

NEWSLETTER

March 2025



Hi, I'm Michelle your new newsletter editor. Firstly I would like to thank Leonie for bringing the newsletter to us each month for over 5 years. I have big shoes to fill and am honored to be able to continue to bring you monthly information about our community here at Pacific Lakes. I would really like to hear some feedback from you all as to what you would like to see in the newsletter. If I could borrow a few minutes of your time, would you kindly fill out a quick survey form I have posted online here: <https://bit.ly/PLE-NEWS> 

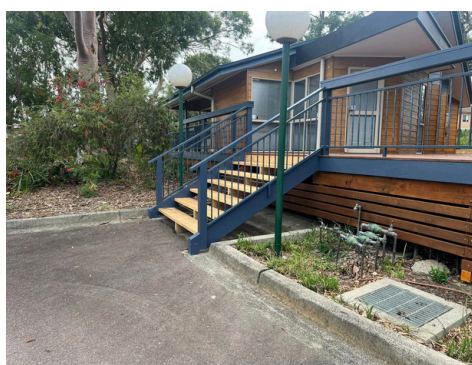
You may stay anonymous if you wish. This will give me an idea of what to include in future newsletters.

Until next time, have a great month, Michelle.



Links in this newsletter are clickable. Look for this symbol

From the Commitee:



This Month:

7th - Employee Appreciation Day
8th - International Women's Day
17th - St. Patrick's Day

Emergency numbers:

000

Ambulance, police or fire

132 500

State Emergency Services

131 388

Ausgrid 24hrs outages and emergencies

132080

Essential Energy emergency

Have a concern about your community?

Please remember that, in most situations, any concerns should initially be addressed to your neighborhood rep or neighborhood manager for resolution. If necessary, they can escalate the issue to the committee for further action. You can find your manager's details on the last page of this newsletter.

continued.....

The committee is pleased with the progress on the NCAT ordered works to be carried out, we still have two works to be completed, the front wall (yellow wall at the front of the estate) our engineer has provided his report on the best way to support the wall and we are now just waiting on a couple of updated quotes and then once we decide on who will carry out the job, work will commence with covering it in the Hardie Matix panels, then painted and name and address signage will be added as required in the NCAT orders. The top pool is the other major works that need to be completed, we have one updated quote and are waiting for another, hopefully works will start on the pool once the swimming season has finished for the first 1/2 of the year.

If you have some time, I would recommend you take a walk around the commercial area to see for yourself the work that has been completed and the improvements our levies have paid for. It is very important that we maintain this area to ensure the money spent is not wasted, over 12 months ago the committee arranged for a standing work order to be entered in the buildingLink system for every 12 months for the decking to be inspected and stained to prolong the lifespan of the new deck.

Works that have been completed:

- 1) New decking around the whole commercial area and replacing the damaged bearers & joists
- 2) New stairs
- 3) New hand rails
- 4) the metal railings freshly painted
- 5) Decking screen wood repaired, reattached and stained
- 6) New retaining wall and garden in the pool area
- 7) New shade sails in the pool area
- 8) A new pool heater
- 9) The community side of the roofing has been repaired, painted, new gutter guard and repaired/replaced downpipes.
- 10) The Hall subfloor supports replaced (new issues identified during these work still to be repaired)
- 11) The hall gas heater repaired
- 12) The pool fencing and gates replaced to meet and EXCEED council standards
- 13) A new irrigation systems in the pool area and in the commercial area gardens has been installed.
- 14) New electric hand dryers installed in the lobby toilets and change rooms.
- 15) The hall lights upgraded to energy efficient LED lighting
- 16) A new BBQ in the hall outdoor area.
- 17) All commercial area car parking area lights upgraded to LED
- 18) The commercial area car park retaining wall repaired and stained.
- 19) The commercial area roof supports repaired and painted.
- 20) New planting in the car park gardens with more to come.
- 21) A new hot water system
- 22) Commercial car parking area road repairs
- 23) New retaining walls in the commercial area.

Some of these improvements were not part of the NCAT orders and some of these works were completed before the NCAT decision was handed down in the first instance. As I have mentioned a few times at our meetings, I can not pass judgment on what past committees did or did not do. They acted on legal advice they received and how the community voted for the course of action to be taken. I know the work load and difficulties that come with being on the estates committee and I thank all past committees for their hard work and laying the ground work for the following committees to build on.

What I can say is the committees I have been part of have worked very hard in the best interest of the WHOLE estate, made some hard decisions and got on with getting the works completed the best we could trying to get value for our hard earned dollars. I know just how hard the special levies hit everyone and I thank everyone for their help in completing these ordered works.

I think the area is looking great and we must maintain the area to keep it looking that way.

I would also like to take this opportunity to pass on the committees sincere thanks to Leonie (LeeGee) for all of her hard work over the past 5 odd years in creating the estates newsletter, I am sure I speak for everyone in the estate when I say a big thank you for all that you have done for the estates newsletter and now that you have past on the newsletter baton to Michelle. Thank you.

Walkabout with Barry Collier
barryscollier@icloud.com



We have all received an email about the danger of bushfires to our estate, but it seems to indicate we are under threat from fires in the adjoining Munmorah SCA. Serious bushfires occur during weather conditions with temperature more than 35c and humidity less than 10% and that only happens with westerly winds.

When was the last time you saw a wind blowing off the sea with temperature more than 35c and humidity less than 10%? All the adjoining bushland is to the east of the estate.

Back in the recent black fires summer, the town of Lake Conjola was severely damaged by a fire brought in by a southerly change. When serious bushfires burn for a number of days they develop their own weather conditions and the fire that impacted Lake Conjola had been burning for several days before the southerly change and was able to create serious damage in spite of the winds away from the fire being relatively cool and humid.

The most serious fire in this locality was in 2013 and burnt from Rutleys Road to Catherine Hill bay in less than a day. Could you imagine a severe fire burning for several days, just within the eastern half of Munmorah SCA?

Our estate is still in danger from bushfires, but only from embers from a serious fire to the west of Lake Macquarie on a day with temperature over 40c & gale force winds.

If those embers landed in house gutters full of dead leaves, or a house yard full of rubbish, that house could be burnt.

During summer, make sure your gutters are clean and your yard tidy and then there is no fear from bushfires.

Next month I will detail on what embers are and how they work.



**Download the
FIRES NEAR ME
app for real time
local updates**

**You may be entitled to a
government energy rebate.**

Check here:



[https://www.service.nsw.gov.au/
services/energy-and-utilities](https://www.service.nsw.gov.au/services/energy-and-utilities)

Active & creative kid's voucher

Parents, guardians and carers receiving Family Tax Benefit can apply for an Active and Creative Kids voucher for each eligible child.

The \$50 voucher is available twice a year to use towards sport, creative and cultural activities.

Voucher 1 – 2025: Available now. Apply for and use by: 31 December 2025

Voucher 2 – 2025: Available from term 3

Applications open: 15 July
Apply for and use by: 14 July 2026



[https://www.service.nsw.gov.au/
transaction/apply-for-an-active-
and-creative-kids-voucher](https://www.service.nsw.gov.au/transaction/apply-for-an-active-and-creative-kids-voucher)

Facility Manager's Report

MAIN GATE, ACCESS CONTROL and ALARM SYSTEMS continue to experience intermittent operating and locking problems. The Intercom system is also faulty and new house numbers cannot be entered or programmed. This is all due to the age of the equipment, ongoing wear and tear and lack of current software support. Tenders have been released to provide an upgrade to the full system and we expect to be able to report progress in the next bulletin.

BY LAW INSPECTIONS continue to be completed on a weekly basis and focus on appearance, carparking and bins. Bins are the biggest concern and all Residents are reminded to keep them behind the Building Line and out of sight.

CARPARKING is also a major concern and Residents are reminded that this also extends to Trailers and Campervans so please find a space for them out of sight.

ABANDONED VEHICLES have appeared in the Visitor Parking spaces on Quisenberry Drive and left unattended for the past few months. This is contrary to the By-Laws and makes the Estate look untidy. I am pleased to report that the two white utes have since been moved. This only leaves the white Holden Barina with Queensland Rego 448.CB9, so the owners are requested to make arrangements to remove this vehicle from the site.

EMERGENCY PLANS were updated for the Estate in whole and distributed to all Residents in early January. Please familiarise yourself with the procedures.

FIRE SERVICES The Bi-Annual maintenance and compliance inspection of all services within the estate was completed in February. For those asking this includes all the amenity Fire Extinguishers and community Hydrant Standpipe installations.

LANDSCAPING Many trees were damaged or blown over in the January storms. They have now all been attended to and removed.

Gardener's Report:

Mowed and snipped all lawns. Snipped all banks in parks.
Collected cut up and removed large fallen branches.
Blew down all areas of site.
Prune Star jasmine and Hibbertia. Hand weeding in the pool area.
Cut down Angophora hanging across path.
Pruned and shaped jasmine in 7 roundabouts across site. Hand weeded berkley round about.
Lifted Callistemon in pathway between Quisenberry & Blacksburg. Blew commercial carpark and decking area around dentist. Blew Quisenberry drive, all BBQ areas and pathways throughout. Pruned Star Jasmine at roundabout Berkley Crescent.
Pruned Buxus roundabout Quisenberry drive.
Pruned Diosma and Syzygium pool area Rosedale Grove.
Pruned Star Jasmine, Acmena and Syzygium in Commercial area.
Began tidying palms at entrance to community.
Could not spray weeds due to rain.



Estate Reminders

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.

- 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.



WHAT YOUR LEVIES CONTRIBUTE TO THE COMMUNITY

- 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

Maintenance of :-

- 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
- General repairs to common property



Your Neighbourhood Managers

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 Blackburg 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

BCS Strata
Appointed Manager: Maria Gomez
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