

# SANCTUARY LAKES RESORT NEWS

October 8, 2019



## PROSPECTIVE RECREATION CLUB DEVELOPMENT UPDATE

From the initial consultation process in August 2019, the Sanctuary Lakes Resort Services (SLRS) project team have reviewed all 300+ emails and feedback received from the drop-in sessions for the potential Recreation Club Development.

We are very pleased to provide the following update. We ask that you take the time to read all of the following information, as it is very important that as a lot owner within Sanctuary Lakes Resort, that you have a very good understanding of the prospective Recreation Club Development and what this means for you, your family and the value of your property.

### History

We'd like to start by reminding you of where we have come from (see Figure 1).

**Figure 1: Past Timeline**



The October 2018 survey outcomes from over 550 respondents formed the base of the scope of works which was generated in February 2019 for the potential development. The scope was presented to the architect in April 2019.

An option fulfilling resident's requests was put forward by the architect of what a prospective recreation club development could look like, within the existing Waterfront Building at 72 Greg Norman Drive.



## PROSPECTIVE RECREATION CLUB DEVELOPMENT UPDATE

Sharing this architecturally designed option (Initial Draft Concept Design) and supporting budget estimate in July 2019 allowed for Sanctuary Lakes Resort (SLR) Lot Owner review, consideration and comment through the consultation process. This was our first step in consulting with lot owner's.

### Initial Findings

SLRS decided to have an open format discussion at the early stage of this process, rather than a targeted survey, to allow lot owners the opportunity to provide broad feedback.

We are pleased with the outcomes of this first step, as it has allowed SLRS to reach initial findings as to whether a change – a development to the Recreation Club, is what SLR lot owners want.

We received feedback on all aspects of the concept, for example whether:

- A new development was necessary?
- Extending over the water for a new development was necessary?
- Two individual pools were required (i.e. was a dedicated kids pool needed)?
- A larger pool was desirable?
- SLRS administration needed to reside within the Waterfront Building?
- Additional dedicated fitness and consulting rooms were necessary (i.e. was a separate spin room needed)?
- A larger gym with more equipment was essential?
- The development of only part of the existing Waterfront Building was considered?
- Lot owners needed to contribute to the development project through increased OC fees?

### Outcome

Of the lot owners who provided their feedback via email or in person at the drop-in sessions:

- 70% are IN favour of some form of change to the current recreation club.
  - While  $\frac{1}{4}$  of these lot owners were in favour of the initial option presented, the remaining  $\frac{3}{4}$  provided conditional support, mostly around size of potential OC fee increase. However, they were interested in seeing another option with a lower cost OC fee increase.
- 30% are NOT in favour of the option presented.
  - Based on the estimated OC fee increase being in excess of \$250 per year, these lot owners are questioning whether a development is even necessary.

In summary, from the information gathered, SLRS have found:

- Majority of respondents are interested in a change to the Recreation Club and as a result, would like to be presented with alternative options regarding the development.
  - All alternative options should result in a reduced or no increase to OC fees.
- Some respondents who were not in favour of the option presented, wanted to understand the 'cost of doing nothing' i.e. what the ongoing maintenance costs would be of the existing Waterfront Building and current facilities over the next 20 years.



## PROSPECTIVE RECREATION CLUB DEVELOPMENT UPDATE

### Next Steps

From the findings of the initial consultation process, SLRS will proceed with the following next steps:

- Step 1:** SLRS to work with the architect to determine alternative options, which will be within a selected budget and based on feedback/comments received from lot owners.
- The 'cost of doing nothing' will be presented as an option.
- Step 2:** Request that the architect draft designs of the selected alternative options.
- Step 3:** The quantity surveyor to provide accurately costed budget estimates of each alternative option designed by the architect.
- Step 4:** Upon receiving the architecturally designed option's, consultation will take place with lot owners through the form of Public Q&A and Focus Group sessions.
- This process will help determine what changes/additions majority of lot owners have suggested for each alternative option, before being put forward for the first Lot Owner Survey (see next step).
- Step 5:** Release a Lot Owner Survey regarding each option.
- Lot Owners are to vote for their preferred option (numbering each from 1 being their preferred).
  - The outcome of this survey will provide 1 preferred option, to be included in the next and final lot owner survey (see next step).
  - This is NOT an opportunity to vote NO, as this option will be available in the Final Survey (see next step).
- Step 6:** Release a Lot Owner survey regarding the final option (based on the outcome of the first survey (see previous step).
- Lot Owners are to vote either:
    - Yes, to proceed with the 1 option or
    - No, do not proceed with the 1 option.
  - This survey will determine if a development of the Recreation Club will proceed.
- Step 7:** Release details of the Final Outcome.

### Timeline

Due to the requirement to produce alternative options, SLRS have selected to push back the initial suggested timeline. It's important to note that this will NOT have an impact on the Go or No-Go decision within the current financial year – FY20.

The adjusted timeline will provide the architects with an appropriate timeframe to produce the required alternative options. It will also avoid Focus Groups and Public Q&A sessions being facilitated throughout the 2019 holiday period.



## PROSPECTIVE RECREATION CLUB DEVELOPMENT UPDATE

Instead, as represented below (refer to Figure 2), Focus Groups and Public Q&A sessions will be held throughout February and March 2020, followed by the 2 separate surveys in April and May 2020 – allowing for a final Go or No-Go decision in mid-June 2020.

**Figure 2: Future Timeline**



If the Recreation Club development was to proceed, SLRS currently envisage the following building timeline:

Stages	Description	Months	Start Date	End Date
1	Planning	6 Months	1/7/2020	31/12/2020
2	Council Permits	6 Months	1/1/2021	30/6/2021
3	Tender	4 Months	1/7/2021	31/10/2021
4	Build	18 Months	1/11/2021	1/5/2023
5	Grand Opening	June 2023		

Note: This estimated GO timeline equates to 34 Month's

Discussions in relation to the Head of Agreement with the Sanctuary Lakes Golf Club are ongoing and this process is running in parallel with the Prospective Recreation Club Development.

### Summary

We would like to remind all lot owners and residents that SLRS continue to look for an option that provides the best value for money, the best service offering and offers the best results for all lot owners and residents – based on lot owner input.

We continue to encourage all lot owners to have their say at each consultation opportunity.

We thank you again for your input to date, which has allowed SLRS to move to the next stage of this project. We look forward to providing you with future updates in our newsletter.





## 8 MONTHS TO GO

The copper telecommunications network will be switching off in June 2020. This will cause many existing Telstra/Optus phone lines to cease operation.

This means any home which has not had its alarm panel upgraded with an NBN compatible (PermaConn) communicator will NO LONGER report to the Monitoring Station, which includes smoke alarm monitoring.

Did you know if you have already connected to NBN and **not** installed your PermaConn alarm communicator it may not be reporting correctly – in most cases not reporting at all.

For more information please check out the Security page on our website <https://www.sanctuarylakesresort.com.au/index.php/resortfacilitie/security>, or call 9394 9472 to speak with our security team.



## REC CLUB - CONDITIONS OF ENTRY

As part of responses received from lot owners during the initial consultation for the Prospective Recreation Club Development, SLRS have received feedback that non-residents may be using the gym.

We would like to remind all residents, that every person over the age of 16, must present their valid access card to enter the Recreation Club – “1 person per card”.

If you do NOT have a valid access card, you will be refused entry into the Recreation Club by staff.

When attending the Recreation Club, please ensure you bring your Sanctuary Lakes Resort access card to avoid disappointment.

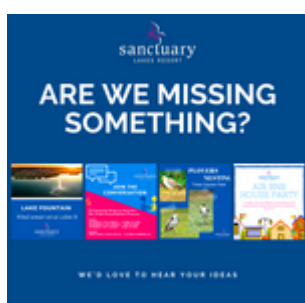
Please take a moment to read through the Recreation Club Conditions of Entry and Rules, which are on our website and displayed around the Recreation Club.

We thank you for your understanding on this matter.

## ARE WE MISSING SOMETHING?

Is there something you would like to see on our social platforms or in our newsletter that we're currently not including?

Please send through your suggestions, we'd love to hear from you.





## INTRODUCING OUR NEW SLRS DIRECTOR - SUSAN MCINTYRE

SLRS Board is pleased to be able to welcome Susan McIntyre as a new Director of Sanctuary Lakes Resort Services.

Susan has been a long term Sanctuary Lakes resident and is well-known amongst the Sanctuary Lakes, Point Cook and broader Wyndham Community. Susan has been involved in the SLR community and matters for many years and is currently the Authorised Representative for the Super OC (511700w oc1), this will be her second year on the committee.

Susan brings a valuable wealth of knowledge, expertise and experience to the team and is involved in many community groups and committees. Susan has demonstrated strong leadership in the Point Cook Pop Up Park, Point Cook Action Group, Christmas at the Lakes, Ladies that Lunch, and Neighbourhood Watch.

Please join me in welcoming Susan and wishing her the best as our new director. The Board is looking forward to Susan attending her first Board meeting shortly.

**Craig Pitts - Chairperson.**

**Sanctuary Lakes Resort Services.**



Susan currently resides in Regatta (Stage 37) and has been living in Sanctuary Lakes Resort since 2011.

Susan moved with her family from the UK where she qualified as a Solicitor and then worked in the retail sector for 18 years specialising in Human Resource management.

Susan has a love of community, helping to advocate, connect and collaborate to deliver workable solutions that have a positive local impact.



## ACTIVE OC COMMITTEES

The 28 day interim period has now closed for the 43 AGM's that were held in August. As such we have now updated our website with the current Chairperson and Authorised Representatives email addresses for each owners corporation.

An email sent to the email address shown will go to each committee member. Administrative matters concerned with levies and related matters should be directed to the OC Manager at [ocmanager@sanctuarylakes.com.au](mailto:ocmanager@sanctuarylakes.com.au).

Please note that some committees have not confirmed their Chairperson as yet, once they have confirmed we will update the website.

To contact the committee of your owners corporation (OC), you need to know the identity of your OC.

Your property title which is included in the documents you received when you purchased your land or house, shows the Plan of Subdivision (PS) in the format of six digits plus one letter. Within that PS, there is an OC number which is generally in the range of one to six.

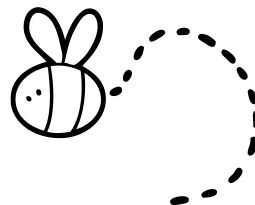
Your property details also appear on your annual owners corporation fee notice. This table shows the property details that enable you to identify your OC.

At this time not all OC's have a functioning committee, where there is not a functioning committee, you will receive a response from the OC Manager for your OC.

To view a full and larger version of this table please click [here](#) to visit our website.

Stage	Owners Corporation	Plan of Subdivision	Committee Chairperson	Authorised Representative	Email address
Stage 01 St Andrews Park	OC#1	401006D	John Anderson	John Anderson	<a href="mailto:oc1ps401006D@sanctuarylakes.com.au">oc1ps401006D@sanctuarylakes.com.au</a>
Stage 01 St Andrews Park	OC#2	401006D			<a href="mailto:oc2ps401006D@sanctuarylakes.com.au">oc2ps401006D@sanctuarylakes.com.au</a>
Stage 02 St Andrews Precinct	OC#1	401008Y	Kevin Birtles	Kevin Birtles	<a href="mailto:oc1ps401008Y@sanctuarylakes.com.au">oc1ps401008Y@sanctuarylakes.com.au</a>
Stage 02a St Andrews Precinct	OC#1	404770W			<a href="mailto:oc1ps404770w@sanctuarylakes.com.au">oc1ps404770w@sanctuarylakes.com.au</a>
Stage 02a St Andrews Precinct	OC#2	404770W			<a href="mailto:oc2ps404770w@sanctuarylakes.com.au">oc2ps404770w@sanctuarylakes.com.au</a>
Stage 03 Sandpiper Island	OC#1	403708H	Paul Von Harder	Paul Von Harder	<a href="mailto:oc1ps403708H@sanctuarylakes.com.au">oc1ps403708H@sanctuarylakes.com.au</a>
Stage 03 Castaway	OC#2	403708H	David Roberts	David Roberts	<a href="mailto:oc2ps403708H@sanctuarylakes.com.au">oc2ps403708H@sanctuarylakes.com.au</a>
Stage 03 Beachcomber	OC#3	403708H	Tom Parkinson	Tom Parkinson	<a href="mailto:oc3ps403708H@sanctuarylakes.com.au">oc3ps403708H@sanctuarylakes.com.au</a>
Stage 04 Medallion	OC#1	401009W	Trevor Page	Trevor Page	<a href="mailto:oc1ps401009W@sanctuarylakes.com.au">oc1ps401009W@sanctuarylakes.com.au</a>
Stage 04 Medallion	OC#2	401009W	Abbegail Holmes	Abbegail Holmes	<a href="mailto:oc2ps401009W@sanctuarylakes.com.au">oc2ps401009W@sanctuarylakes.com.au</a>
Lot M Sandlewood Apartments	OC#1	506874Q	Brian Cottam	Dean Graham	<a href="mailto:oc1ps506874Q@sanctuarylakes.com.au">oc1ps506874Q@sanctuarylakes.com.au</a>
Stage 05 Swingers Green	OC#1	433003E	Rob Wallace	Rob Wallace	<a href="mailto:oc1ps433003E@sanctuarylakes.com.au">oc1ps433003E@sanctuarylakes.com.au</a>
Stage 06 Heron Island	OC#1	412931D	Kelvin Cheong	Kelvin Cheong	<a href="mailto:oc1ps412931d@sanctuarylakes.com.au">oc1ps412931d@sanctuarylakes.com.au</a>
Stage 07 Grand Canal	OC#1	417942V			<a href="mailto:oc1ps417942v@sanctuarylakes.com.au">oc1ps417942v@sanctuarylakes.com.au</a>
Stage 07 Grand Canal	OC#2	417942V			<a href="mailto:oc2ps417942v@sanctuarylakes.com.au">oc2ps417942v@sanctuarylakes.com.au</a>
Stage 07a Grand Canal	OC#1	417931B			<a href="mailto:oc1ps417931b@sanctuarylakes.com.au">oc1ps417931b@sanctuarylakes.com.au</a>
Stage 07C South Shore Gdns	OC#1	511024M	Brett Hernadi	Brett Hernadi	<a href="mailto:oc1ps511024M@sanctuarylakes.com.au">oc1ps511024M@sanctuarylakes.com.au</a>
Stage 08 Pinnacle	OC#1	417943T	Michael Szulc	Michael Szulc	<a href="mailto:oc1ps417943T@sanctuarylakes.com.au">oc1ps417943T@sanctuarylakes.com.au</a>

# COMMUNITY NEWS



## WHY DO HONEY BEES SWARM?

Swarming is the natural way for a colony of honey bees to reproduce. The queen leaves the hive with around half the population of her worker bees to establish a new colony elsewhere. This occurs usually in early spring through summer.

### What do honey bees do after swarming?

On leaving the original colony, the swarm will cluster as a group on a shrub, a tree branch or sometimes a fence, usually only about within 10 meters of the hive they have swarmed from, but sometimes they tend to fly a longer distance and cluster higher up.

After they have “re-grouped”, a few bees will seek out a suitable cavity where they can start their new colony. Once found, the queen and the whole cluster move in and start setting up their new hive. This all happens in a matter of a few hours. If they can’t find a suitable cavity, the bees will start building combs and remain as a colony in the open.

### What do you do when a swarm of bees arrives on your property?

Please don't panic!



Despite the thousands of bees buzzing around, **THEY ARE NOT ON THE ATTACK!**

Keep children and pets inside until the bees have clustered. After that, it is quite safe to be outside, and it is an amazing sight to see close up.

Please **DO NOT CALL** Pest Control. They will usually exterminate the bees.

Try to arrange for a beekeeper to have the swarm safely removed (contacts below).

In the meantime, do not attempt to move the swarm by hosing it, throwing stones or any other method, that will just make it harder for the beekeeper.

Bee keepers that service the area can be found here:

<https://aussieapiaristsonline.net/melbourne-area.html>

some charge a fee, some don't, but if you ring pest control, they most definitely do charge.



Written by Marion Flomm (Resident Bee Enthusiast).



# WHAT'S ON

## Around Sanctuary Lakes



### Sea Grass

Over the past fortnight 28.75 tonnes of sea grass was taken to the tip for recycling.

The sea grass is dropped in a special area at the tip which is allocated to Veolia. It is then transported to their recycling plant at Bulla for processing.

### Replacement Irrigation Valves

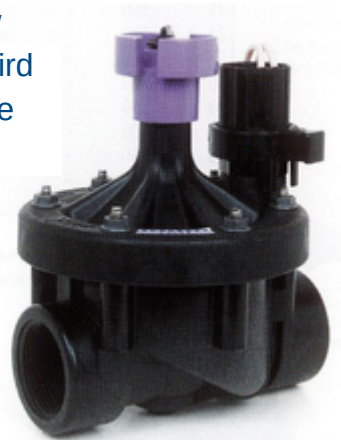
In the month of September we installed 20 new Rainbird recycled water scrubber valves.

Normally we would change over 40-45 valves per year. So 20 last month has been a big effort.

The reasons we install new valves are:

1. The valves installed by the developer are not suitable for recycled water. Recycled water is a lot harder than potable water and hence is harder on parts.
2. Old valves tend to leak.
3. Old valves also stick open more often, which leads to sprays, garden bed lines and tree lines being stuck on and running all day-night.
4. New scrubber valves are self-cleaning which is important due to accumulation of fine particles in the recycled water.
5. New scrubber valves have a longer life span and require less maintenance.

New  
Rainbird  
Valve



Old  
Style  
Valve



### Tennis Court Retaining Wall

Retaining wall works are continuing along the footpath at the tennis courts.

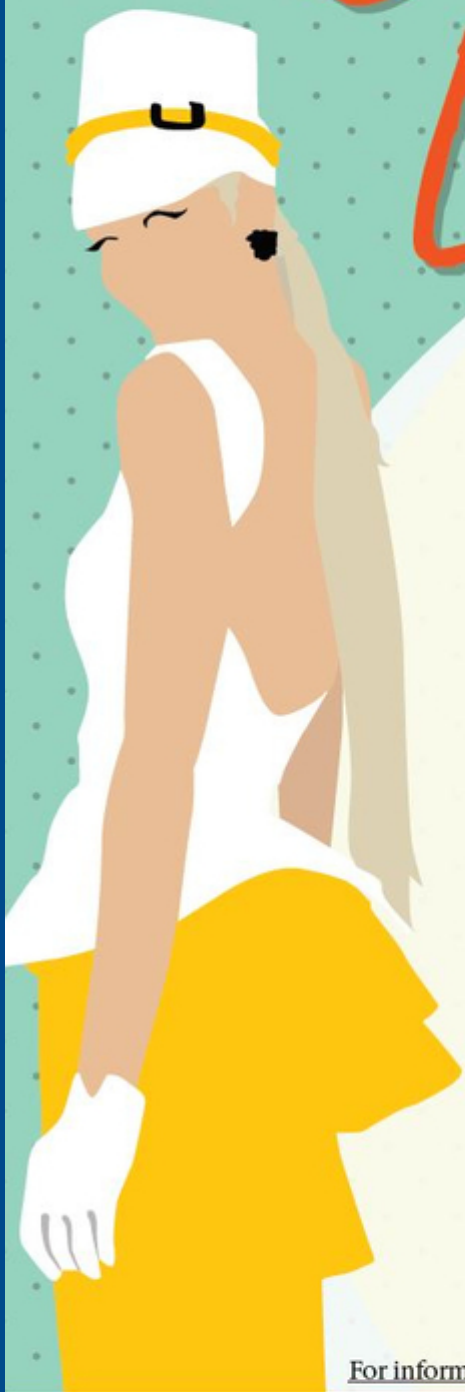


# COMMUNITY NOTICEBOARD

To advertise contact: [communications@sanctuarylakes.com.au](mailto:communications@sanctuarylakes.com.au)

\*conditions apply

## Oaks Day Luncheon



<b><u>DATE</u></b>	Thursday 7th November 2019
<b><u>TIME</u></b>	12pm until 4pm
<b><u>LOCATION</u></b>	The Views Bar & Grill Werribee Park Golf Club
<b><u>COST</u></b>	\$60 per person

Join Cancer Crusaders for a race day extravaganza.

Day includes 3 course meal, a glass of sparkling on arrival, sweeps, raffles, fashions on the field and best hat competition.

Cancer Crusader's is a Royal Children's Hospital Auxiliary.

100% of all donations that we receive go directly to the Royal Children's Hospital Cancer Centre. It is here that Cancer Crusaders are funding a Brain Tumour Clinical Trial Project.

Since we have been funding this project the percentage of kids being offered a trial has risen from less than 7% to more than 94%.

Please help us make sick kids better.

**BOOKING** <https://www.trybooking.com/539500>

*Drinks available at bar prices*

**For information contact** - [secretary@cancercrusaders.org.au](mailto:secretary@cancercrusaders.org.au)



cancer  
**CRUSADERS**  
Funding the Fight

[www.cancercrusaders.org.au](http://www.cancercrusaders.org.au)

[SANCTUARYLAKESRESORT.COM.AU](http://SANCTUARYLAKESRESORT.COM.AU)