



PACIFIC LAKES ESTATE

JANUARY, 2024
NEWSLETTER

Hello everyone. I hope you had a safe beginning to the New Year. Welcome to any new residents. A lot is still happening within the estate and a summary of these are in the Committee's update below.

Dates in January

Australia Day - Sunday 26th - the public holiday is observed on Monday, January 27.
School Holidays end - **Term 1 Resumes**- Friday 31st January

Key Events:

- **Sydney Festival** (January 5–28): A major cultural event featuring performances, art installations, and open-air concerts.
- **Australian Open Tennis** (January 13–26)
- **Tamworth Country Music Festival** (January 19–28):

Important Numbers in case of emergency:-

000 - Ambulance, police or fire

132 500 - State Emergency Services

13 13 88 - Ausgrid 24hrs outages and emergencies

13 20 80 - Essential Energy emergency

An update from the Committee

COMMUNITY HALL BOOKINGS

Now the Community hall is open we can accept bookings from residents for functions in the hall. There is no charge for residents for bookings however it will be necessary to pay a cleaning deposit of \$200, which is fully refunded upon verification that the hall has been adequately cleaned after the function.

The hall is also available for regular community bookings and we have already received a regular booking for Thursdays for a craft group and an exercise group. The cleaning deposit will be discussed with those groups for regular community group days

To make enquires contact the Facilities Manager or a committee member.

We do not encourage external bookings due to noise and control factors, however small charity/club events would be considered by the committee. Hire costs and cleaning deposit may apply, this can be discussed with the committee.

UNAUTHORISED USE OF ESTATE ROADS

We did have an issue where a micro bike was being driven around the estate. For the safety of residents and visitors, petrol and electrical powered bikes, scooters and unregistered vehicles are not permitted on estate roadways or parking areas. This includes skateboards.

Speeding (over 15k) continues to be an issue with some residents and visitors continually ignoring the signs, **all of our roads are shared spaces meaning pedestrians, children and residents with their dogs on leads all walk on the roads. PLEASE SLOW DOWN.**

DUCKS IN AND AROUND SWIMMING POOLS.

We have been having terrible issues with ducks in the pool areas. We have tried floating devices, stringing flags across the pools, bird mesh netting, fake birds and animals, noise generating devices and a committee member visiting the pool twice a night . This has resulted in some improvement but the problem remains.

If anyone has any other ideas about keeping the ducks out please let the Committee know.

We do have some issues with residents feeding the ducks which only encourages their population growth and them creating a big mess on our roads and around the pools. We discourage the feeding of wild birds as they become dependent upon that food supply and potentially lose their foraging skills.

BUSH FIRE PROTECTION

Living in a bush fire prone area we all need to be vigilant and keep gutters clean, removing flammable materials, and trimming trees near houses etc. The community has a fire safety plan which is on our website pacificlakescommunityassociation.com.

If you have your email registered with BFMS (the estate Facilities Manager, Brett) then a copy will be sent to you, the committee recommends and encourages you to send Brett your email address for easier communication. pacific.lakes@bfms.com.au

In addition to the main gate there is a vehicle exit gate off Rico Close which leads onto the highway. This gate will be unlocked in emergencies. Also there is a pedestrian gate exit onto Elizabeth Bay Drive on the southern end of the estate behind Woodbridge Drive. Residents should make themselves aware of these exits.

Residents are encouraged to download the **Hazards Near Me NSW** app enabling them to be kept informed on local issues.

Kind Regards,

Paul Buchanan

Chairperson and Secretary
DP 270244 Association Committee

FACILITIES MANAGER REPORT -

New contact details - Brett Sims - pacific.lakes@bfms.com.au

Abandoned/ Unregistered cars on Queensberry Drive - These need to be removed by the owners.

BFMS or the strata managers may need to seek advice from the local Police and or commence action with regards to the disposal of abandoned vehicles.

Bylaw Inspections

BINS - There are a lot of bins being kept in front yards that need to be moved behind the fence line or inside the garage. I am keeping timestamped photos of these to be used as evidence should the need arise. Please ensure all bins are stored out of sight, and behind the building line

Trailers/ Camper Vans - There are a few trailers/ campervans being stored in front yards which are a breach of bylaws. I have been taking timestamped pictures of these to be used as evidence should the need arise. All trailers and camper vans need to be stored in the garage, behind a fence line, or off site.

Retaining Wall/ Decking - works to the retaining wall and decking will continue in the new year. When complete the remaining hall sub floor works and front wall will commence.

Main Gate - We had an intermittent issue with the main gate closing but not locking. We found a bolt in the bracket holding the entry gate arm had sheared off. The movement in the gate prevented it from locking closed.

Internet for Community Hall - We have created an internet account and wired a connection into the community hall. The service is ready to go once the Internet Service Provider/ NBN can identify which of the incoming wires we need to connect our new wiring to.

WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

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| <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 |
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ESTATE REMINDERS

- It is your responsibility to know and understand the estate's bylaws -see www.pacificlakesestate.com.au
- As a community, please look out for everyone and the estate property.
- 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.
- **SMOKERS** -please do not throw butts onto the road and walkways.



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 - No report for the month of December

If you have any questions or issues with the gardening, please contact Brett Sim pacific.lakes@bfms.com.au

WALKABOUT WITH BARRY COLLIER barryscollier@icloud.com

It is now summer and so many people make comments on the places I go with all those dangerous snakes. Actually, if you decide to do a walk in the bush there is more chance of being injured in a road accident of no fault of your own on the way to or from the walk than you have of being bitten by a snake on the walk.

I worked in bushland from 1958 to 2020, firstly as a surveyor and then as a botanical ecologist and was never bitten by a snake nor was anyone working with me. I have been a member of a bushwalking club for 63 years and in that time, no one has been bitten by a snake. There is always some potential for a snake bite and I always carry a first aid kit with me when walking. I thought I might write about some of my experiences with snakes.

One day I was doing a botanical survey in a juvenile oak forest which had been hit by a bushfire. Unlike most trees, oaks are killed by fire and by the time I got there the ground was covered with trunks about 1.5-2 metres long and around 3-5cm diameter. I put my foot within a few centimetres of one of the fallen trunks and it took off. It was an Eastern Brown Snake. I just froze until it disappeared and then walked off in a different direction.

One day I was in the Blue Mountains, heading for a lookout I had not been to. Halfway there I found a huge Tiger Snake lying across the track. I tried shouting and got no result. I then tried jumping up and down for no result. I then noticed a stick over 2 metres long beside me and gave the snake a gentle prod. Again, no reaction. I then decided I would have

to turn back and come again on another day. That was when it scared the daylight out of me. As I turned around, it reared up and charged towards me, but straight into a hole beside where I had been standing. I just waved to it as I walked past and continued out to the lookout.

On another day I was leading 12 people on a walk in the Watagans. At one stage the track got so narrow we had to go in single file. Along that track, the two at the rear yelled out that there was a Death Adder on the track, and we had all walked over it.

I read an article once by a snake expert who was fascinated by the number of soldiers bitten by Death Adders in New Guinea during the second world war. They were all well back from the leaders of the groups. How come no others ahead of them were bitten. He then went out in the bush looking for a Death Adder. He attached a boot to the end of a broom stick.

When he found a Death Adder, he stomped the boot on it with no reaction. He then did it again, with no reaction. After doing it 12 times the snake suddenly attacked the boot. It appears that Death Adders believe that their camouflage is perfect and believe if they don't move, nothing will see them.

When you are in the bush, just watch where you are walking and if you see a snake, don't disturb it. In fact, just stand still and wait to see what it does. If it moves away, stay still until it is gone and then continue your walk. If it doesn't move, then walk slowly away from it. If you jump up and down with fright, the snake may think you are about to attack it and it may decide to attack you first. I have come across many snakes in my bushwalking experiences and none react to people standing still, or moving slowly away.

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
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Lake Group Strata

Appointed Manager: Kerrilyn Jeffery
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