

NOTICE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

Members of Prince Henry Community

Association

DP 270427

Anzac Parade, Little Bay NSW 2036

The Meeting was held on Monday 4 August 2025
in the Frangipani Room in the Coast Centre for Seniors,
Curie Ave, Little Bay NSW 2036

Commenced at 6:00pm

MINUTES

Present	Apologies	In Attendance
John Pearson Susan Graham Pavlos Totsis Michael McIntosh Ira Williams		Ian Williams (SP 79613 - Lot 7) Avril Connoley (SP 286017 - Lot 75) June Sheriff (SP 85837 - Lot 127) Georgina Ryan (SP 85837 - Lot 127) Len Ryan (SP 86466 - Lots 52, 53, 57, 58, 59) Michelle Morgan (SP 80510 - Lot 6) Kerri Russo (SP 84782 - Lot 13) Linda Mearing General Manager, Coast Centre for Seniors (Lots 45 and 99) Helga Nilsen (SP 81878 - Lot 82) Eric Ooms (SP 86015 - Lot 51) Helen Wells (Acumen Strata) Nicole Chamberlain (Acumen Strata)
Chairperson: John Pearson		

- 1. Declaration of Interest**

Resolved that pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting noted no declaration by a member of the committee of any direct or indirect pecuniary interest and/or conflicts of interest in relation to a matter being considered at this meeting.
- 2. Minutes**

Resolved that the minutes of the Association Committee Meeting held 16 June 2025 be confirmed as a true and accurate account of that meeting.
- 3. Financial**
 - a) Report:** Resolved that the financial accounts ending 31 July 2025 be tabled and received.
 - b) Aged Arrears:** Resolved that the aged arrears report be noted and received.

The Treasurer addressed the meeting on the above.

c) **Matters from
Prior Meeting**

That an update relating to the matters raised in the prior meeting be provided:

a. **Site Monitoring Issues**

- i) **Basketball Apparatus on 8 McMaster Place (DP 286017)**
Further proposal made by tenant for portable, foldable basketball hoop via their managing agent. The scheme manager for the Neighbourhood had advised that the application had not been approved by its committee. The application will be addressed at a future Association Committee meeting once the scheme manager provides a written update.
- ii) **Memorial Clock maintenance**
On 31/07/25 Crowns Lands advised that repairs had been completed and the correct time is now reflected and confirmed by Susan Graham. Crown Lands advised that some regular maintenance will be ongoing for the next few months to ensure the clock is working properly.

b. **Lots 128 and 130 (14B and 20 Murra Murra Place)**

Correspondence was received 04/07/25 from Crown Lands. The status of the new ownership has been confirmed. The Association Committee met with the owner, the La Perouse Local Aboriginal Land Council (LPLALC) and they were invited to the next Association Committee meeting. It was noted that LPLAC had advised it had no immediate plans for developing the lots.

c. **Bays and Beaches Precinct Meetings:** It was agreed that the following roster be adopted:

20 August 2025 – Ira Williams (confirmed by Ira Williams)
15 October 2025 – Michael McIntosh
26 November 2025 – Pavlos Totsis

It was noted that attendance may change closer to the dates.

d) **Association
Committee
Casual Vacancies**

That the Association Committee discuss expressions of interest received to fill the two casual vacancies:

a. Expressions of interest (EOI) received

Subsidiary Scheme (Lot #)	EOI Nominee	Date of AGM
SP 80510 (Lot 6)	Michelle Morgan	25/06/25
SP 85837 (Lot 127)	Georgina Ryan	October 2025

- b. Minutes of a General Meeting of SP 80510 (Lot 6), dated 25 June 2025, appointing Michelle Morgan as the scheme's primary proxy and nominee to be considered for election the Association Committee had been received.
- c. Resolved in accordance with section 38(2) of the Act, the Association Committee voted to elect Michelle Morgan SP 80510 (Lot 6) to fill one of the two casual vacancies.
- d. SP 85837 (Lot 127) Georgina Ryan advised that the scheme will be holding a general meeting on 22/10/25 to address her appointment as the scheme's primary proxy and nominee to be considered for election to the Association Committee. Once the minutes are received, the matter will be addressed at the Association Committee's subsequent meeting.
- e. Michael Daley wrote to the Minister for Lands, The Hon Stephen Kamper, MP, on behalf of PHCA, to expedite their investigation into whether it would be appropriate to appoint the manager of the Coast Centre for Seniors as a nominee for election to the PHCA Association Committee. On 15/7/2025 PHCA received a response advising Crown Lands was close to providing a final response. An email was received from Crown Lands

on 4/08/2025 advising that an assessment of Ms Mearing's eligibility will likely require up to one (1) to two (2) months to complete.

6.DP 286017 Objection

That the Association Committee considers the document submitted by Lot 75 (DP 286017) in relation to Randwick Council's proposal for the installation of a public amenity at the south eastern section of Coast Hospital Memorial Park. It was noted that Council had advised it would arrange community consultation in due course and communicate further with the Association Committee when timing had been confirmed. It was noted that the number of objections received by Council is important in the decision-making process. Resolved that a formal proposal has not yet been received from Council for community consultation.

7. Correspondence & Applications

That the Association Committee receive the following correspondence and application and appropriate action be determined:

Correspondence		
Sender	Matter	AC Decision
Lot 75 Neighbourhood Association DP 286017	Lot 20/ 9 Meyler Close - Extensive renovations under way A Works Application has been received from the owner via their strata manager for renovations which the Neighbourhood Association approved. The works have not been reviewed by Lahz/Nimmo Architects. The Association Committee noted that all windows and external doors have been removed. The owner agreed to halt all further works to the exterior pending PHCA approval. Randwick Council was notified and the Association Committee is awaiting the result of a compliance assessment. .	Resolved that a formal application and Design had not yet been received by the Association Committee nor the Architect for review. Randwick Council advised that it will carry out an assessment of the property. An update had not been received at the time of this meeting. Acumen to follow up.
Application		
Sender	Matter	AC Decision
R Singh	Application works for a new dwelling and landscaping works at Lot 2, DP285910, 54 Gubbuteh Road, Little Bay. Final and mainly favourable review has been received from Lahz/Nimmo Architects and distributed to Association Committee members for comment. Association Committee determined at 16 June 2025 meeting that approval should be issued to the applicant's agent and to Council.	Resolved that Acumen had issued a formal approval to the owner via the scheme manager with the Architect's Review and an apology for the late communication.
Andrew Venture Pty Ltd	1 Murra Murra Place – Awaiting further architectural advice from Lahz/Nimmo Architects, as the final approved plans have not been received.	Resolved that Acumen obtain a full set of final plans that were approved in the Land &

	This application was initially approved by Andrew Nimmo and PHCA in early 2024. Council refused the application and amendments were made and submitted to the Land & Environment Court (LEC). Approval was granted by the LEC on 25 June 2025.	Environment Court from Andrew Venture PL for the Association Committee and the Architect to review.
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8. Lot 1 Valuation Acumen obtained quotes to revalue Lot 1. The Association Committee considered the quotes obtained from Keen Property (\$550) and QIA Group (\$350) and deemed it unnecessary to obtain a third. The Committee requested that Acumen issue a work order accepting the quote from QIA Group who has since carried out an inspection. Acumen will forward valuation to the Association Committee when received.

9. Site Audits Following a meeting with Randwick Council on 10 June 2025, and noting the Master Plan's intention for minimal signage, the Association Committee highlighted the need for a review of street signage. In addition, a need for significant damage repair to gutters, footpaths and roads was identified. Audits are under way for both projects and recommendations will be shared with all owners and owners' representatives, requesting feedback, before liaising with Council.

- 1) Street signage – comprising one way, 40 kph, no stopping, and yellow/white road markings (John Pearson and Susan Graham)
- 2) Damage repair – comprising kerbs, roads, non-matching infill (noting Prince Henry has a special concrete mix for repairs), and missing trees (Pavlos Totsis and Michael McIntosh)

Len Ryan (SP 86466) addressed the meeting and requested that the issues he had previously raised regarding parking difficulties, inadequate or no signage, and repairs to Curie Avenue be addressed.

The meeting was advised that during the Association Committee's meeting with Ray Brownlee, Council's GM, multiple issues were discussed including curb & guttering and footpath repairs and excessive signage. The Committee will finalise the two audit reports and distribute to all owners and owners' representatives encouraging feedback. Following community consultation, the Association Committee will write to Randwick Council requesting further consultation and action on all issues raised and discussed.

There were no objections or further comments.

10. Sub-Committee reports

- **Architect liaison**
It was noted that communication had not been received from the owner of 62 Gubbuteh Road, though Council had been approached by the owner for a preliminary discussion before submitting a D/A.
- **Council liaison**
It was noted Council had provided minutes of the meeting held on 10 June 2025. The AC subsequently created a detailed Action List, attached to the agenda, which it is working through as a matter of urgency.
- **Landscaping liaison**
The Committee advised Michael McIntosh and John Pearson will revisit the scope of works.

It was noted that lighting repairs had been carried out and the power box has been elevated in order to eliminate any possible water penetration.

- Website/marketing**
A comprehensive newsletter dated 26 June 2025 was distributed to all owners, owners’ representatives and newsletter subscribers. You can read the newsletter as well as previous newsletters and updates on the [Community News web page](#). Website updates are ongoing.

Ira Williams confirmed that sponsors had been approached and sponsorships were under consideration. The meeting was requested to advise the web team of any events they would like published in the [What’s on](#) web section.

- Site monitoring**
Site monitoring is the responsibility of each Association Committee member. The Committee advised that it regularly checks and reports on parking and other by-law breaches as they occur.

**11 Next Meeting
Date**

That the Association Committee confirms the dates, times and location meetings for the ensuing year as follows:

Date	Time	Location
ACM Monday, 13 October 2025	6:00 PM	The Coast Centre for Seniors
ACM Monday, 1 December 2025		
ACM Monday, 16 February 2025		
AGM Monday, 23 March 2026		
ACM Monday 23 March 2026	Immediately after the AGM	

Closure : The meeting closed at 7:01 PM