



REGATTA WHARF

November Newsletter



Christmas get-together

Please save the date of **Thursday 5 December at 5.30 pm** to celebrate the end of year with your neighbours. Details will be provided later.

10 km/h Car speed

New signage highlights our driveway and carparks as shared car/pedestrian zones.

- Driving at **10 km/h requires concentration at all times**
- Speeds above 10km/h increase the chances of a severe injury or even death
- Observe the STOP sign to check for pedestrians on the footpath in Refinery Drive
- Please **DRIVE SLOWLY at all times**

Pets

We are a pet-friendly strata but recently there have been too many reports of unleashed dogs, excessive noise (barking) and soiling of paths and sandstone walls. If you have a pet, you have a responsibility to observe the by-laws. For any pet, an application must be completed and the pet approved by the Strata Committee. Contact Acumen or obtain the form on-line.

Sewerage

You are reminded that only **PEE, POO, and TOILET PAPER** are to be flushed down the lavatories. Anything else causes expensive blockages. Remember **no wipes** of any sort as they do not break down and will block the pumps. For additional information please see [Sydney Water](#)

Flexi hoses

Have you complied with the flexihose remediation programme? Unsure of what needs to be done? Contact [Joseph](#) for advice. Be on the lookout for any sign of leaks - no matter how small. A wet patch under a sink cupboard; a stain on a ceiling; a damp, musty smelling wardrobe - all could be indicators of water penetration. Notify Joseph as soon as possible so that a small issue does not become a major disaster.

With the coming holiday season, if you are going to be away, we recommend you turn off your water if possible and ask neighbours to periodically check your apartment.

Ensure Joseph has details for emergency access to your apartment.

The "**Welcome to Regatta Wharf**" booklet has been updated. It has detailed information on many aspects of living at Regatta Wharf and is a useful reference for all residents, not just those who are new. A link will be emailed to everyone next week - please look out for it and note the changes.

Lithium battery charging

Owners of an electrically powered personal transport device which uses a lithium-ion battery (such as an e-bike) are reminded of the fire risk associated with these devices. Regatta Wharf has a by-law which requires devices and batteries to be compliant with Australian standards, charged using safe charging practices and to be registered with the building manager. Owners must also disclose these on their individual insurance policies.

Occupational Health and Safety risks (OH&S)

This is everyone's responsibility. Advise Joseph of any potential risk such as:

- light bulbs not working.
- speeding drivers endangering others
- frayed carpets or other trip hazards
- contractors using unsafe work practices
- items left lying around that could cause accidents or restrict access

Be assured that all matters raised will be noted and dealt with as soon as possible.

Sustainability

Solar for strata buildings has been in the news. In 2022, Regatta Wharf used a government grant to determine feasibility of Solar. A detailed study concluded that the roof area and structure does not allow installation of panels that would make a meaningful contribution. No feasible alternatives were identified. The Sustainability sub-committee is currently exploring the possibility of converting hot water supply from Gas to Heat Pump technology. A grant from the Sydney City Council is helping us investigate. There would be a significant capital cost; however, the systems are long lasting and produce energy savings as high as 70%.

Loading Dock and Recycling / Waste Bay.

There are a number of initiatives to recycle what we can. Sadly, we are constantly thwarted by people unable to observe correct recycling and who pollute recyclables with inappropriate disposals (batteries and plastic coffee capsules in the Nespresso recycling box, plastic, and general garbage in the green bins, etc.)

To reduce waste placed in the loading dock on Level 2, we ask residents to ensure discarded items are put in the correct bins and where possible to recycle.

In the Loading Dock there are specific bins for:

1. Cardboard – yellow lid bin
2. Green waste – ensure only green waste and **NO** plastic bags
3. Light globes
4. Small electronics and batteries – a tray
5. Useable clothing & shoes for recycling – large white bin
6. Nespresso aluminium coffee capsules (no other brand capsules)

There is also an area set aside for larger items. Our cleaners arrange periodic council pick-ups. Items that **MUST NOT** be left there - mirrors and glass, building materials, CHEMICALS, CAR BATTERIES AND CARPETS. **Food scraps** may be discarded in the maroon lid bin on P1 near the goods lift. [Click on this link and scan QR Code to participate in food scraps sustainable disposal](#)

The City of Sydney provides further information on waste management, including [Ultimo recycling pop-up](#) and [Doorstep recycling service](#). When you book a collection, you may nominate the covered side entrance to Regatta Wharf on Refinery Drive.

The Strata committee looks forward to seeing as many residents as possible on Thursday 5 December 2024 for the Christmas get-together.