


NEWSLETTER

April 2025



 Links in this newsletter are clickable. Look for this symbol

Hello everyone, sorry for the late arrival of this months newsletter, I have been un-well.

A big thank you to those who have already taken the time to complete the newsletter survey. There were only a handful of responses, so if you haven't participated yet, I would love to hear from more of you. It will only take a minute and will remain open until the end of April. Click here: <https://bit.ly/PLE-NEWS> 

However you celebrate Easter, please travel safely. Wishing you all a wonderful month ahead, Michelle.

THINGS TO DO THIS SCHOOL HOLIDAYS

Hunter Valley Gardens - Mega Creatures

5 April 2025 - 4 May 2025

Step into a prehistoric world of imagination, where towering dinosaurs, giant insects and mythical creatures roam the Gardens!



Outdoor Movie Night 12 April 2025 From 4pm

The Village Green, Toukley. Free

Grab your picnic baskets, rugs and cushions and enjoy a free family friendly outdoor screening of Happy Feet



The Great Big Science Show at The Doylo


Wednesday, 16th April 2025

1:30pm (Doors open 1pm)

1 hour show. Suitable for kids 5+

Register your interest at Guest Services. Parents must remain on the premises at all times.



Toukley Library has some amazing free & paid activities. Check them out by clicking [HERE](#) 



Please remember that the roads within our estate are not just for cars. Please drive slowly & Keep an eye out for kids about.



This Month:

- Friday 18 April - Good Friday
- Saturday 19 April - Easter Saturday
- Sunday 20 April - Easter Sunday
- Monday 21 April - Easter Monday
- Friday 25 April - Anzac Day

SCHOOL HOLIDAYS

Monday 14 April to Thursday 24 April

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.

From the Committee:

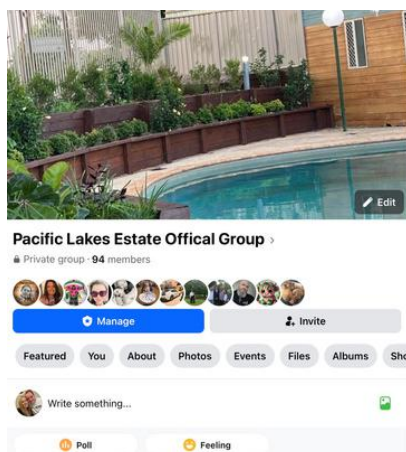
The committee has some mixed news to share with the community this month. First we are pleased to announce that work has started on repairing the front walls, this involves supporting the structure of the wall to try to prolong the life of the existing wall, then as per NCAT orders covering the wall in Hardies Matrix panels, having them painted then applying the estates name, logo and address, this will cost approximately 55K. The next issue the community needs to address are the quotes and costs to repair the commercial area pool (known as the Strata pool). For the past 12 months the committee has been seeking suitable quotes to address this issue, we now have 3 quotes and the committee will call a special general meeting for the community to discuss and approve the preferred quote at a cost of approximately 80K. At this special meeting we will also ask the community to approve first stage of the changes to the Community Management Statement (CMS). These are important changes for the benefit of the community and to ensure our CMS complies with NSW legislation.

As some residents may have noticed, the community Facebook page has been unfortunately shut down. This is an action the committee recommended due to recent actions taken by a lot owner in regards to a threat of legal action being taken.

This is an extremely disturbing situation. This means the community at this stage has no informal means of a community based information service that reaches many in a quick manner. The community will be advised of this disturbing issue, as it may have serious consequences for the whole community.

The committee is planning a Rosedale Park style meeting for residents, to discuss and inform the community of this potential legal issue, this meeting will be held in the next few weeks. Notice will be provided on the below mentioned Facebook page and your neighbourhood representative will be able to provide details.

The committee has created a Pacific Lakes Estate Official group, this will strictly only be available for residents and lot owners and proof of your residence will be required. This page is to provide official information to the community, not a service for residents to post or comment.



Walkabout with Barry Collier

barryscollier@icloud.com



EMBERS

Last month I stated I would write about embers this month. Back in 2003, Canberra was hit by a huge bushfire resulting in the destruction of more than 400 houses. The CSIRO carried out a survey of the fire and reported that the actual bushfire did not destroy one single house. All of the destruction was the result of ember attack.

In 2018, the south coast town of Tathra was hit by a bushfire, resulting in the destruction of about 70 houses. A university in Queensland carried out a survey. I heard a radio interview with one of the professors and he stated that not one house prepared against ember attack suffered any serious damage. So. What is an ember? As we all know, hot air rises. When a bushfire is burning through a forest canopy, there is so much heat that air can rise up at gale, sometimes hurricane, speed. As a result, leaves, small sticks and pieces of bark that are on fire can be hurled hundreds of metres into the air. They are embers. With gale force winds, those embers can travel huge distances before falling to ground. In 1994, embers from a bushfire near Spencer flew diagonally across the Hawkesbury River for 7km before setting Mougamarra Nature Reserve on fire. Once leaving the fire they stop flaming, but continue to smoulder. With high temperatures and low humidity they will continue to smoulder for a longer period of time, more than in normal conditions.

When embers land they become stationary and are fanned by hot, strong and dry winds they will then burst into flame. If such an ember lands in a roof gutter full of dead leaves or in a back yard full of rubbish or long grass there is every chance that the house will catch on fire. In the Canberra fire, with 50 degrees and no humidity, embers were setting fire to wooden fences and garden mulch.

On a day of 40 degrees and gale force winds, if a severe fire is burning to the west of the highway, then embers will have no trouble reaching our estate, so the best way to protect our estate from bushfires is to keep roof gutters clean and yards tidy.



**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

COMMUNITY CENTRE DECKING and Retaining Wall works were Signed Off for Engineering Compliance this month and all areas are now open for public use.

COMMUNITY CENTRE POOL Revised Tenders have been received from local expert pool builders to conform with the NCAT Orders. The Quotes have been submitted to the Committee for approval and then contracts can be signed and construction can commence.

FRONT WALL works have commenced with the steel stitching of the existing wall cracks. Work can now continue with the Matrix Panelling installation, and then followed by the painting and new signage.

MAIN GATE ACCESS CONTROL, ALARM SYSTEMS and CCTV. A full upgrade Tender has been released with proposals from local Security experts under review. Unfortunately intermittent locking and communication problems may still be experienced until the upgrade installation is completed. No new programmable intercom numbers are available at this time.

BY LAW INSPECTIONS continue on a weekly basis and focus on Bins, Car Parking and General Appearance of your Lot.

ABANDONED VEHICLES Only one vehicle still remains and that recovery process has now be handed over as a Council matter.

ARBORIST has now completed all the storm damage and loose tree cleanup within the Estate following the early year storms. They will now focus on some of the perimeter trees and bushland particularly down behind Woodbridge Cr.


RISK ASSESSMENT AND SAFETY REPORT Tender Documents for an upgraded inspection report throughout the entire Estate have been released and should commence in the near future.

Gardener's Report:

Not Available



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 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

BCS Strata
Appointed Manager: Maria Gomez
Phone: (02) 4927 4600
maria.gomez@bcssm.com.au

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

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

End.