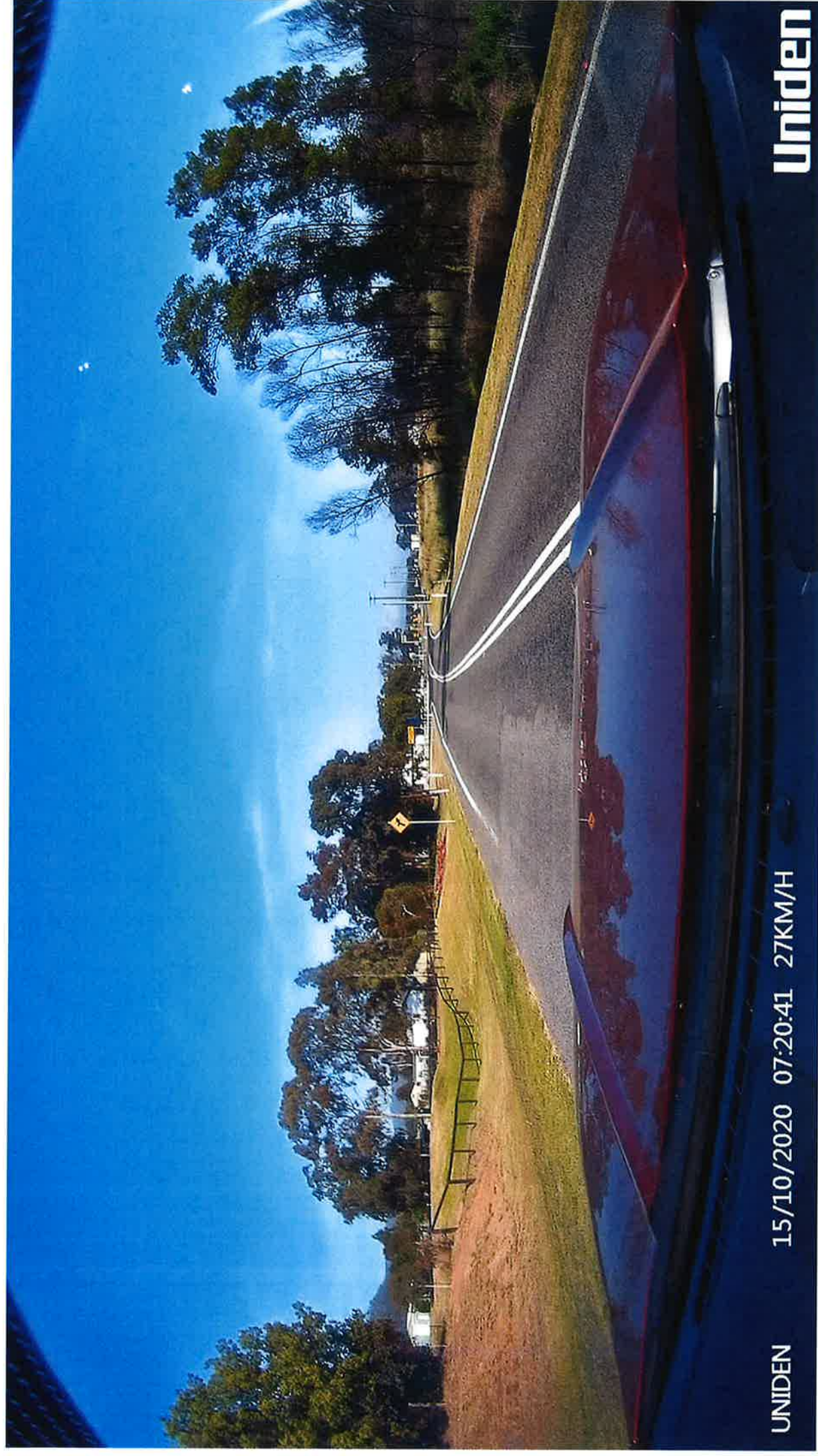












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Uniden



Desired Outcome

- ▶ Heading north on the Putty Rd – the bend of the road now directs vehicles towards where pedestrians walk

Design the new footpath away from the roadside



Inlet Rd Intersection Feedback

- ▶ Residents are not happy with the recent changes to the Putty Rd & Inlet Rd intersection for the following reasons:
 - ▶ Heading north on the Putty Rd – the bend of the road now directs vehicles towards where pedestrians walk
 - ▶ **Vehicles regularly cut the corner due to the realignment of the turning lanes and island position**






Desired Outcome

- ▶ Vehicles regularly cut the corner due to the realignment of the turning lanes and island position

Place a traffic device that will stop vehicles cutting the corner



Inlet Rd Intersection Feedback

- ▶ Residents are not happy with the recent changes to the Putty Rd & Inlet Rd intersection for the following reasons:
 - ▶ Heading north on the Putty Rd – the bend of the road now directs vehicles towards where pedestrians walk
 - ▶ Vehicles regularly cut the corner due to the realignment of the turning lanes and island position
 - ▶ **The left turn lane out of Inlet Rd visibility is poor due to obstructing signage**





Desired Outcome

- ▶ The left turn lane out of Inlet Rd visibility is poor due to obstructing signage

Relocate signage to give clear line of sight to oncoming traffic and ensure a clear pathway

Thank you for your time





Estimate Sheet

Job Name: **Sealing of Unsealed Road**

Location: **Welsh's Road 0.125 to 0.725**

File No:

Sheet No:

Date: 10/09/2020

Computations by: A.Redemski

TYPE OF ESTIMATE: Prelim

Order of Final

ITEM	DESCRIPTION	QNTY.	UNIT	RATE	AMOUNT
	Work Description - Sealing of unsealed road 600m. Installation of RCBC, remove and replace cattle grid, realign pavement away from fenceline, clear existing trees, construct road formation, roadbase overlay existing road pavement 150mm depth, grade and compact, 2 coat 14/10mm bitumen seal, sealed width 4m				
	Location of underground services				\$ 500.00
	Survey and Design				\$ 18,000.00
	Environmental				\$ 7,500.00
	Tree trimming; clearing & stumps				\$ 11,280.00
	Stormwater Drainage				
	Install 375 dia pipe culvert - driveway				\$ 4,009.25
	Stormwater Drainage				
	Install RCBC 600 x 2100 Triple cell culvert at CH291				\$ 74,563.34
	Structures				
	Remove and replace cattlegrid				\$ 23,084.00
	Earthworks - Remove stumps, strip soil for new road alignment, widening of pavement, excavate and re-use roadbase, temporary stockpile on site, construct back drains and table drains, shape formation for new road;				
					\$ 141,423.13
	Revegetation works - Remove roadbase from existing road, spread stockpiled roadbase, spread mulch				
					\$ 20,629.30
	Float moves & deliver hired plant				\$ 2,967.00
	Base course 150mm, direct Truck & Dog, grade and compact				\$ 45,474.57
	Final Trim				\$ 11,394.33
	Bitumen Seal (Fulton Hogan)				\$ 23,799.02
	Guardrail				\$ -
	Install Guideposts and Signs				\$ 1,668.11
	Linemarking				\$ -
	Incidental Costs	1	item	\$ 500.00	\$ 500.00
					\$ 500.00
	Project Management (3%)				
	Project Management - approvals, co-ordination	1	item	\$ 11,100.00	\$ 11,100.00
	SUBTOTAL				\$ 397,892.06
	CONTINGENCY 30%				\$ 119,367.62
	TOTAL				\$ 517,259.68



ALLOCATION STRATEGY

WALLABY SCRUB ROAD FUNDING

BACKGROUND

Wallaby Scrub Road was sold on 7 September 2018 for \$25 million (ex GST) with the proceeds from the sale of the land placed in a restricted asset account for the purpose of carrying out road work on public roads in accordance with *Section 43 (4) of the Roads Act 1993*. The interest earned on this money will be allocated to fund the projects identified in this Strategy. Road related works include:

- Road construction
- Road rehabilitation
- Road maintenance
- Bridge works
- Drainage Works
- causeway
- Transport
- cycleways
- guardrail

FUNDING

A minimum of \$500,000 per annum from interest earned will be allocated annually to the works identified in the Strategy. If the projected interest is less than \$500,000 the shortfall will be funded from other sources which could include, but not limited to, grants and developer contributions through the annual budget process.

PROGRAM SELECTION

The projects have been selected utilising Council's asset management principles and are located within the south west rural areas. The identified projects are those that have been identified as requiring upgrading over the next ten years. A risk-based approach utilising current condition of the asset was also applied to develop the 10-year Project Program.

There are several unmaintained roads within the area that require upgrading to ensure that they are in a safe and trafficable condition. An annual amount of \$100,000 is allocated for upgrading unmaintained roads within these areas. Additionally, 10% of the \$500,000, being \$50,000, is allocated for the future design of projects outlined in the program.

The projects listed in this strategy will also be subject to an annual risk-based assessment as part of developing the annual Capital Works Program to ensure they meet the appropriate asset management criteria for upgrading.

Should it become evident there are other higher risk projects or projects that are of significant benefit to the community, for example a cycleway project, they will be identified in the draft Capital Works Program that will be subject to endorsement by the Roads Committee followed by Council.

Projects will be listed in the Operational Plan each year highlighting the funding source as being Wallaby Scrub Road funding.



PROJECT PROGRAM 10 YEAR PLAN

PROJECT	ASSET TYPE	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Blaxland Rd Rehabilitation	Pavement	\$400,000.00										
Broke Rd - Spalling works on Bridge 3.015 from Putty Rd	Bridge	\$45,000.00										
Putty Rd & Inlet Rd Intersection Upgrade	Pavement	\$100,000.00										
Bulga Rec Ground - Sealing Access and Carpark near toilets	Wearing Surface		\$25,000.00									
Bulga Rec Ground - Carpark Inlet Rd	Pavement		\$90,000.00									
Broke Rd [3.015km from Putty Rd]	Major Culvert		\$105,000.00									
Unmaintained Rd Upgrades	Pavement		\$100,000.00									
Design Program	Design		\$50,000.00									
Broke Rd Cycleway (Subject to Grant Funding)	Transport		\$135,000.00									
Fordwich Rd Rehabilitation 0.0 to 2.76	Pavement			\$275,000.00								
Unmaintained Rd Upgrades	Pavement			\$100,000.00								
Design Program	Design			\$50,000.00								
Archer St Rehabilitation Rehabilitation - 0.0 to 0.46	Pavement			\$75,000.00								
Doyles Creek Rd Rehabilitation 1.54 to 2.66	Pavement				\$160,000.00							
Unmaintained Rd Upgrades	Pavement				\$100,000.00							
Design Program	Design				\$50,000.00							
Cochrane St Rehabilitation - 0.0 to 0.66	Pavement				\$150,000.00							
Howe St Rehabilitation - 0.69 to 0.89	Pavement				\$40,000.00							



PROJECT	ASSET TYPE	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Charlton Rd [8.49km from Putty Rd] - 12C3	Major Culvert					\$300,000.00						
Unmaintained Rd Upgrades	Pavement					\$100,000.00						
Design Program	Design					\$50,000.00						
Milbrodale Rd (4.75km from Broke Rd) - 14C1 - Replace guardrail end terminals	Major Culvert					\$20,000.00						
Wollombi Rd (3.565km from Broke Rd) - 127C1 Replace guardrail	Major Culvert					\$45,000.00						
Charlton Rd Rehabilitation 8.52 to 9.72	Pavement						\$220,000.00					
Unmaintained Rd Upgrades	Pavement						\$100,000.00					
Design Program	Design						\$50,000.00					
Cobcroft Rd Rehabilitation 0.00 to 1.81	Pavement						\$175,000.00					
Inlet Rd Rehabilitation 0.0 to 1.7	Pavement							\$245,000.00				
Rogers St Rehabilitation 0.0 to 0.45	Pavement							\$85,000.00				
Unmaintained Rd Upgrades	Pavement							\$100,000.00				
Design Program	Design							\$50,000.00				
Inlet Rd (2.605km from Putty Rd) 41C2 Pipes 50% block	Major Culvert							\$15,000.00				
Inlet Rd Rehabilitation - 2.5 to 3.5	Pavement								\$145,000.00			
Unmaintained Rd Upgrades	Pavement								\$100,000.00			
Putty Valley Rd Rehabilitation 13.1to 13.52	Pavement								\$45,000.00			
Oakley Lane Rehabilitation 0.0 to 0.58	Pavement								\$65,000.00			
Adair St Rehabilitation - 0.0 to 0.4	Pavement								\$95,000.00			
Design Program	Design								\$50,000.00			



PROJECT	ASSET TYPE	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30
Putty Valley Rd Rehabilitation 4.00 to 5.79	Pavement									\$220,000.00		
Unmaintained Rd Upgrades	Pavement									\$100,000.00		
Design Program	Design									\$50,000.00		
Doyles Creek Rd Rehabilitation 1.54 to 2.66	Pavement									\$130,000.00		
Jones Reserve Rd Rehabilitation	Pavement										\$245,000.00	
Unmaintained Rd Upgrades	Pavement										\$100,000.00	
Design Program	Design										\$50,000.00	
Putty Valley Rd Rehabilitation 8.7 to 9.75	Pavement										\$110,000.00	
Newton St Rehabilitation 0.0 to 0.55	Pavement											\$235,000.00
Unmaintained Rd Upgrades	Pavement											\$100,000.00
Design Program	Design											\$50,000.00
Yengo Dr Rehabilitation 0.0 to 4.7	Pavement											\$120,000.00
TOTAL		\$545,000.00	\$505,000.00	\$500,000.00	\$500,000.00	\$515,000.00	\$545,000.00	\$495,000.00	\$500,000.00	\$500,000.00	\$505,000.00	\$505,000.00





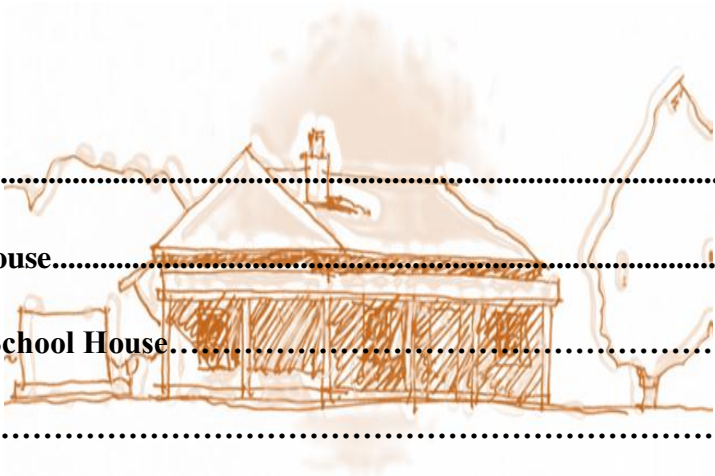
Heritage & Culture

Old Bulga School House
2099 Putty Road, Bulga NSW 2330

Plan of Management for the restoration of the Bulga School House

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History - Bulga

Bulga is a rural settlement lying on the western side of the Hunter Valley in NSW, 20 kilometers west of the township of Singleton. 'Bulga' is an Aboriginal word meaning 'big mountain'. Bulga Mountain, standing majestically behind the village of Bulga, is an imposing landmark that can be seen from the distant side of the valley.

The village on the banks of Cockfighters Creek was originally named 'The Bulga' but has over the years been abbreviated to its present name.

The Central Hunter including the Bulga district was home to the Wonnarua people who followed a hunter gatherer lifestyle and camped in small family groups close to Cockfighters Creek

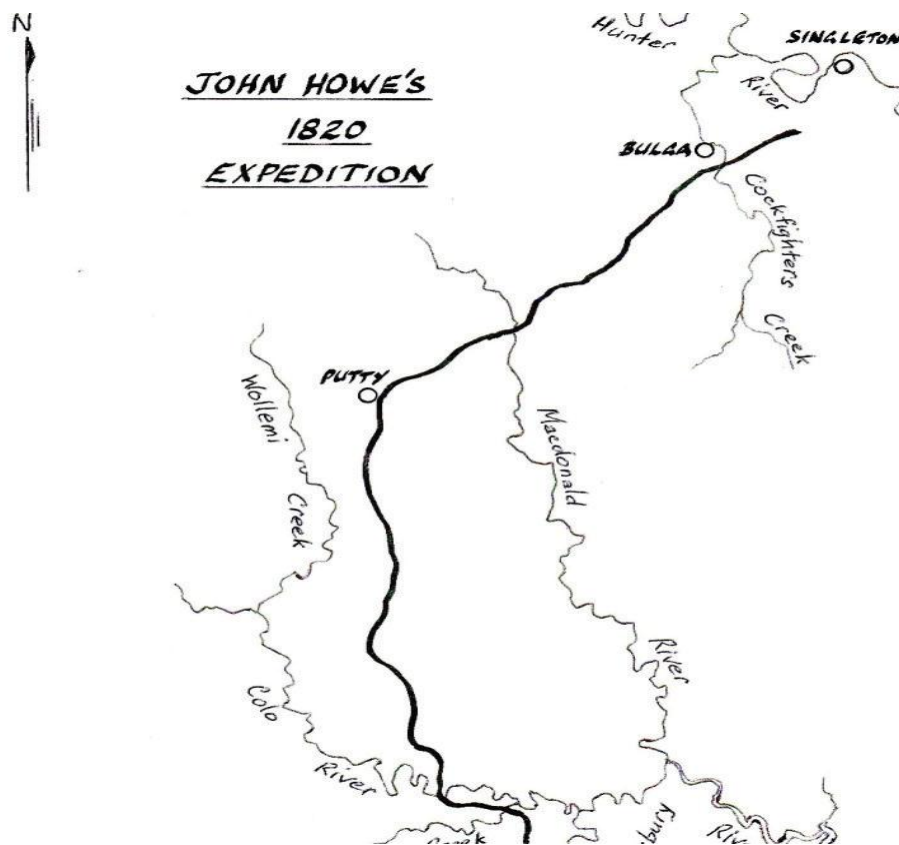
A site that holds spiritual significance to the Wonnarua people is a large rock shelter known as Baiame Cave at Milbrodale 6 km south of Bulga. The rock shelter contains a large painted image that is identified as Baiame 'guardian of the valley' according to the Wonnarua people.



Baiame Cave

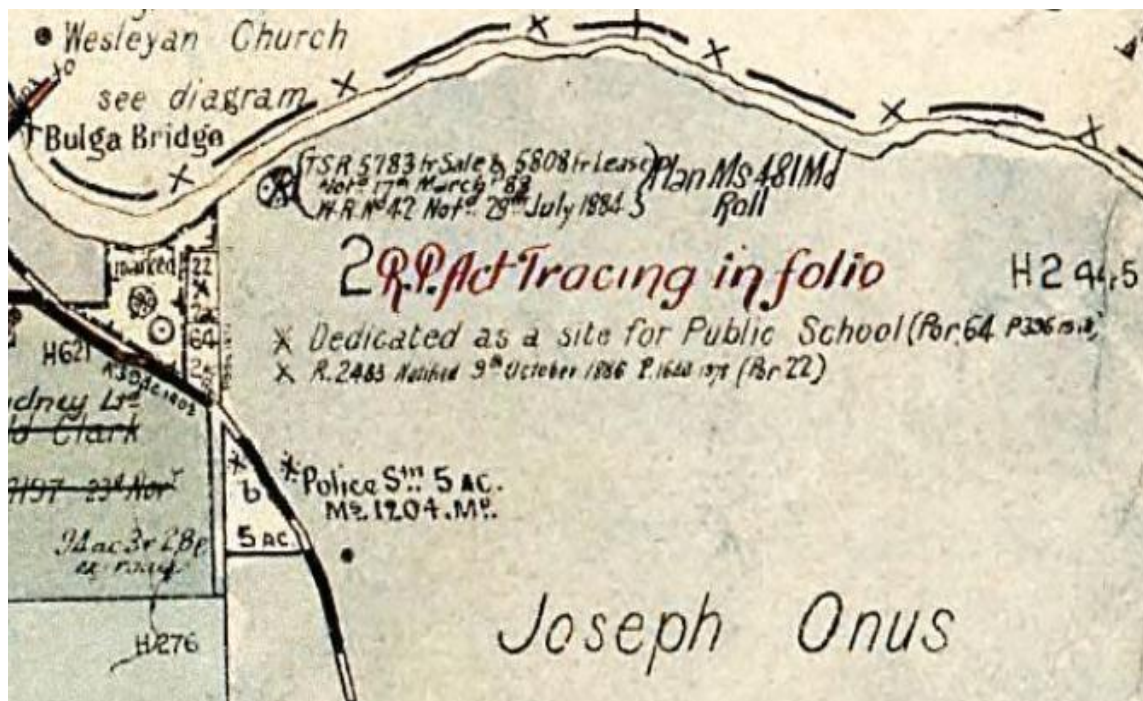
It was a second expedition in March 1820 that John Howe set out with his team from Windsor to discover the Hunter. Howe's team was George Loder, Benjamin Singleton, Daniel Phillips, Jeremiah Butler and volunteers Andrew Loder, Thomas Dargan and Phillip Thorley. Convicts included Marshall, Connolly, Rhodes, House and Berry; and the Aborigines, Myles and Mallaboy.

On reaching the top of Howes Mountain, the party set a bearing to the east, travelling along a ridge beside Darkey's Creek to a point overlooking Bulga and the broad expanse of the Hunter Valley.



100 acre Land Grants 1829

John Howe was the first settler to the area in 1820 followed by Benjamin Singleton in 1821. By the 1840s a number of other families had also settled at Bulga and the education of the children was a problem that worried the parents. Mr John Wagstaff, an old English gentleman, was employed by Mr John Eaton to teach his children. His schoolroom was a hut standing on the bank of the lagoon known as The Horseshoe (By-Yong) Lagoon. As well as the Eaton children, some of the neighbours children were also taught.



In August 1878 tenders were advertised in the Singleton Argus and the Maitland Mercury for the erection of a school at Bulga on land donated by the community. Mr Joseph Clark from Broke won the tender quoting seven hundred and ninety eight pounds which was accepted on 6th January 1879.

On 16th April 1879 the foundation stone was laid for the Bulga School by Mrs William McAlpin who was the eldest resident of Bulga. Under the foundation stone there was placed a sealed bottle containing coins, copies of the Sydney Morning Herald, Maitland Mercury, Singleton Argus and a document saying when the stone was laid. The new Bulga School was completed in January 1880.



Bulga School 1900

In December 1970 Bulga School closed its doors for the last time to pupils. The school building was later occupied by the local scout group administered from Newcastle branch of Scouts Australia.

On the 3rd April 2020, the Bulga Milbrodale Progress Association Inc. (BMPA) was appointed Crown Land Manager for the Reserve No. 91290 located on Lot 57, DP 753821 and Lot 7300, DP 1146128, street address 2099 putty Road, Bulga NSW 2330 (formerly known as the Bulga Scout Hall).

Present Day School House

The site occupied by the old School Building is Crown land covering an area of 1.63 hectares and comprising of a single storey building and grounds located on the south eastern edge of the village of Bulga, off the north east side of Putty Road adjoining the south eastern corner of Bulga Stock Reserve . .



The buildings of the old Bulga School comprise the original main School House building and residence with bathroom additions added by the local scouts.

The grounds of the property slope towards the rear with some cross-fall towards the north east. The frontage of the main building has a Southerly aspect.

The main School House building is bonded brickwork construction erected on stone and masonry footings. Parts of the building's original suspended timber framed in-fill flooring remain. The flooring timbers of the western classroom have been removed and replaced with concrete infill slab on ground construction.

The timber roof frames are hip, valley and skillion construction covered with corrugated metal roofing sheets.



View of The Main Building showing South Westerly detail

The Eastern additions are inter-connected timber framed construction erected on a timber subfloor framework; which is supported by timber stumps and isolated masonry piers with some sections erected in contact with the ground.

External cladding is timber weatherboards and manufactured boards. The timber roof frames are intersecting skillion construction covered with pre-finished corrugated metal roofing sheets.



View of The Eastern additions showing the Main (Southern) Entrance detail

The rear addition is timber framed construction erected on a concrete slab on ground. The timber framed structure abuts and is anchored through the rear exterior wall of the Main School House building. External cladding is manufactured boards. The timber roof frame is skillion construction covered with corrugated metal roofing sheet.



View of the Rear Addition



Fences and Gates

Allotment boundary fences and gates are rural standard construction. Fences are mostly timber posts, timber strainers and steel pickets with tensioned wire strand and wire mesh.

Active termites are evident throughout a number of the timber fence posts.

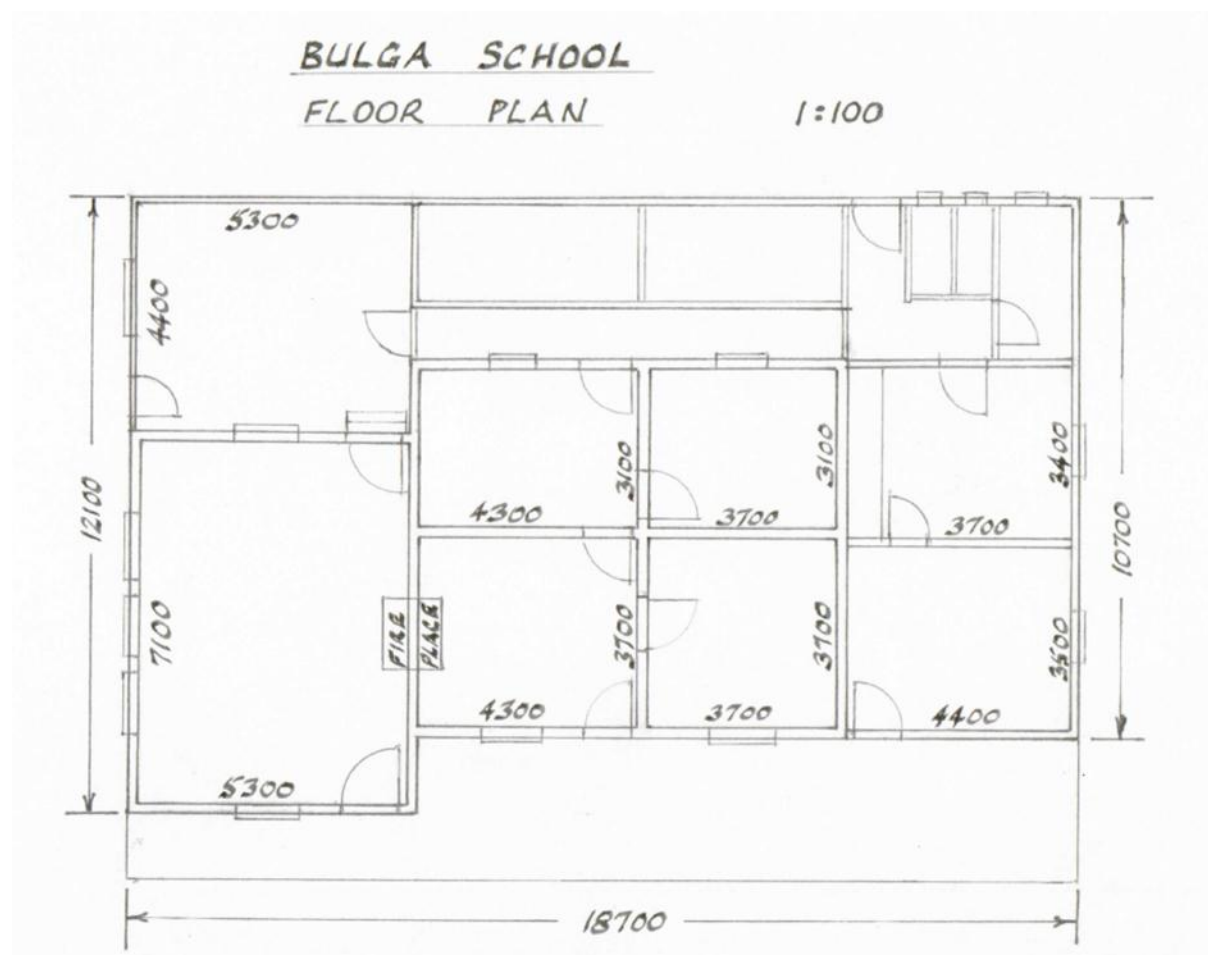
Metal fence pickets, wire strands and mesh are rusting. The fencing timbers are weathering and a number of the timber posts are damaged.

Interior (General)

Floors are unfinished concrete or are covered with particle board sheets and timber boards.

Walls are brickwork, painted brickwork, wallboard, hardboard and fibrous cement sheet materials.

Ceilings are timber lining boards, wallboard, hardboard and fibrous cement sheet materials.



Main Building – Interior Layout



Original Class Room

Floor is concrete, Walls are mostly poor condition. Minor movement is evident throughout the rear bonded masonry wall. Stepped mortar cracking and gapping is visible throughout the interior brickwork and is also visible throughout the rear window opening and the upper section of the rear masonry. The rear wall is water marked. Minor clay masonry erosion is visible throughout a number of isolated bricks.

Ceiling lining boards are visibly uneven and some minor lining board damage is visible.

Roof space 'manhole' access point is in the ceiling.

Room 1 (SW)

View of Room 1

Floor is covered with hardboard sheets over timber boards. The floor surface is slightly uneven but appears to be mostly stable.

Walls are mostly fair condition minor cracking to masonry

Timber box framed window needs repairs and cracked glass pane replaced.

Internal and external timber hinged doors need maintenance



Room 2 (SE)



View of Room 2

Floor is unfinished timber boards. The floor surface is slightly uneven. Minor timber damage is visible. Walls are mostly fair condition. Ceiling is visibly uneven. Timber box framed window needs maintenance and glass replaced.

Room 3 (NW)

View of Room 3

Floor is timber boards partly covered with hardboard sheets. The floor surface is slightly uneven. Minor timber damage is visible. Walls are mostly fair condition. Ceiling is visibly uneven and water marked. Timber box framed window and internal door need maintenance.



Room 4 (NE)



View of Room 4

Floor is unfinished timber boards. The floor surface is slightly uneven. Minor timber damage is visible. Walls are mostly fair condition. The eastern masonry is water marked. Ceiling is visibly uneven and water marked. Timber box framed window and internal timber doors need maintenance.

Rear Additions – Interior

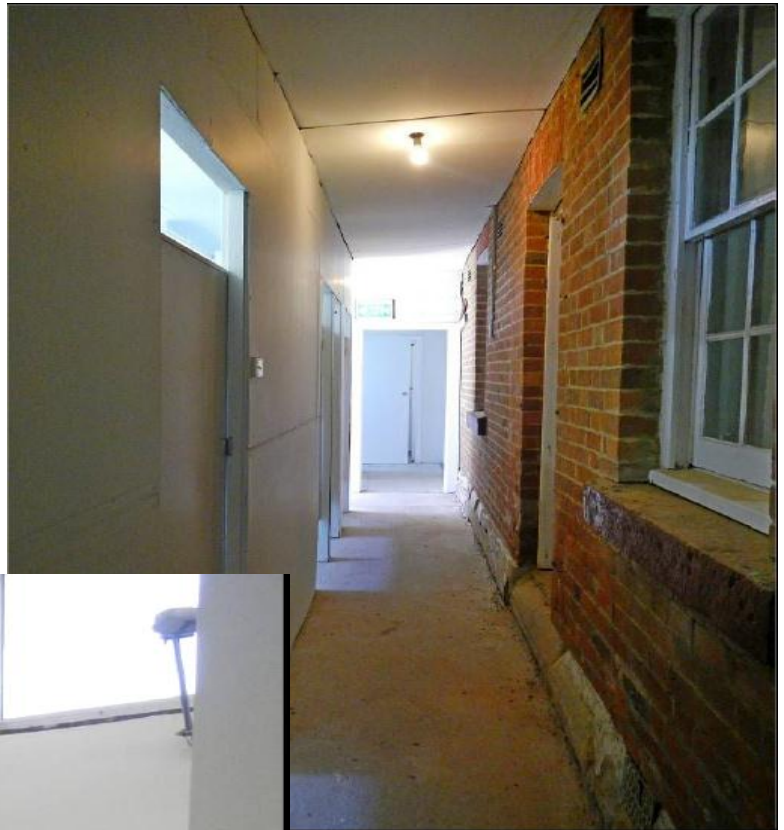
Storage Room

Floor is concrete, walls are in fair condition, and ceiling is uneven but appears to be stable. Aluminium framed sliding window needs maintenance. Timber steps provide access to the original Class Room.



**Rear of building and bathroom
additions**

Showers



Eastern Additions to Building – Interior



Floor is covered with unfinished particle board sheets

Dining Room

Floor is covered with unfinished hardboard sheets over timber floorboards



Kitchen

The Plan for the Old School House

The community wishes to restore the 1880 heritage building, listed under Singleton Council LEP as Mt Leonard Public School, to its original state thus preserving the building for future generations, the community and for public use and enjoyment. The property will be a valuable part of the Bulga community, promoting the heritage of the area and the lives of the first settlers to the area in 1820.

The first importance of this site is the restoration and refurbishment to this building to make it suitable for a museum, art gallery and meeting place. The restoration of this building will allow it to comply with the development consent requirements by Singleton Council for this purpose of public use.

The second stage is the development of the Old School House to a Museum, Art Gallery and Tourist Centre, a not for profit organisation run by volunteers showing the colonial history and artefacts of the first settlers to the area, and the artefacts of the Wonnarua People of the area; also a place for artists to display and sell their art and crafts, providing a cultural centre for Bulga and surrounding areas by promoting Bulga as a sustainable community for visitors to the Hunter and locals from the area showing Bulga and its history as the original gateway to the Hunter Valley since 1820.

The third consideration may be given to operating a small coffee bar from this building which would service not only the museum and arts and craft displays but would also encourage visitors to the proposed Woodland/Wetland park, Bulga Stock Reserve with its walking trails and wetland areas. This area is also Crown land managed by Singleton Council and in the development stage.

Operation and day to day management of The Old School House will be by the Bulga Milbrodale Progress Association Inc and Old School House subcommittee

The Old School House is in close proximity to the Broke Fordwich Wine Region where there are 49 holiday accommodations, 17 wineries and 9 eating places/restaurants including the Cockfighter Creek Tavern in Bulga.

Income from the Museum and Art Gallery

The project will have five principle sources of income.

- Donations by visitors to the Centre.
- Fund raising events.
- Fees charged for sale of any art works.
- Fees charged for performance which are of a commercial nature i.e. displays or entertainment where the user is charging a fee for entry etc.
- Donations from local businesses.

Key customers

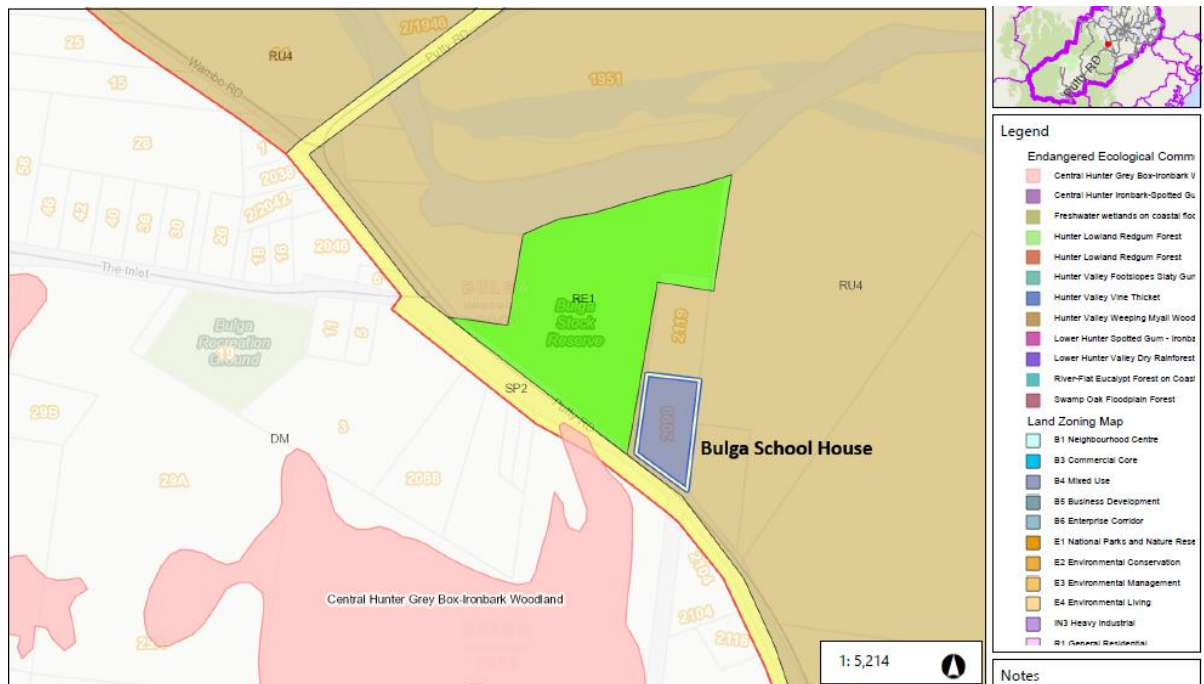
Our key customers will be

- Travellers along the Putty Road,
- Local residents
- Residence from the Singleton and surrounding areas.
- Wine tourism visitors to the Broke Fordwich Wine area.
- Wine tourism visitors to the Upper Hunter Valley
- Local artists
- Musical promoters



Old School House 2099 Putty Road BULGA 2330 Lot 7300 DP 1146128 and Lot 57 DP 753821

Plans & Policies



Singleton Local Environmental Plan 2013

Under this LEP the Old School House is a listed heritage item as Mt Leonard Public School 2099 Putty Road Lot 64, DP 753821

Under Singleton Local Environmental Plan 2013 the Old School House is Zone RU4 Primary Production Small Lots as shown in above map.

3 Permitted with consent

Community facilities; Function centres; Information and education facilities;

<https://www.singleton.nsw.gov.au/746/Singleton-Local-Environment-Plan-2013>

The Singleton Development Control Plan 2014 (SDCP 2014)

Heritage conservation

(1) The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of the Singleton Local Government Area,
- (b) to prevent the deterioration of the heritage significance of heritage items and heritage conservation areas,

(2) This clause applies to any development:

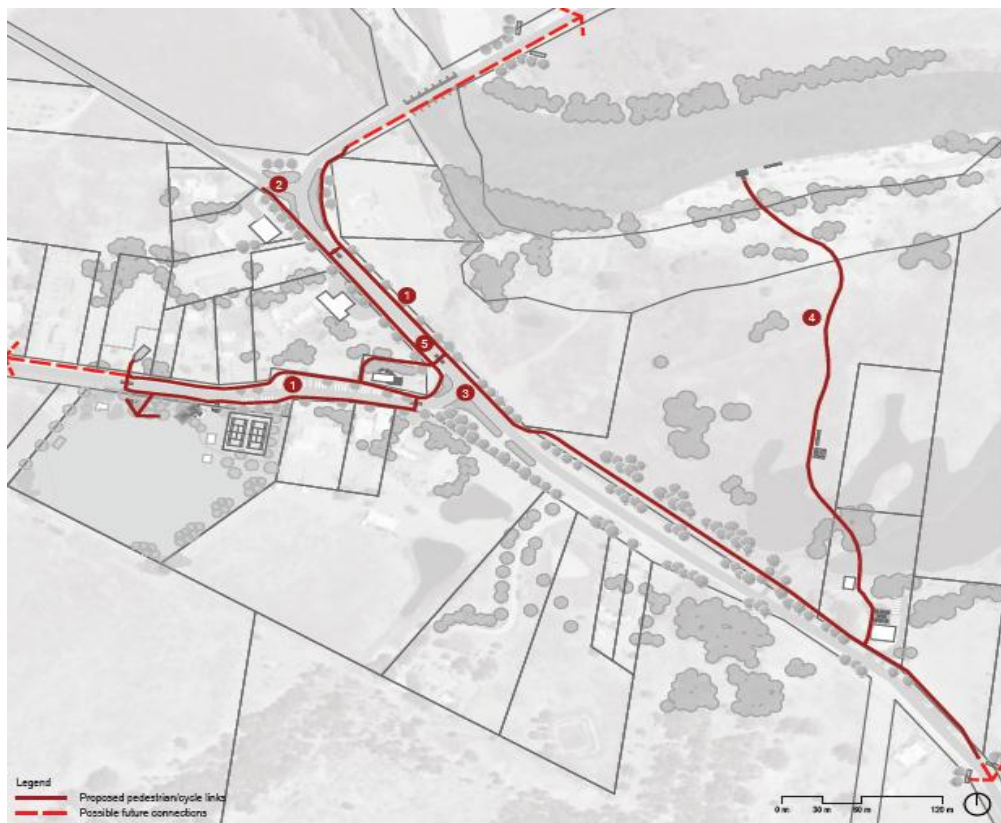
- (a) on land on which a heritage item is located,

<https://www.singleton.nsw.gov.au/748/Singleton-Development-Control-Plan-2014>

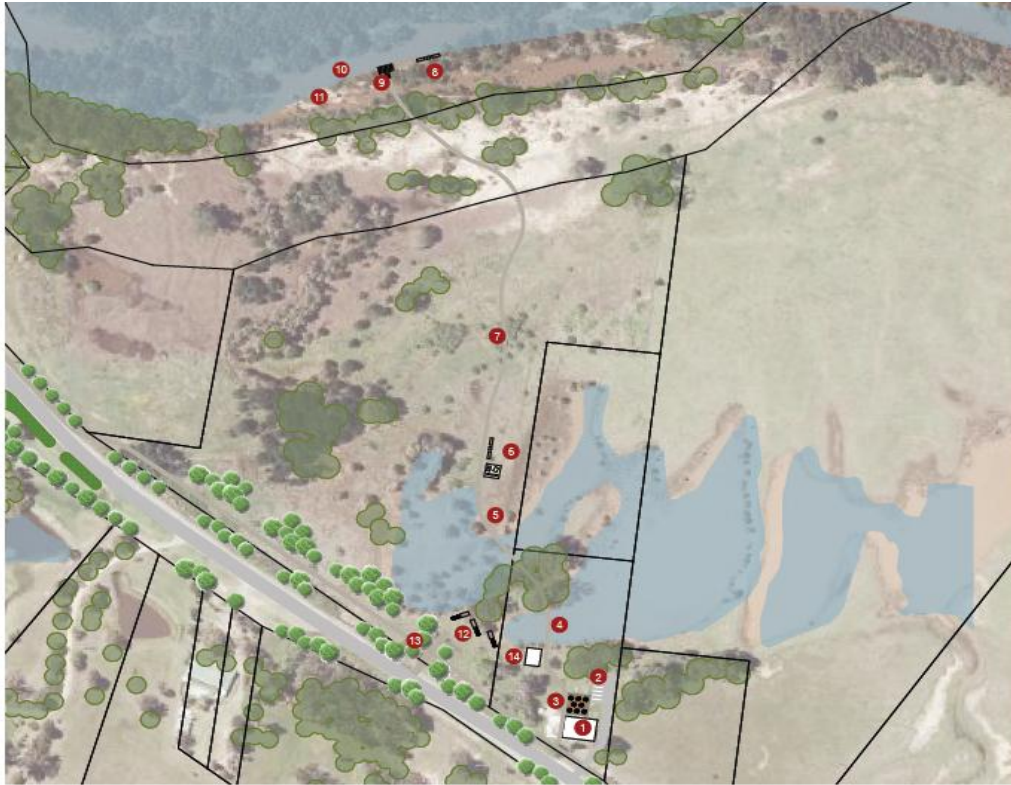
Singleton Council Village Master Plan

The village master plan incorporates the school house as a museum and art gallery with the Bulga Stock Reserve as a combined sustainable development, enhancing the natural environment and creating a low maintenance natural landscape with walking and cycling tracks.

- 1 Improvements to the Scout Hall building
to allow it to function as a tourist attraction and be complementary to the walking trails in the Bulga Stock Reserve..
- 2 Implement parking onsite
- 3 Incorporate outdoor seating
- 4 Incorporate boardwalks over the water bodies.



Above diagram from the Bulga Village Master Plan showing walking trails from the Old School House through the Bulga Stock reserve to the Wollombi Brook.



Bulga Landscape Masterplan 2017 (DRAFT)

<https://www.singleton.nsw.gov.au/326/Publications-Plans-and-Strategies>

Crown Land Management Act 2016

Principles of Crown land management

For the purposes of this Act, the principles of Crown land management are—

- (a) that environmental protection principles be observed in relation to the management and administration of Crown land, and
- (b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible, and
- (c) that public use and enjoyment of appropriate Crown land be encouraged, and
- (d) that, where appropriate, multiple use of Crown land be encouraged, and
- (e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
- (f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

<https://www.legislation.nsw.gov.au/view/html/inforce/current/act-2016-058>

Mount Thorley Warkworth Voluntary Planning Agreement

Bulga Community Project Fund means the provision of contributions for a range of local community enhancement proposals identified and recommended by the Governance Committee and approved by Council

PROPOSED PROJECT CRITERIA

COMMUNITY BENEFIT

Significant (benefit greater community (locals and tourist), will be regularly used, highly visible) **3**

SUSTAINABILITY

Self Sustaining (Currently benefits from community support. Does not require SC ongoing maintenance. **3**

PERCEIVED COMMUNITY SUPPORT

Everybody supports it **3**

Funding required for Project

Figures bases on Quotes from local builders

Building and civil works

The following schedule of works is anticipated

- Design work & Council Fees
- Temporary site toilet and fencing.
- Construct a gravel carpark area and path to the building, allowance has been made for 70m³ of gravel.
- Demolish the rear amenities area excluding the toilets behind the kitchen including asbestos removal.
- Lay concrete ramps to of the front doors.
- Lay a concrete slab for a new pergola at the rear of the building.
- Alter the existing toilet layout to the rear of the kitchen to allow for one disabled toilet and one other toilet.
- Remove the tanks and timbers from the brick tank stand.
- Install new 90 x 70mm treated pine timbers to the brick tank stand.
- .Install two new zincalume tanks.
- Install and connect two pumps for the tanks.
- Connect the stormwater to the tanks.
- Install a new Earthsafe waste water treatment system.
- Cut a 2.1m x 0.9m opening through the brick wall from the school room into the rear room. Install steel lintel bars above the opening.
- Construct a timber ramp and handrails from the school room to the rear room.
- Remove the section of concrete floor from the café area and install timber floor boards.
- Construct a 9.5m x 3.6m treated pine timber pergola to the rear of the building and install polycarbonate roof sheeting.
- Remove the render from below the floor level on the western end of the building.
- Remove and replace any external cement-based mortar with lime-based mortar.
- Remove and replace the deteriorated bricks form inside the school room.
- Remove and replace 20m of fascia boards.
- Install new timber eaves to the pitched roof section of the building.
- Install Hardiplank boards to the walls at each end of the pergola.
- Remove and replace 90m of timber weatherboards.
- Remove and replace three panes of cracked glass.
- Install sixteen Invisigard screens to the windows.
- Remove and replace all roof sheeting with new zincalume sheeting, cappings and flashings.
- Install new battens and Anticon blanket to the roof area, excluding the verandah.
- Remove and replace the gutters with new 115mm quad gutters.
- Erect scaffolding to allow the work to proceed.

- Install a new underground sub main for the supply pole to a new switchboard in the same position.
- Replace fourteen existing lights with LED fluorescent lights.
- Install an extra power point to the kitchen.
- Replace the six existing exit lights and the circuit.
- Install thirty-six LED eyeball down lights in four rooms.
- Earth leakage protection shall to be supplied to all circuits.
- Install wall and ceiling linings to the toilet area.
- Remove and replace the ceilings and trims to four rooms with new lining boards.
- Install three new 820mm wide doors and six 920mm wide doors.
- Alter the door widths off the verandah to allow for disabled access.
- Install a new stainless-steel stove to the kitchen.
- Remove the lead-based paint where required.
- Remove the lead-based paint form the sandstone window sills.
- Lay ceramic floor and skirting tiles to the toilets.
- Lay floor coverings.
- Remove and replace termite damaged structural timbers.
- Compliance with current fire prevention equipment.
- Remove all building debris from site.

Budget estimate for the works	\$395,000
Contingency to cover unforeseen issues at 10%	39,500
Total construction budget	\$434,500
Fitout and fittings	
Budget for equipment etc.	\$ 25,000
Total funding required	\$459,500

QUOTE

Singleton Council
 PO Box 314
 SINGLETON NSW 2330
 ABN: gst

Date
 27 Aug 2020

Expiry
 28 Sep 2020

Quote Number
 QU-1718

Reference
 Bulga Tennis Club

ABN
 89 074 725 527

Singleton Electec Pty Ltd
 PO Box 585
 SINGLETON NSW 2330
 Ph 02 6574 6122
 admin@elect.net.au

Electrical Works: Bulga Tennis Club

Thank you for the opportunity to submit this quotation for your consideration.

This quotation is to supply and install the following items as discussed

SCOPE OF WORKS:

1. Supply and install new 7mt metal point of attachment at boundary fence.
2. Relocate existing overhead service to new point of attachment pole from old timber pole.
3. Install new single phase underground service from point attachment pole to existing meter box.
4. Reconnect supply and test and seal installation.
5. Submit Ausgrid documentation for approval and on completion of job

VARIATIONS:

- As part of the AS3000:2018 Wiring Rules update, all residential final sub circuits must be protected by RCD Safety Switch devices. In the event of a pre existing fault on the circuit / appliance to which the RCD is to be installed, further repair work, fault finding or replacement of appliances may be required to satisfy the updated AS3000:2018.
- All ASP Level 2 Authorised works are dependent on Ausgrid approval. The Scope of Works may alter in the event of special conditions, as specified by Ausgrid, on the approval to proceed with proposed works.
- Any additional work requested outside of scope will be charged at our standard hourly rate.

All work to be carried out in accordance with Australian Wiring Rules AS3000:2018.
 Correct Asbestos Containment + Disposal SWP's followed, where required.

Description	Quantity	Unit Price	GST	Amount AUD
Labour	1.00	900.00	10%	900.00
Materials	1.00	770.00	10%	770.00
ASP Level 2 Works				
Disconnect/Reconnect	1.00	450.00	10%	450.00
Ausgrid Fee	1.00	600.00	10%	600.00

Description	Quantity	Unit Price	GST	Amount AUD
Excavation Works *ESTIMATION ONLY*	1.00	400.00	10%	400.00
			Subtotal	3,120.00
			TOTAL GST 10%	312.00
			TOTAL AUD	3,432.00

Terms

- Price is valid for 30 days
- Payments will be strictly 7 days from date of invoice
- Equipment will only be ordered after receipt of original order
- Monthly progress claims will be issued on long term projects
- Variations will only proceed after receipt of orders
- Moves and changes constitutes variations
- This estimation is issued subject to the building industry security of payment act 1990, NSW.
- All Materials remain the property of Singleton Electec until full payment received.

EXCLUSIONS

- Replacement of switchboard panel, if existing is asbestos.
- Equipment for working in asbestos areas
- Working in asbestos areas
- As built drawings
- Ausgrid fees & charges
- Variations to above quoted work

Underground Services. Underground services must be clearly marked and identified. It is recommended that you do a Dial Before You Dig search. Reports generated from DBYD should be used as a guide only. They should not be deemed as accurate.

DBYD is a free service if you carry out the searches yourself, or we can do the searches on your behalf. We can also organise an accredited contractor for service locations. Singleton Electec are able to offer our cable location services.

Trenching is an ESTIMATION ONLY All care is taken while trenching, however if any underground services are damaged that have not been CLEARLY identified, then these repairs will be additional to quoted price.

If rock/obstructions prevents trench being able to be dug to approved depth, then owner to supply at own cost concrete and labour to cover conduits to comply with Ausgrid standards.
Additional labour will be charged accordingly.

EXTRA SERVICES (if required)

- Cable location - \$100.00 ex per hour (min 1 hour charged)
- Dial Before You Dig / Reports generated - \$30.00 ex

**** Please notify us if you wish for us to provide either or both of the above services for you.**

Ausgrid fees: Ausgrid will charge a site inspection fee. This fee is charged to Singleton Electec as the contractor carrying out the work and we pass this onto our customer for payment to Electec. If you wish to proceed with this quote, we will need to submit application for connection to Ausgrid for approval before job can commence.

AUSGRID REQUIREMENT: Any switchboard that is fitted with an asbestos panel and is to be connected to a new Ausgrid power supply, will required the asbestos panel to be replaced with a new Ausgrid compliant panel. The fee for this replacement is not included in this quotation and will be billed as an additional fee. This fee will be waived, if we are advised of the asbestos panel prior to the job commencing.

EARTH LEAKAGE FAULTS: It is common for circuits to trip once earth leakage is installed, which can be caused by a range of faults: eg faulty light, power

points, wiring etc. This may not be a problem on circuits that are protected by old fuses or circuit breakers. Earth leakage is more sensitive to these faults. If this problem occurs, faults will be repaired as Do and charge rate of \$90/hr + GST plus materials.

VARIATION TO QUOTATION

- Any inclement weather conditions – which will result in extra site visits / labour costs due to site access.
- Replacement of switchboard panel if existing is asbestos (Ausgrid requirement)

All electrical work shall be carried out by licensed electricians. Materials and workmanship shall be in accordance with the NSW Service Rules and the relevant standard of the Standards Association of Australia.

The labour and materials cost will not exceed the estimated amount, unless unforeseen obstructions, variations occur which result in extra labour or material costs. This will be advised at time of work.

Additional labour will be billed on a 'Do and Charge' basis at the hourly rate of \$90.00 per hour + GST, you will be charged accordingly at the completion of job. I have estimated the labour time as accurately as I can at this point.