



CULLEN BAY ESTATE

The Cullen Bay Courier

SEPTEMBER 2009

Quarterly Newsletter for Residents

Welcome all to the first edition of the Cullen Bay Courier, a newsletter that will be specially targeted for residents and landowners of Cullen Bay to keep you up to date with some of the exciting things that are happening and will be happening in and around our favorite Darwin Suburb Cullen Bay. As I am sure you are aware, the CBMMC is not just responsible for the day to day running of Cullen Bay, but is also very active in improving the overall aesthetics and safety of Cullen Bay, primarily for the

enjoyment and benefit for our valued residents. The feedback that we have been getting has been so positive that the CBMMC Board has instructed me to be more active in letting everyone know what we have planned for the future, so here we are. This issue will deal with a couple of the things that we have achieved over the past couple of months, and a couple of major things that are about to start to happen. I trust that you will find some of these things interesting and look forward to being able to present



to you every quarter another newsletter.

Robbie Standaloff

General Manager. C.B.M.M.C.



A major project for 2009 will be the installation of a new sealing system for the Cullen Bay Lock, with works now being scheduled to commence the 28th of September and taking an anticipated six weeks. Many residents will remember the lock repairs that were done some four years ago by KBR and Neptune Marine.

Lock Repairs scheduled for October

These repairs whilst primarily very successful, have had their fair share of issues and as a result of this, it has been deemed by the Committee appropriate to revisit the general design of the lock itself, and see if a better system can be employed that will overcome these issues both now and for years into the future. Local Engineer Graeme Townes has been employed and they have now designed a new system for sealing the lock that will not only relieve all pressure that the present system places on the lock sealing surfaces and door hinges, but it will also be serviceable underway thus meaning that seals will be able to be replaced by divers and the doors will not have to be lifted out every five or so years like the present system requires. This is a major project obviously that will require the removal of the gates, the removal of the present sealing system, and the installation of the new seals. The Corporation is in a very healthy financial state at the moment as the Committee

had the foresight to allow for such major projects in the future and re-structured lock fees for both private operators and Commercial Operators based on Lock usage. The result of this is that the planned works will consist of two components, being the replacing of the seals with a new sealing system, and general planned maintenance issues like the replacement of the sacrificial hinge pins and total reconditioning of all the rams and seals. All funding for these works will be taken from our special account that I am very pleased to say has funds that can easily support these works. We have also successfully also negotiated a contribution towards these planned works from the previous two contractors, thus once again reducing the cost of the planned works. All boat owners should be aware that during the lock closure and subsequent diving operations, no vessels will be able pass through the lock for the duration of the works.

STORM WATER AND DRAINS

continually have issues with some of the major stormwater where residents dump garden clippings and waste, that of course ends up either clogging drains or polluting our waterway. Once its in the marina it goes to the bottom, rots, releases tannic acid and kills fish life. We have put leave traps now in most of the stormwater drains, so please leave these as they are there to do a job, that is to simply to make the Marina a better place to live next to. Many thanks

With the wet season just around the corner all residents are reminded that all stormwater drains and kerbs in Cullen Bay, flow into the Marina, so please be careful not to put anything down the stormwater like rubbish, paints or foliage as it will all end up in the Marina.. We

Smile—your on Security Camera



The Cullen Bay Ute is now famous, being the only video equipped security vehicle in the Top End so far as we can see. Earlier in the year, we took it on ourselves to fit the vehicle with four high definition cameras that operate continually taking footage from all angles of whatever the vehicle passes. Our little Ute with its flashing yellow lights is a regular sight around Cullen Bay obviously, doing up to ten patrols of the suburb every night. The vehicle not only acts as a great deterrent to would be offenders, but also offers peace of mind to our residents, knowing that we

are out and about ensuring that all is well during the evening. We are the only suburb in Darwin to have such a service. We have already used the footage from the vehicle that has resulted in two convictions of crimes, one being a crime of violence, the other being a house break in. The news soon travels and with a couple of articles in the paper and a couple of spots on the radio, people soon have got the message that video footage is being taken in Cullen Bay, so if you are mucking up then you will be recorded and you will be convicted. The Lockies are also very active with the old

knock on the front door to let you know that your garage door is still up or the like after 11.00pm. I think about half of the houses in Cullen Bay have now had a visit from the Lockies with a polite knock on the door during the night. Open garages are an open invitation for petty crime so locking them will help us to reduce crime dramatically in the area. We are not security guards, we are simply being vigilant and trying as hard as we can to do our bit to deter crime and hopefully record anything suspicious. Your assistance is vital to help us stop crime in Cullen Bay.

CULLEN BAY AGM—22nd SEPTEMBER

A reminder that the CBMMC AGM will be held at Buzz Café at 5.30 on Tuesday the 22nd of September. It is essential that we get a quorum so we can successfully run the meeting, so if you cant attend, then it would be greatly appreciated if you could

take the time to send in your proxy so we can be assured of numbers. All lot owners are eligible to attend and vote, so if you are available Tuesday night, it would be great to see you come along. If any one wishes to discuss any matter prior to the

meeting, please do not hesitate to contact me personally on 0418 898894.

Robbie Standaloft
General Manager
CBMMC

Street Clean up hasn't gone un-noticed

We have had a lot of residents contact us and comment on our activities like water blasting the footpaths throughout the estate as well as clearing a lot of the vacant blocks that were starting to look very ordinary over the past few months. Water blasting has made such a difference that this will now be an annual event, along with the clean up of blocks with owners being back charged for our troubles. The

other news that we have for residents is that after a long debate with Landscape architects and Darwin City Council, we have all but finalised a landscaping and beautification plan for the Marina Boulevard escarpment. The plan that we have before Council at the moment includes the planting of grass type ferns, irrigation and lighting that will flow down the hill adding lines of vegetation to

this fairly barren and unattractive area. Lighting the escarpment of a night will bring a whole new dimension to this area of Cullen Bay for the many people that regular visit the restaurant precinct of an evening. Plans for the proposal are available for the CBMMC office by request. A special thanks goes to Sarah Butterworth who has been the driving Committee member behind this project.

DID YOU KNOW—OUR CONTRIBUTION TO SHARE SOME USELESS TRIVIA

The Cullen Bay lock when releasing water to drop boats at full speed can exhaust 3000 litres of water a second on a five meter fall. Assuming that an Olympic swimming pool is 50 meters long, 25 meters wide and 2m deep at one end and 3 meters deep at the other, at full exhaust we could fill an Olympic swimming pool with water in seventeen and a half minutes.