

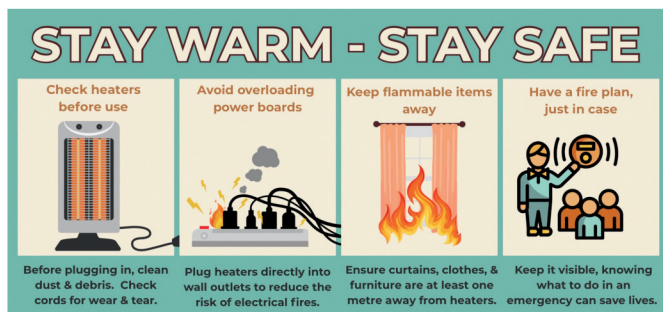
NEWSLETTER

JUNE 2025



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Hi neighbours,
As we officially move into winter, and the days and nights get colder, please remember the hazards that come with heaters.
Wishing you all a wonderful month ahead,
Michelle.



From the Committee:

The wet weather has not helped us with finishing the NCAT ordered works. The front wall has had the matrix panels attached and painted with an additional anti graffiti coating. The sign with the estate name, address & logo, should be attached by the end of the month. Work on the commercial area pool has started and should be finished mid July (weather permitting).

The committee has commissioned a consultant to undertake a risk assessment of the estate. We are currently working on their recommendations which you may of noticed around the estate.(trip hazards painted, life buoy in the pools plus some behind the scenes items)

We have authorised the gardeners to purchase and install the final plantings in the Strata gardens. This should be completed in the next 2 weeks. You may have noticed the major pruning of the trees along Quisenberry Drive. Which is now complete.

Unfortunately we have suffered another incident with someone damaging the gate mechanism by pushing the gate open with a vehicle. The committee is working on a plan to discourage this type of activity in the future. It is unfortunate that people disregard the safety measures in place to protect the community over night. Let alone the costs to the community to repair the hydraulic arm. If you are a resident and don't have a buzzer please ask your Neighbourhood representative for the emergency access code.

This Month:



9th King's Birthday Public Holiday
10-16th Men's Health Week
15th Elder Abuse Awareness Day

Emergency numbers:

000

Ambulance, police or fire

1300 130 147.

GP Access After Hours

132 500

State Emergency Services

131 388

Ausgrid 24hrs outages

132 080

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.

The amendments to the Community Management Statement passed at the last General Meeting are now being submitted to NCAT for approval. This will be followed by the remaining amendments that could not be incorporated until those passed were approved. When all amendments are incorporated, subsidiaries (neighbourhoods and lots 15 and 16) will need need to review their Management Statements to bring them in line with the Community Management Statement.

Walkabout with Barry Collier
barryscollier@icloud.com



Those of you who walk around the estate may have noticed an extraordinary number of Gum trees that appear to be bleeding. This is caused by a number of beetle species called Long-horn Beetles, which lay large numbers of eggs on tree trunks. Those species are so named because of antennae longer than their bodies.

After a few days the eggs hatch and larvae burrow into the tree, leaving small holes and eventually develop into insects which burrow out of the tree leaving larger holes.

The trees are not happy with that happening and develop a sap like substance called kino, which it pumps out of the holes, hoping to take the larvae with it. If unsuccessful, Kino and possible sap will leak out of the hole left by the developing insect. Apparently the trees are able to produce more kino in wet conditions and with the weather we have had over the last 6 months or more, that is probably why there is so much more leaking kino or sap this year.

Below is a photo of a "bleeding" tree in Rosedale Park and a photo of holes left by the insects in the bark. Those insects attack all sorts of trees, but the leaking kino is so much more obvious on the smooth bark of Gum trees.



Australian Long Horn Beetle

WHATS HAPPENING IN OUR COMMUNITY



Want to start a group activity but need to connect with others?

Now taking submissions. Share your positive news, shout-outs, social group invites, and other community announcements!

- Submission guidelines:
- Keep it brief! Due to space limits, announcements must be short.
 - First-come, first-served: Submissions will be printed in the order received.
 - All submissions must be signed with your name and a contact email (only your name will be published).
 - Please keep messages kind, thoughtful, and positive.

Submit your announcement by the 21st of each month to Michelle-email

plenews.lm@gmail.com

Let's build a stronger, more connected neighbourhood. I can't wait to hear from you!



Facility Manager's Report

The new entrance front wall and painting is now complete and presents very well. The new Signage will follow and is currently in production that will be installed later in the month.

The main gate experienced more intermittent problems during the month and mechanical and electrical repairs are underway.

The Access Control Tender including Intercom, Alarms and CCTV is being evaluated to determine the best system available to suit your future needs.

Work has commenced on the Community Centre Swimming Pool refurbishment works all to meet the requirements of the NCAT Orders. The drain down was completed this week and weather permitting, the demolition will commence the first week of June. Again its weather dependant, but works should be a 8-10 week project throughout winter.

Final detailing and finishes were applied to the new Deck this month including the application of safety edging where required.

The Lights in the Community area carpark were also all repaired during the month. The IPRA (Integrated Property Risk Assessment) for the entire property of DP 270244 was completed by RiskTechCompliance and we are now working through a number of minor recommendations.

By Law inspections continue on a weekly basis and it is pleasing to note an improvement in compliance with Bins, Parking and Rubbish breaches.

Thankyou to those who have updated their contact details as it will ensure a full circulation of Notices, Newsletters and other communications. There still seems to be a gap in email addresses, particularly with rental properties, so please send us a quick note to pacific.lakes@bfms.com.au

Gardener's Report:

27/5/25

Finished Pruning Callistemons on left hand side of Quisenberry drive near central roundabout. Sprayed weeds in various areas. Tip run.

13/05/25


Continued hard pruning Callistemons along Quisenberry. Cut and shaped Lomandra grasses in garden bed under Callistemons. Sprayed weeds with Round Up. Blew down all walking trails and commercial car park. Blew down all areas worked. Tip run.

6/5/25

Hard pruned Callistemons and Syzygium in Lawver Park. Tip pruned various shrubs off of footpath in Lawver Park. Pruned Callistemons and Lomandra's on Quisenberry Dr. Blew down all areas worked + commercial area. Sprayed weeds in various areas. Tip run



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: Chloe Richards
Phone: (02) 4927 4600
chloe.richards@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.