

Owners Corporation

Newsletter

August 2026

Community Management Statement and Street Parking

We would like to inform residents that the roads within our estate are privately owned and maintained by the Community Association, not the local Council. The use of these roads is governed by the Community Management Statement and the applicable by-laws. This statement is clear; community roads are designated for visitor parking only. Residents are not permitted to park on community roads and must park within the car spaces allocated to their lot.

Residents do not have any entitlement to park on community roads, regardless of any permits, flyers or information that may be circulated within the community.

All residents and visitors are expected to comply with these requirements. Continued non-compliance may result in enforcement action being taken in accordance with the Community Management Statement and the by-laws.

Parramatta Light Rail Stage 2

Stage 2a

Parramatta Light Rail Stage 2a will extend the existing Stage 1 line from Parramatta CBD to Wentworth Point, passing through Camellia, Rydalmere, Ermington and Melrose Park. This stage will include 4.5 km of dual track, nine stops, a new active transport bridge, and an expanded Stabling and Maintenance Facility.

The first phase of this project, the Parramatta Light Rail Stage 2 Enabling Works, is currently underway. A major component of this phase is the construction of a 320-meter bridge connecting Melrose Park to Wentworth Point. As you may have already noted, construction of this bridge began in 2025.

This marks the first major bridge crossing the Parramatta River since the Ryde Bridge was completed nearly 40 years ago. The Enabling Works package will also see upgrades to surrounding public spaces.

Other components of this phase include:

- Decommissioning and removal of a redundant pipeline in Melrose Park,
- Relocation of overhead powerlines,
- Road reinstatement works, including median restoration, rigid pavement construction and asphaltting, and
- Utility, geotechnical and contamination investigations on Hill Road.

Procurement activities have commenced in 2026, and main construction is expected to follow the enabling works already underway.

Stage 2a has a completion target of 2031.

Stage 2b

Parramatta Light Rail Stage 2b will extend the line from Wentworth Point to Sydney Olympic Park. This section is not yet funded and will depend on future government investment decisions. There is currently no confirmed construction or opening timeline for this segment.

Podium Level Gates

Your strata committee has, for some time, been concerned that the open grassed area surrounding the water feature and internal area remains freely accessible to members of the public, including people walking their dogs. This unrestricted access also presents a potential security risk to residents in the neighbouring apartments.

At our Extraordinary General Meeting (EGM) in March of this year, owners approved the concept of installing security gates at the top of both entrance stairways to restrict public access while maintaining convenient access for residents. The gates will be fitted with swipe-card access for residents.

The Committee is currently considering several design options and obtaining quotations before making a final decision.

Further details will be provided to all residents once the design has been finalised and approved.

Other Works/Expenses

Other works and expenses that the committee and building manager have approved include:

- Tiling repairs in the pool area surrounds, the pool pumphouse and in the water features in the podium level have been completed.
- Irrigation repair works to disconnected and damaged lines have been completed.
- Pool filtration pump #2 has been replaced.
- Annual RPZ / Backflow testing has been completed.
- Hot Water Heater #2 has been approved for replacement.
- Car Wash Bay Oil Separator has been approved for a pump out and clean as there is significant oil buildup effecting the system.
- Miscellaneous works such as repairing water leaks and repairing intercoms have been completed.
- Regular maintenance: fire safety, roller doors, lifts, pool and water features, landscaping and pest control.