



PACIFIC LAKES ESTATE

JUNE, 2024 NEWSLETTER

What a start to June with more rain falling and the BOM not sure of what other rain events may take place this month. On the flip side they predict that almost all of Australia, is very likely to experience another "unusually warm" winter. The June to August forecast shows large swathes of NSW, will be at least 3.5 to 4 times more likely to have both day-time and night-time temperatures in the top 20 per cent of all records.

Public Holiday - Monday 10th June - Kings Birthday

The community has started the repairs within strata area to comply with the NCAT decision. However some unforeseen issues have arisen which the committee is currently dealing with as in the following statement from the Committee Secretary:-

UPDATE FROM THE COMMUNITY SECRETARY REGARDING REPAIR WORKS TO THE STRATA AREA

As you are aware we lost on many issues in relation to the NCAT Tribunal Hearings. Some of which our legal advice is they are worth challenging and we have engaged Grace Lawyers and VF Kerr SC Counsel, to represent us at the Appeal as determined at the Community Extraordinary General Meeting.

As previously notified at community meetings we had extreme pressure from our insurer CHU to do the repairs and show significant progress before they were prepared to renew our insurance. A submission was made by the Association Committee Secretary resulting in an agreement for CHU to renew our policy at a cost of \$42,000 for 12 months, which has been paid by BCS. However that has put us in the position where we had to proceed with many repairs in advance of the June Appeal against the Tribunal Rulings.

We now find ourself in the position where Grace Lawyers have notified Strata (SP69205) Lawyers of our need to proceed and indicated should rulings go in our favour we will be proceeding to recover our costs from them.

The repairs to the decking being the major issue, and the successful tender contractor Atrium has been selected and repairs have started at a contract price in the order of \$47,000 for the decking and associated railings, fascia boards and enclosure panes. This quotation was subject to a clause that once the decking boards were removed any further work exposed would be negotiated as additional cost. Unfortunately there has been considerable deterioration detected in the Bearers and Joists which has resulted in the need for their replacement. We have received one quotation from the current decking replacement company, Atrium for the sum of \$36,338 +GST to cover the additional work. We have sought alternative quotations however the total decking repair/replacement will be in the order of \$87,000.

It should be noted that the retaining wall behind the decking (which is not part of the tribunal rulings), has been poorly constructed resulting in inadequate draining provisions. We are about to engage an engineer to report on the retaining wall and repair options.

Council have advised a development Application (DA) is required The work on the retaining wall appear to include rebuilding with adequate drainage to prevent a reoccurrence and premature failure of the new Bearers and Joists. There would be considerable extra work and quotations will be sort after receiving the Engineering.

These costs will be in excess of those planned and will undoubtedly be a further burden on the community capacity to pay. Once we obtain sufficient details it will be necessary to hold a Special General Meeting to discuss our expenditure and financial options. We have made enquires in respect to a loan to cover excessive costs, however BCS have reported we have been declined from 2 lenders due to the Community Association being a Development where it has limited assets that could be put forward as a security.

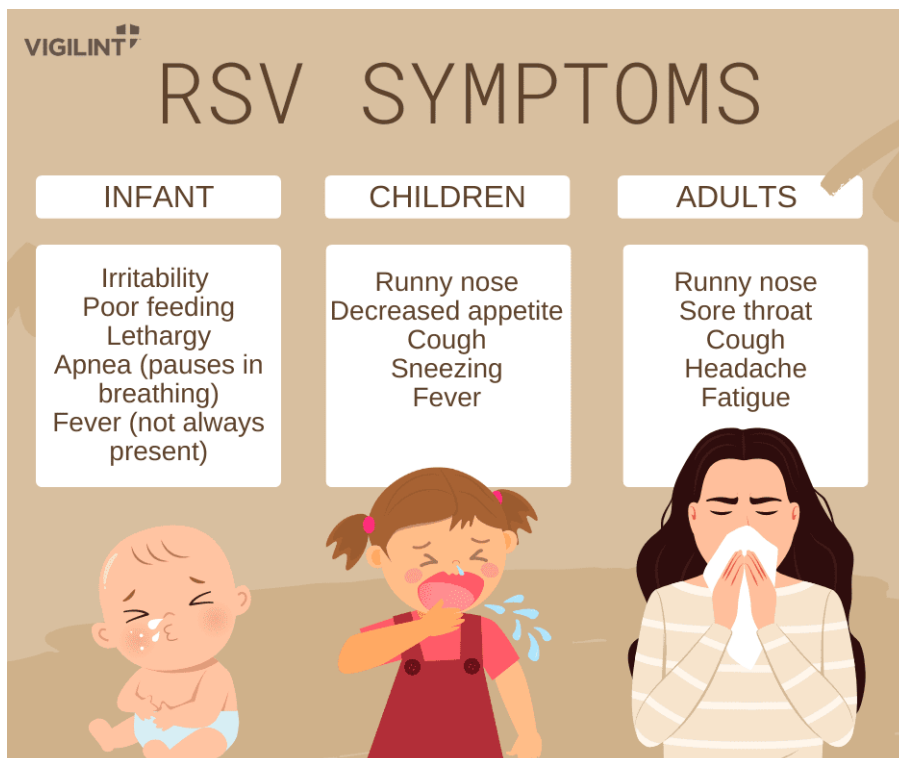
Kind Regards,
Paul Buchanan

Another walk-in Specialist EUC Emergency & Urgent Care Clinic to open at Tuggerah in June. (call on 1300 382 362 for advice.)

You'll be treated by a team of experienced Specialist Emergency Physicians who have access to imaging, infusions, fracture clinic, pathology and physiotherapy services all under the one roof, enabling them to deliver fast and accurate diagnosis and treatment of your medical conditions. Our Specialist Emergency Physicians' consultations and procedure fees are charged at the current Medicare rebate rate.

There's no need to make an appointment or get a referral – simply walk in. We're open book doctors, ready when you need us, 10 hours a day, 7 days a week and 365 days a year, including public holidays.

Flu Season is Here (<https://www.abc.net.au/news/health/2024-03-27/protecting-yourself-against-flu-rsv-and-covid/103588894>)



COVID, influenza and RSV are on the rise on the Central Coast. For information on who can receive a free annual vaccination go to the above website.

RSV is a common virus that causes infections of the lungs and respiratory tract. It can cause mild cold-like symptoms in most people, but can be severe and life-threatening in infants, older adults, and those with chronic health problems.

Family Energy Rebate applications closing soon.

If you receive the Family Tax Benefit you may be eligible for the 2023-24 Family Energy Rebate of up to **\$180 to help pay your electricity bills.**

Applications close 11pm on Sunday 16 June 2024.

You could also receive a one-off National Energy Bill Relief Household Payment as a lump sum of up to **\$500** in the 2023-24 financial year.

Find out more about these and other rebates and assistance at energy.nsw.gov.au/

Gas rebates applications from Services NSW <https://www.service.nsw.gov.au/transaction/apply-for-the-gas-rebate-on-supply-and-bottled-gas-customers>

Our community is classified as having an 'Embedded network' ('on-supply'). Therefore you are eligible for The NSW Gas Rebate of \$121 per household, per financial year. To apply follow the information on the above website. Eligibility criteria is you must hold either :-

*Pensioner Concession Card issued by Services Australia or the Department of Veterans' Affairs (DVA)

*Health Care Card issued by Services Australia, or

*Department of Veterans' Affairs Gold Card marked with either 'War Widow', 'War Widower Pension', 'Totally and Permanently Incapacitated' (TPI) or 'Disability Pension' (EDA).

Street Libraries

We hope you are utilising both street libraries - One at the Estate front entrance, the other at Rosedale Pool area. Adult and children books are available to read and swap. Happy reading.

MANDATORY UP-DATE OF THE COMMUNITY MANAGEMENT STATEMENT

The Association Committee in collaboration with Kerin Benson lawyers are currently completing a draft document for community comment.

FACILITIES MANAGER REPORT - Jasmin Harding - pacific.lakes@bfms.com.au

- Monthly Newsletter issued to residents
- Weekly Landscape / Garden Maintenance by Elegant Landscaping
- Confirm payment and deliver Gate remotes to residents
- Due to recent wet weather, excavation works were postponed and re-scheduled to commence from Tuesday 4th June. Please ensure the 2 parking spaces in front of Lawver Park are kept clear for ease of access by heavy machinery
- New hand dryers being installed in bathrooms at Community Hall/Change rooms to comply with NCAT order
- New turf laid along Quisenberry Drive, just outside front gates and Elizabeth Bay Drive to comply with NCAT order
- Deck replacement around Strata buildings and community hall scheduled has commenced.

- Community Hall floor tender finalised. CA Committee to review quotes and appoint contractor to complete works.
- Community Hall / Change Room roof and gutter repairs delayed due to weather. Now scheduled to be completed in June. Date TBC
- Quotes still being sourced to comply with NCAT orders which include retaining wall from Dentist to Change room's, Pacific Lakes Estate rendered 'front wall' on Elizabeth Bay Drive, swimming pool, re-instate irrigation system and signage.

The After Hours emergency contact number is 02 8365 8512.

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- | | |
|--|--|
| <ul style="list-style-type: none"> • Estate Management Fees (BCS) • Facilities Management Fees (BFMS) • Insurances • Council fees/costs • Gardening and Lawns • Legal costs • Fire Safety Inspections • Electricity, Gas and Water usage • Tree Works • Arborist Report/s • Plumbing/drain issues • Compliance Matters- Bush fire hazard reduction and swimming pool certification • General repairs to common property | <p>Maintenance of :-</p> <ul style="list-style-type: none"> • Street and bollard lights • Ponds • Cleaning of community facilities - BBQ, toilets, change rooms • Walkways, boardwalk and bridges • Pools • Roadways • Main gate and walkway gates • AEDs at front gate & Rosedale Pool • Vandalism costs |
|--|--|

ESTATE REMINDERS

- It is your responsibility to know and understand the estates bylaws -see www.pacificlakesestate.com.au
- As a community, please look out for everyone and the estate property.
- Practice COVID safe behaviours in all communal areas.
- Shared roadways means there are no dedicated footpaths. Children and walking groups access the roads so please keep to the speed limit.
- Ensure that dogs are on a lead at all times and clean up your dogs droppings.
- Cat owners are reminded that cats should be indoors between 6pm and 6am daily.



PACIFIC LAKES ESTATE WEBSITE

To access important information about living in the Estate for residents and potential purchasers go to:- www.pacificlakesestate.com.au

Residents are urged to become familiar with the Estate By laws found in the Community Management Statement on the above website. This will avoid any notices to comply.

GARDENING REPORT -

07/05/24

- Trimmed three Lilly Pilly topiaries.
- Trimmed Lilly Pilly in roundabout.
- Cut Jasmine underneath Banksia beside childcare centre.
- Treated caterpillars on Lilly's
- Removed Duckweed and reeds from Lawver Park.
- Sprayed weeds and unwanted Lomandra with Roundup
- Cut dead and overhanging branches from Paperbark.
- Full truck load taken to tip.
- Pruned unhealthy parts of Crinum asiaticum.
- Pruned Doryanthes off Lilly Pilly and parking spaces.

14/05/24

- Most lawns mowed (some to wet), all edges done.
- Woodbridge interior/half of exterior west side left due to soft/wet ground.
- Field uncut due to above conditions.
- All RHS garden beds of site sprayed for weeds excl. Woodbridge.
- Sprayed front refurbished garden beds and interior pool garden bed.
- Collected large branches fallen from trees around site.

- Cut back and poisoned Tuckeroo in exterior Woodbridge park with Roundup.
- Formative prune of small street tree outside pool.

22 and 23/05/24

- Turf install in entry areas.site

28/05/24

- Lifted Tuckeroo's in commercial carpark.
- Cut and pasted Tuckeroo trees growing back in Woodbridge Park.
- Cut and poisoned Tuckeroo seedlings and suckers in Woodbridge Park.
- Removed fallen branches from Woodbridge park.
- Cut overhanging Callistemon branches in alley on Staunton Court.
- Cut Callistemon suckers from stumps backing on to fence line.
- Sprayed weeds and Tuckeroo seedlings through Woodbridge Park.

If you have any questions or issues with the gardening, please contact **Jasmin Harding**

- pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER barryscollier@icloud.com

The Oaks are an interesting group of trees and shrubs. At a glance they look like Pines, but with foliage that looks like Pine needles, which are actually branchlets. At about 1cm intervals there are pale coloured circles around them. They are circles of tiny, tiny leaves as can be seen in photo 2 below.

I wrote a newsletter in June 2020, but I thought it worth repeating as right now, near the bridge on the trail through Rosedale Park is a male Black She-oak (*Allocasuarina littoralis*) in full flower as shown in photo 1 below, while photo 2 shows a close up of the male flowers. Photo 3 shows flowers and fruit in a female Black She-Oak.

Most species, including all in this locality, have separate male and female plants. In late autumn and winter, the males appear to be going rusty. This is because the branchlets are covered in hundreds of tiny, tiny, rust coloured flowers. The females are nutty, containing numerous fruit, while the female flowers are pink and fluffy and close to 1cm diameter.

If you walk through Woodbridge Park, through to Rosedale Park, then just past the bridge is a group of Swamp Oaks (*Casuarina glauca*). These are called Swamp Oaks because they form forests in wetlands, but they occur in a variety of situations, especially if there is

salt in the soil. For this reason they are probably the most prominent trees around the local lake foreshores.

While they are too common to be classed as threatened species, the dense forests in wetlands are classed as Endangered Ecological Communities in NSW.

If you walk along the pathway along Elizabeth drive you will pass Oaks with very drooping branchlets. They are River Oaks (*Casuarina cunninghamiana*). They occur naturally along river banks in dense forest, but there are records of them being planted in the estate.

You will notice two genera, *Allocasuarina* and *Casuarina* in the above notes. The only difference is the colour of sections of the fruit. In many botanical keys, the two genera are combined.

But why are they called Oaks when they are so unlike English Oaks? I have heard two reasons. 1. When the early settlers arrived they were reported to have a strange sense of humour. They found everything so different to home and what looks less like an Oak than this. 2. They used a species of Oak for shingles on their roofs and thought the timber looked so much like the timber of the English Oak.



photo 1
2



3



ENQUIRIES TO ASSOCIATION COMMITTEE MEMBERS

A reminder that in most cases any issues should, in the first instance, go to your neighbourhood representative or neighbourhood manager to be resolved. It can then be referred to the committee by them for further action if required.

WHO IS YOUR NEIGHBOURHOOD MANAGER?

Deposited Plan No	Community Lot No	Street/s	Manager
DP 285662	Lot 2	All homes in Radford Pl	BCS
DP 285726	Lot 3	1-6 & 27-36 Woodbridge Cres	CSTM
DP 285727	Lot 4	All homes in Princeton Ct 7-26 Woodbridge Cres	CSTM
DP 285757	Lot 5	All homes in Blacksburg Ct 1-7 & 20-22 Winchester Dr	BCS
DP 285773	Lot 6	All homes in Sohrabi Pl 1-5 Delavia Dr	CSTM
DP 285907	Lot 7	All homes in Staunton Ct 6-21 Delavia Dr	BCS
DP 285798	Lot 8	All homes in Covington Ct 1-6 Lawver Cres	BCS
DP 286394	Lot 9	1-3 Rosedale Grove 7-10 & 12-19 Lawver Cres	CSTM
DP 285797	Lot 10	All homes in Berkley Ct 1-4 Franklin Dr	CSTM
DP 285788	Lot 11	8-13 & 15-19 Winchester Dr 2-4 Roanoke Dr	BCS
DP 286400	Lot 14	All homes in Conradi Close All homes in Rico Close 11-17 Roanoke Dr	Lake Group
DP 285818	Lot 17	All homes in Pulaski Ct 7-9 Roanoke Dr	CSTM
DP 285819	Lot 18	5-24 Franklin Dr 10 Roanoke Dr	BCS

Contact Details

BCS Strata

Appointed Manager: Julia Peetz
Phone: (02) 4927 4600

Email: julia.Peetz@bcssm.com.au

CSTM Strata Group

Appointed Manager:
Tahlia Tuxford
Email: tahlia@cstm.com.au
Phone: (02) 4355 7100

Lake Group Strata

Appointed Manager: Kerrilyn Jeffery
Email: kerrilyn@lakegroupstrata.com
Phone: (02) 4942 3305