

# BINGARA *living*

**AUTUMN EDITION**

## **WHAT'S INSIDE?**

### **LIVING IN A COMMUNITY SCHEME**

What is a Community Scheme?

### **RESIDENTS NEWS**

Your Committee Members

### **EVENTS IN BINGARA**

# FROM THE CLUBLINKS TEAM

## Meet the Bingara Gorge Team



**Kurt Gagan**  
Venue Manager



**Stephanie Chenery**  
Strata Manager



**Marisa McKinnon**  
Community Relations Coordinator  
*Marisa joined the Clublinks team in January as Community Relations Coordinator. Prior to joining us, Marisa held roles in real estate sales, marketing and operations.*



**Jemima Morgan**  
Community Relations Assistant



**Damien Roberts**  
Golf Operations



**Jayde Caldwell**  
Golf Operations



**Adam Kelly**  
PGA member and golf professional



## Join us on Social Media

Bingara Gorge Communities has a Facebook and Instagram page. Keep up to date with events and information for residents of Bingara Gorge.

## LET'S GET SOCIAL

Keep up to date with what is going on in Bingara Gorge.



@BingaraCommunities



@BingaraGolf



www.bingaraliving.com.au

# LIVING IN A COMMUNITY SCHEME

## What is a Community Scheme?

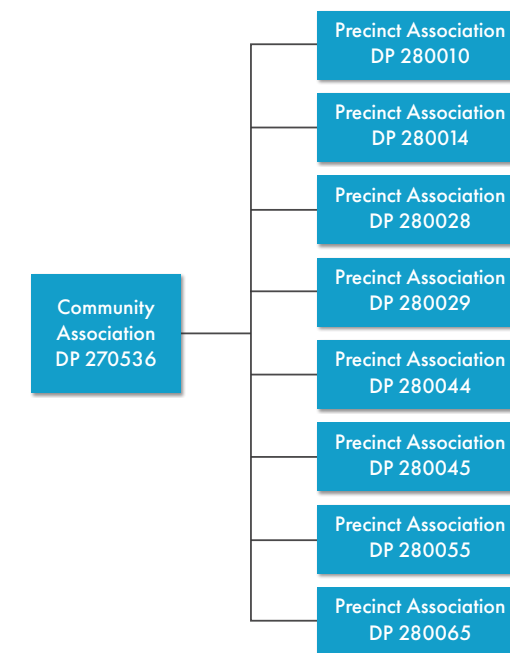
In the simplest terms a Community Scheme is a structure where lot owners maintain their own property (house and lot) and also contribute to the maintenance and costs of any Association Property included in their scheme by the way of levies.

Association Property can be in the form of community buildings, pools, gymnasium, parks and gardens, recreational facilities and more.

## The Structure of Bingara Gorge

Bingara Gorge is made up of 9 Associations: The Community Association and 8 Precinct Associations. The Community Association is responsible for the overall control of the Community Scheme in accordance with the Management Statement. Each Precinct Association is responsible for the overall control of and local issues affecting its Precinct Scheme in accordance with the Community Management Statement and its own Precinct Management Statement.

## The Structure of Bingara Gorge



## Community and Precinct Management Statements

Community Management Statements are mandatory statements that include particular rules associated with the Community Title Scheme. Bingara Gorge has two Management Statements, the Community Management Statement (CMS) and the Precinct Management Statement (PMS). The Community Management Statement is the overarching statement for the whole community, and the Precinct Management Statement may contain by-laws specific to the precinct in which a resident resides.

The terms of the management statement are binding on the Community Association, each Precinct Association and by extension each person who is a proprietor or lessee, in other words, anyone who resides in Bingara Gorge.

The CMS and PMS contain by-laws relating to (for example):



The Controlling Committees



Traffic and parking laws



Restrictions on use and access to the common property and facilities



Keeping of animals



Architectural standards and landscaping



And various other matters regarded as importance to the Community Scheme

It is important that you familiarise yourself with the CMS and PMS documents, and by extension make them available to the tenants of your property in the event your Bingara Gorge property is for investment purposes.

You can find the CMS and PMS on the My Community Portal or contact Pulse Reception for a copy.



# RESIDENTS NEWS

## Meet your Community Association committee members

Christine Neilsen (Chairperson) – Pembroke  
Michael Maher – Fairways  
Tracey Forest – Greenbridge  
Michael Van Den Eynden – Highlands  
Racheal Rashbrooke – Greenbridge East  
Christopher Khalil – Fairways East  
Rod Hitchenson – Golf Park  
Sarah Hart – Fairways Views  
Jeff Atkinson – Metro

## Word from your Chair – Christine Neilsen

It has been a busy 6 weeks for your Association Committee following the first AGMs.

The community celebrates having a voice that not only can be heard, but can also influence how we function as a community. Over the next weeks you will see calls for volunteers to the Sub-Committees which will enable all in the community to benefit from, and be involved in, decision making.

We have in your Association Committee a group of dedicated and community driven people who wish to represent you in the best way possible ensuring that our community reflects all that is best.

In this regard we invite you to express your wants, needs, positives and concerns so that we hear you. This can be done through your precinct representatives or directly to the Association Committee.

As you can imagine there has been, and will continue to be, teething problems as we emerge from a Developer controlled community to a community controlled one. But rest assured although this may take time all efforts are being made to face and resolve all that arises.

Since the elections the Association Committee has been looking at and considering numerous matters.

## EVENTS IN BINGARA

What events, social activities or social groups would you like to see in Bingara Gorge?

As you know Bingara Gorge is all about community living. Now we are finally out of lockdowns, we would love feedback/suggestions on what events and social activities and groups you would like to attend so we can work on the social calendar for the remainder of the year in conjunction with the social/community engagement sub-committee.



Some of these include:

- requesting Lendlease for a formal agreement to use and pay for the Pulse Facilities whilst it remains under their ownership
- writing to Lendlease to request documents that remain outstanding
- drafting a Code of Conduct for Association Committee members
- establishing co-ordinators to review: the Community Management Agreement and Community Lifestyle Agreement
- considering sub-committees that may need to be established eg, Landscaping, Contracts, Compliance, Security, Social

Future benefits will include a sense of belonging, the enjoyment of better services, greater level of input into management, better maintenance, improved landscaping standards and improved compliance of Building and Siting requirements.

Once the Pulse Facilities are in the ownership of the Community we can be responsive to current and future needs of the Bingara community.

Thank you to all those who have been supportive and understanding of this process.

We look forward to continuing to work for the benefit of all.  
Chris Neilsen

Scan the QR code and complete the form so we can work on what July 2022 – June 2023 looks like event/social wise.



## EASTER EGG HUNT AND BUNNY VISIT

A big thank you to all who attended the Easter egg hunt and Easter bunny visit at the Pulse playground on Wednesday 13th April. The weather gods looked down on us favourably and gave us a great afternoon that was perfect for the event. We had nearly 170 kids registered for the event, it was a great turnout.

### A few fun facts for you

- 1,000 hollow eggs equalling approx. 17kgs of chocolate were placed out
- 23kgs of the small mixed eggs were placed out
- A TOTAL of nearly 40kgs of chocolate!!!!



## CANDLE MAKING CLASS

We had Alex from Wick'd Candles, who is a long-term Bingara Gorge resident, hold a school holiday activity on the morning of Wednesday 13th April on the big table in Pulse reception. We had 15 local kids attend where they created cool, non melt candles to take home. Feedback from parents was great and cost per child was \$20 including a free coffee for parent/carer attending which went direct to Alex as the business owner.

*Keep an eye out for what we will have planned for the July school holidays!*



## UPCOMING EVENTS

**FRIDAY 13<sup>TH</sup> MAY**

Tasty tunes & resident information expo

**THURSDAY 19<sup>TH</sup> MAY**

Biggest Morning Tea at Pulse

**SATURDAY 4<sup>TH</sup> JUNE**

Outdoor cinema & resident information expo

**SATURDAY 2ND JULY**

Family fun night out

Further details on upcoming events reach out to the communities team at [communities@bingara.net.au](mailto:communities@bingara.net.au) and keep an eye out on our socials for details.



# BINGARA GORGE UPDATE FROM METRO PROPERTY

## New Land Under Construction

Construction on the new precincts has been progressing well. Despite the recent wet weather, these new neighbourhoods (featuring over 400 blocks of land) are on track for completion as planned:

- Greenbridge East registration May 2022
- Ridgeline 6AB registration August 2022
- Fairways North 8AF registration September 2022
- Fairways North 8B-8E registration in first half of 2023

## New Parks

Two new parks are now under construction at Bingara Gorge. An abundance of recreation facilities will soon be ready for you to enjoy with both parks due for completion in the third quarter of 2022.

Incorporating requests from local residents, the new parks will feature BBQ and picnic areas, playgrounds for toddlers and children, basketball hoop, skate park, dog parks for small and all breeds with agility equipment, and large green spaces to run, jump and kick a ball around.

## Development Applications

Metro will soon be lodging DAs for the new Country Club (near the Pulse facilities) and a new Retail Centre on the corner of Pembroke Pde and Greenbridge Drive. Further information will be provided during the exhibition period and throughout the DA process.

## Sponsorships

Metro is pleased to support a number of local sporting associations:

- South West Sydney Academy of Sport - sponsorship of the Academy's Netball program
- Camden Rugby Club
- Wilton Netball Club

Metro is a strong advocate for creating communities that place an emphasis on health and wellbeing. Keeping active plays an integral role in assisting both physical and mental wellbeing and Metro looks forward to supporting these important initiatives in the local community.



**// Sport plays an important part in shaping young minds and helps lay the foundations for success later in life. //**

Jeff Atkinson  
Bingara Gorge Project Director



Artist impression of Greenbridge East Park



Artist impression of Bingara Gorge Park

## Owners Portal

Bingara Gorge uses a community management software called My Community which provides clients with an online owner's portal. Each owner is assigned an account using a preferred email address and password once notification of settlement is received.

The owner's portal will allow you to view and request changes to your contact details and is a valuable resource for information regarding your community and includes downloadable versions of the Community and Precinct Management Statements, minutes of meetings, forms and information sheets. You can access the Owner Portal by visiting our website [www.bingaraliving.com.au](http://www.bingaraliving.com.au) then selecting Strata > Owner's Portal



# BINGARA GORGE GOLF COURSE



## WALKING ON THE GOLF COURSE



Please call the golf shop before entering on **4630 8500**. This helps us manage where people are at any given time.

Always walk on the 'paths', where provided.



Always walk along the side of the golf holes, not in the middle on the shortcut grass (fairway).

Always walk the direction the golf hole would be played.



Dogs must always be kept on a leash.

**PLEASE OBEY THESE RULES SO TOGETHER WE CAN ENJOY THE BEAUTIFUL AREA, AND BE SAFE.**

## Bingara Gorge Golf Course Autumn/Winter

Monday	9.00am – 5.00pm
Tuesday	9.00am – 5.00pm
Wednesday	8.00am – 5.00pm
Thursday	9.00am – 5.00pm
Friday	8.00am – 5.00pm
Saturday	7.00am – 5.00pm
Sunday	8.00am – 5.00pm

## Events/comps coming up

- Golf Lessons with our resident PGA Pro Adam Kelly
- The 2022 Bingara Winter Golf Series starts Saturday 4th June



## MEET ADAM!

Adam is our newest team member within the golf operations team and has been a great addition to the team and he is currently here Fridays and Saturdays. He is available for golf lessons and will be holding kids golf clinics in school holidays. Feel free to reach out to Adam on 4630 8500 or via email [adamkelly@pgamember.org.au](mailto:adamkelly@pgamember.org.au)

## 3 Quick Questions

Do you have a favourite place in the community?

Beatty Street Xmas lights.

What are your favourite sports?

Golf, Cricket, F1, NRL and BPL.

Have you ever had a nickname, what is it?  
AK.

SHARE IN \$650 WORTH OF PRIZES!

**THE BINGARA**  
*Winter*  
**GOLF SERIES**

RESIDENTS AND GUESTS WELCOME!

GET INTO THE SWING THIS WINTER WITH OUR WINTER GOLF COMPETITION



## Have you recently moved into the estate?

If so, make sure you come down to Pulse at 50 The Irons Drive to get your access card to be able to use the gym, pool, tennis/basketball courts and playground. The communities team look forward to meeting you and giving you a tour of the facilities.



## CONTACT US



### YOUR LOCAL BINGARA GORGE CLUBLINKS TEAM

#### Communities Team General Enquiries email

[communities@bingara.net.au](mailto:communities@bingara.net.au)

#### Kurt Gagan | Bingara Gorge Venue Manager

[kgagan@bingara.net.au](mailto:kgagan@bingara.net.au)

#### Stephanie Chenery | NSW Strata Manager

[schenery@clublinks.com.au](mailto:schenery@clublinks.com.au)

#### Marisa McKinnon | Community Relations Coordinator

[mmckinnon@bingara.net.au](mailto:mmckinnon@bingara.net.au)

#### Clublinks National Communities

##### Anthony Edgar | National manager

##### Operations and commercial development

[aedgar@clublinks.com.au](mailto:aedgar@clublinks.com.au)

#### Golf Shop

[golfshop@bingara.net.au](mailto:golfshop@bingara.net.au)

#### Pulse at Bingara & Bingara Gorge Golf Course

4630 8500

Your Community & Precinct Association Managing Agent is Clublinks

Please contact [communities@bingara.net.au](mailto:communities@bingara.net.au) or phone 02 4630 8500 for enquiries relating to items like levy notices, payment plans and debt recovery.

- Communities is closed on Public Holidays



@bingaracommunities



@bingaracommunities

### AUTUMN PULSE FACILITIES OPENING HOURS (1/4/22 – 30/6/22)

Gym	5:00am – 11:00pm
Pools	6:00am – 6:00pm
Playground	6:00am – 6:00pm
Tennis Courts	6:00am – 9:00pm

#### Pulse Cafe

Pulse Café is open during Bingara Gorge Golf hours of operation.

### USEFUL CONTACTS

#### Wilton Recycled Water/Veolia

Email: [enquiries@contact.wiltonrecycledwater.com](mailto:enquiries@contact.wiltonrecycledwater.com)

Contact number (General): 1300 110 238

Contact number (Faults & Emergencies): 1300 552 120

#### MA Security Monitoring Centre

1300 557 690

#### MA Security Local Patrol Guard

0409 145 000

#### ESP Security

Scott Baker 0409 360 858

Charlotte Baker – Customer Service Manager

1300 855 406/0428 141 882

#### Wollondilly Shire Council

02 4677 1100

Stay connected with what is going on within Bingara Gorge weekly with our resident Bingara Living newsletter, email the [Communities@bingara.net.au](mailto:Communities@bingara.net.au) to subscribe.