

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 will be held on Monday 13 October 2025

Located in the Frangipani Room in the Coast Centre for Seniors, Curie Ave, Little Bay NSW 2036

Commencing at 6:00pm

AGENDA

1. Declaration of Interest

That pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting notes any 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 and resolve how that declaration shall be accommodated at the meeting.

Explanatory Note: Requirement under the Community Land Management Act 2021.

2. Minutes

That the minutes of the Association Committee Meeting held 4 August 2025 be confirmed as a true and accurate account of that meeting.

Explanatory Note: The minutes are attached to this notice of meeting.

3. Financial

- (a) **Report:** That the financial accounts ending 30 September 2025 be tabled and received.
- (b) **Aged Arrears:** That the aged arrears report be noted and received, and actions be provided accordingly.

Explanatory Note: The financial report is prepared by Acumen Strata and attached to this notice of meeting.

4. Matters from Prior Meeting

That the Association Committee receives an update relating to the matters raised in the prior meeting:

- (a) **Site Monitoring Issues**
 - i) **Basketball Apparatus on 8 McMaster Place (DP 286017)**
Lot owner's NA representative has advised that at this stage they were not considering installing another basketball hoop.
 - ii) **Memorial Clock maintenance**
Following advice that repairs had been completed and follow up with Crown Lands, the clock is now keeping good time. No further action required.
- (b) **Lots 128 and 130 (14B and 20 Murra Murra Place)**
The Association Committee was informed of the grant of a land claim over part of Lot 91 in March 2025. The lot had been subdivided into Lots 128, 129 and 130. Lot 129 is the Crown Lands lot tenanted by Surf Life Saving Sydney, and lots 128 and 130 are owned by the La Perouse Local Aboriginal Land Council (LPLALC). Meetings have been held with LPLALC, Randwick City Council, and the State Member for Maroubra Michael Daley. Following these meetings, questions were raised in

correspondence with The Hon Stephen Kamper, Minister for Lands and Property, The Hon Michael Daley, local member and Attorney-General NSW, and LPLALC about PHCA concerns for:

- ensuring public access to Little Bay Beach and surrounding areas,
- potential secession by LPLALC as title holders, from the terms of the PHCA master planning conditions and by-laws,
- location of other land claims in the PHCA precinct.

The AC will continue to communicate with stakeholders and advocate for provision of timely information from local and state government and the LPLALC.

(c) **Bays and Beaches Precinct Meetings:**

- i) Ira Williams minutes from 20 August 2025 meeting appended to the agenda of this meeting
- ii) It was agreed that the following roster be adopted:
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:**

- i) SP 85837 (Lot 127) Georgina Ryan advised that the scheme will be holding a general meeting on 22 October 2025 to address her appointment as the scheme's primary proxy and nominee to be considered for election to the Association Committee.
- ii) Email to Crown Lands 9 September 2025 to follow-up enquiry relating to the appointment of a nominee for Lots 45 and 99. Response received 15 September advising a decision will be made shortly.

(e) **Lot 75 NA DP 280617 | 9 Meyler Close extensive renovations**

Stephanie Chen from Centenary Park Management DP 286017 has advised that all the documents relating to the works application for 9 Meyler Close have been provided to Acumen. However, there are several issues that need addressing.

Acumen to write to applicant explaining the issues and requesting an update.

(f) **Lot 36 NA DP 285944 | 1 Murra Murra Place Approved DA**

This DA has been approved by the Land and Environment Court subject to various modifications which include reducing the fence height to 1.2m, reducing visibility of the pool retaining wall, removing the basketball court and the removal of tall plant species that would impede views for residents behind and the public at large. There were additional modifications to drainage and other non-visual elements. In general, the requirements were tightened and shouldn't require further review by the CA architect. There are, however, two elements that need to be noted and brought to the attention of the lot owner(s).

Acumen to write to the applicant.

(g) **Lot 1 Valuation**

Upon receipt of the insurance valuation report from QIA Group, the recommended insured value was set at \$268,000.00 (incl GST) and has been forwarded to the Insurance Broker BAC. No further action required.

(h) **Site Audits | Community Consultation**

The following completed Audit Reports, together with an Action Plan relating to ongoing Council issues, were distributed on 10/09/2025 to all lot owners and their representatives requesting constructive feedback. A newsletter was also distributed on 16/09/2025 to subscribers requesting feedback on the Action Plan and Audit Reports (copies appended to the agenda of this meeting). – The community consultation period closed on 26 September 2025. The Association Committee will review feedback before finalising its recommendations to Council:

- i) Street signage – comprising one way, 40 kph, no stopping, and yellow/white road markings (John Pearson and Susan Graham)
- ii) 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)

Explanatory Note: This motion has been carried over from previous meetings to provide an update on the matters raised from prior meetings until the matter has been closed or completed.

5. Design Review Application Process

That the Association Committee:

- a) Confirm receipt of the draft process for reviewing development applications and external building alternations;
- b) Discuss and determine any changes as necessary before ratifying and implementation, the draft process and design guidelines are appended to the agenda of this meeting.

Explanatory Note: This motion is presented to ensure that the Association Committee formally acknowledges the receipt of the draft process document that outlines the proposed procedures for reviewing and assessing:

- Development applications submitted to the Association, and
- Requests for external building alterations made by lot owners or relevant stakeholders.

The motion further provides a formal opportunity for the Committee to collectively review the draft, discuss its contents, propose amendments if necessary, and agree on a final version to be ratified and implemented.

6. The Coast Golf and Recreation Club – Proposed AI Fresco Terrace Development

That the Association Committee acknowledge that:

- a) In the recent “The Coast Chronicle”, the Coast Golf Club President announced that “Designs for an AI Fresco Terrace at the Eastern end of the Clubhouse are being finalised with a DA to be submitted soon to Council for assessment”;
- b) The Community Manager has formally written to The Coast Golf Club, in accordance with by-law 1.6 Approval Required for Building Works, Alterations etc for the requirement to provide a Works Application form and supporting documentation to PHCA for review and approval before submitting a DA to Council. The Coast was also advised that Council’s DA review process includes the requirement for PHCA approval before assessing a DA for building works at Prince Henry.

Explanatory Note: This motion is to acknowledge intended works as outlined by The Coast Golf and Recreation Club and the notification that the Community Manager has provided in relation to the works application process.

7. Potential Shutdown of Free-to-Air (FTA) Television on the Opticomm (Uniti) Fibre Network

That the Association Committee discusses the matter raised by Lot 13 (SP 84782) which has been experiencing problems with accessing Free to Air TV. Noting that Owners/ Residents may not have received notification from Uniti/Opticomm.

Explanatory Note: This motion is to acknowledge the matter raised by lot 13 and to discuss possible support that the Community Association may be able to provide.

8. Randwick City Council | Local Business Area Parking Survey

That the Association Committee notes the Little Bay business area as one of the key areas under review. PHCA shared Council's survey with lot owners and their representatives on 11/09/2025, requesting individual residents and subsidiary schemes to respond direct to Council with their comments and noted that the survey was also shared with newsletter subscribers on 16/09/2025.

***Explanatory Note:** This motion acknowledges the inclusion of the Little Bay business area as one of the key precincts currently under review by Council. As part of its commitment to keeping stakeholders informed and involved, PHCA has taken proactive steps to ensure that all relevant parties are aware of Council's public consultation process.*

9. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. Architect Liaison

The Design Review process is currently being reviewed with the intention of clarifying and streamlining the application process going forward. Andrew Nimmo is in agreement in regard to limiting and/or clearly defining his exposure to applicants during the process. (Refer to Motion 5)

b. Council Liaison

Refer to Motion 4 (h)

c. Landscaping Liaison

Inspections of walkways, Anzac Parade, Lot 1, and main road verges, Pine Avenue entrance, with PHCA contractor Gardens in Mind, has identified areas in need of dead plants replacement, weed reduction, trim of shrubs and trees and rubbish removal. For Lot 1, rusted air conditioning units have been removed, garden verges and tree trim clean-up was completed in September, with new planting zones identified.

It is recommended that the Association Committee approve an allocation of \$1,000.00 per quarter (subject to review of outcomes) to enable the purchase and planting of new native indigenous plants.

d. Website/Marketing

A newsletter requesting community feedback on the Action Plan, Street Signage Audit, and Damage Repair Audit was distributed to all owners, owners' representatives, and subscribers for feedback on 16/09/2025. Residents were also requested to respond directly to Council re their Local Business Area Parking Survey. The newsletter can be accessed on the [Community News](#) web page.

e. Site Monitoring

Site Monitoring is the responsibility of each Association Committee Member. The Committee regularly checks and reports on parking and other by-law breaches as they occur.

10. Correspondence & Applications

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

Correspondence		
Sender	Matter	AC Decision
Nil	Nil	
Application		
Sender	Matter	AC Decision
DP 286017 (Lot 75)	1 Meyler Close – Retrospective approval provided for the DA Application following the review from the CA’s Architect. AC to ratify its decision for approval of the proposed DA works, and the issue of a letter to Council advising of the same.	
Hospital Trained Nurses Association (Lot 46)	Prince Henry Hospital Trained Nurses Association – Application for changes to the external appearance. Acumen will write to the applicant providing relevant information and requesting an updated application.	

Explanatory Note: Correspondence & Applications as received.

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, 1 December 2025	6:00pm	The Coast Centre for Seniors
ACM Monday, 16 February 2025		
AGM Monday, 23 March 2026		
ACM Monday 23 March 2026	Immediately after the AGM	

Explanatory Note: This motion is required to determine the date of the next Association Committee Meeting.

Closure

Date of this Notice 7 October 2025

An owner or the nominee of a corporate owner or owner of a Lot in a subsidiary scheme can attend Association Committee meetings but cannot address the meeting unless the Association Committee agrees.

Important Note to Association Members:

Any member that wishes to add a matter for consideration at an Association Committee Meeting is required to inform the Managing Agent at least three weeks prior to the scheduled date of the meeting. For subsidiary schemes (Strata Plans, Neighbourhood Associations), items for inclusion are to be provided by your managing agent.

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

Community Association D.P. No. 270427

BALANCE SHEET

AS AT 30 SEPTEMBER 2025

	ACTUAL 30/09/2025	ACTUAL 31/12/2024
<u>OWNERS FUNDS</u>		
Administrative Fund	26,760.81	19,446.07
Capital Works Fund	220,289.52	219,713.74
<u>TOTAL</u>	<u>\$ 247,050.33</u>	<u>\$ 239,159.81</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	39,078.24	165,481.60
Investment A/C Capital Works	108,496.81	100,000.00
Investment A/C Capital Works 2	121,227.95	0.00
Levies In Arrears	257.21	1,436.36
Other Arrears	166.30	725.40
Interest On Overdue Levies	133.66	143.03
Prepaid Expenses	0.00	40.44
Secondary Debtors	0.00	338.00
<u>TOTAL ASSETS</u>	<u>269,360.17</u>	<u>268,164.83</u>
<u>LIABILITIES</u>		
Gst Clearing Account	(700.02)	(175.72)
Arrears Clearing Account	(27.50)	(27.50)
Accruals	0.00	3,159.25
Levies In Advance	23,037.36	26,048.99
<u>TOTAL LIABILITIES</u>	<u>22,309.84</u>	<u>29,005.02</u>
<u>NET ASSETS</u>	<u>\$ 247,050.33</u>	<u>\$ 239,159.81</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 30 SEPTEMBER 2025

	ACTUAL 01/01/25-30/09/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	82,000.21	110,000.00	74.55	104,000.04
Certificate Fees	218.00	0.00		109.00
Inspection Fees	31.00	0.00		0.00
Recovery - Rental	1,935.00	2,580.00	75.00	2,580.00
Sundry	2,462.73	0.00		0.00
Interest On Overdue Levies	211.31	0.00		180.25
<u>TOTAL INCOME</u>	86,858.25	112,580.00		106,869.29
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	724.77	1,100.00	65.89	1,084.77
Auditors - Audit Services	500.00	500.00	100.00	490.00
Bank Charges	161.69	200.00	80.84	199.22
Consultancy	250.00	1,000.00	25.00	500.00
Electrical Repairs	2,356.28	1,500.00	157.09	2,183.60
Garden & Grounds	24,540.00	40,000.00	61.35	38,792.00
Insurance - Premium	4,529.42	4,929.84	91.88	4,286.82
Legal & Debt Collection Fee	25.00	0.00		0.00
Legal Fees	0.00	5,000.00	0.00	(3,042.93)
Management Fees	20,181.87	27,300.00	73.93	26,087.09
Management Fees - Additional	3,177.50	3,500.00	90.79	2,957.50
Management Fees - Disbursement	6,641.93	8,000.00	83.02	7,982.90
Meeting Room Hire	750.00	1,000.00	75.00	1,022.91
Certificates S184 - S26	109.00	0.00		109.00
Inspection Fees	31.00	0.00		0.00
Sundry Expenses	702.68	250.00	281.07	960.27
Utilities - Electricity	1,378.50	3,000.00	45.95	2,266.10
Utilities - Elect Street Light	9,593.23	15,000.00	63.95	14,042.24
Website	3,890.64	3,500.00	111.16	3,082.21
<u>TOTAL EXPENDITURE</u>	79,543.51	115,779.84		103,003.70
<u>SURPLUS (DEFICIT)</u>	<u>\$ 7,314.74</u>	<u>\$ (3,199.84)</u>		<u>\$ 3,865.59</u>
Opening Admin. Balance	19,446.07	19,446.07	100.00	15,580.48
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 26,760.81</u>	<u>\$ 16,246.23</u>		<u>\$ 19,446.07</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2025 TO 30 SEPTEMBER 2025

	ACTUAL 01/01/25-30/09/25	BUDGET 01/01/25-31/12/25	VARIANCE %	ACTUAL 01/01/24-31/12/24
<u>CAPITAL WORKS FUND</u>				
<u>INCOME</u>				
Capital Works Fund Levies	1,500.19	0.00		6,000.76
Interest On Investments	5,282.35	0.00		0.00
<u>TOTAL INCOME</u>	6,782.54	0.00		6,000.76
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	6,206.76	5,000.00	124.14	0.00
<u>TOTAL EXPENDITURE</u>	6,206.76	5,000.00		0.00
<u>SURPLUS (DEFICIT)</u>	<u>\$ 575.78</u>	<u>\$ (5,000.00)</u>		<u>\$ 6,000.76</u>
Opening Capital Works Balance	219,713.74	219,713.74	100.00	213,712.98
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 220,289.52</u>	<u>\$ 214,713.74</u>		<u>\$ 219,713.74</u>



ACUMEN STRATA

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Liability limited by a scheme approved under
Professional Standards Legislation

Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2025 to 30 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
12110	Administrative Fund	ACCOUNTING - BAS PREPARATION	
01/01/25	Accrual BAS Preparat	Accrual Bas Preparation Dec 24	-180.00
17/02/25	BAS Preparation	Acumen Strata	198.00
17/02/25	GST		-18.00
25/03/25	BAS&Tax Return 24 pr	Thomas Davis & Co	165.00
25/03/25	GST		-15.00
15/05/25	BAS Preparation	Acumen Strata	198.00
15/05/25	GST		-18.00
16/06/25	Tax Preparation	Acumen Strata	236.25
16/06/25	GST		-21.48
15/08/25	BAS Preparation	Acumen Strata	198.00
15/08/25	GST		-18.00
	Total:		724.77
12505	Administrative Fund	AUDITORS - AUDIT SERVICES	
30/01/25	Audit 24	Thomas Davis & Co	550.00
30/01/25	GST		-50.00
	Total:		500.00
12705	Administrative Fund	BANK CHARGES	
31/01/25	StrataPay Trans/Svce		7.60
31/01/25	GST		-0.69
28/02/25	StrataPay Trans/Svce		7.60
28/02/25	GST		-0.69
05/03/25	StrataPay BPay Fees		10.00
05/03/25	GST		-0.91
31/03/25	StrataPay Trans/Svce		31.20
31/03/25	GST		-2.84
30/04/25	StrataPay Trans/Svce		19.95
30/04/25	GST		-1.81
30/05/25	StrataPay Trans/Svce		23.75
30/05/25	GST		-2.16
30/06/25	StrataPay Trans/Svce		20.35
30/06/25	GST		-1.85
31/07/25	StrataPay Trans/Svce		12.35
31/07/25	GST		-1.12
29/08/25	StrataPay Trans/Svce		17.10
29/08/25	GST		-1.55
30/09/25	StrataPay Trans/Svce		27.95
30/09/25	GST		-2.54
	Total:		161.69
13150	Administrative Fund	CONSULTANCY	
16/01/25	Credit L88 Design Re	Credit L88 Design Review Pa	550.00
16/01/25	GST		-50.00



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1 January 2025 to 30 September 2025

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
13150	Administrative Fund	CONSULTANCY	
16/01/25	L88 Design Review	Igor & Inna Kazagrandi	-275.00
16/01/25	GST		25.00
31/07/25	L2 Design Review Pan	Lahznimmo Architects Pty Ltd	1,100.00
31/07/25	GST		-100.00
11/08/25	Design Review Lot 2	Deposited Plan No. 285910	-1,100.00
11/08/25	GST		100.00
	Total:		250.00
13405	Administrative Fund	ELECTRICAL REPAIRS	
07/02/25	Electrical repairs	Jolt Electrical Contractors	283.25
07/02/25	GST		-25.75
07/06/25	Repair the lights	Jolt Electrical Contractors	308.00
07/06/25	GST		-28.00
28/07/25	Darwin ave light pol	Jolt Electrical Contractors	880.42
28/07/25	GST		-80.04
11/08/25	L11 AC isolate&disp	Jolt Electrical Contractors	478.50
11/08/25	GST		-43.50
11/08/25	1st Light from brodi	Jolt Electrical Contractors	641.74
11/08/25	GST		-58.34
	Total:		2,356.28
13905	Administrative Fund	GARDEN & GROUNDS	
01/01/25	Gardening 19/12	Gardens In Mind	1,799.60
01/01/25	GST		-163.60
01/01/25	Accrual Gardening 19	Accrual Gardening 19/12	-1,636.00
07/01/25	Gardening 06/01	Gardens In Mind	1,799.60
07/01/25	GST		-163.60
27/01/25	Gardening 20/01	Gardens In Mind	1,799.60
27/01/25	GST		-163.60
16/02/25	Gardening 03/02	Gardens In Mind	1,799.60
16/02/25	GST		-163.60
22/02/25	Gardening 17/02	Gardens In Mind	1,799.60
22/02/25	GST		-163.60
09/03/25	Gardening 03/03	Gardens In Mind	1,799.60
09/03/25	GST		-163.60
29/03/25	Gardening 26/03	Gardens In Mind	1,799.60
29/03/25	GST		-163.60
20/04/25	Gardening 14/04	Gardens In Mind	1,799.60
20/04/25	GST		-163.60
18/05/25	Gardening 05/05	Gardens In Mind	1,799.60
18/05/25	GST		-163.60
01/06/25	Gardening 26/05	Gardens In Mind	1,799.60
01/06/25	GST		-163.60
29/06/25	Gardening 16-30/06	Gardens In Mind	3,599.20



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13905	Administrative Fund	GARDEN & GROUNDS	
29/06/25	GST		-327.20
13/07/25	Gardening 14/07-04/08	Gardens In Mind	3,599.20
13/07/25	GST		-327.20
31/08/25	Gardening 25/08	Gardens In Mind	1,799.60
31/08/25	GST		-163.60
21/09/25	Gardening 17/09	Gardens In Mind	1,799.60
21/09/25	GST		-163.60
	Total:		24,540.00
14310	Administrative Fund	INSURANCE - PREMIUM	
07/03/25	Insurance 25/26	Bac Insurance Brokers	3,596.68
07/03/25	GST		-326.97
07/03/25	F & E Service Levy	Bac Insurance Brokers	156.45
07/03/25	GST		-14.22
07/03/25	Underwriter Fee	Bac Insurance Brokers	110.00
07/03/25	GST		-10.00
07/03/25	Stamp Duty	Bac Insurance Brokers	337.78
07/03/25	Broker Fee	Bac Insurance Brokers	715.00
07/03/25	GST		-65.00
18/09/25	Insurance 25/26	Bac Insurance Brokers	26.25
18/09/25	GST		-2.39
18/09/25	F & E Service Levy	Bac Insurance Brokers	3.72
18/09/25	GST		-0.34
18/09/25	Stamp Duty	Bac Insurance Brokers	2.71
18/09/25	GST		-0.25
	Total:		4,529.42
14605	Administrative Fund	LEGAL & DEBT COLLECTION FEE	
02/04/25	Credit Arrears Notic	Credit Arrears Notice Lot 117	27.50
02/04/25	GST		-2.50
	Total:		25.00
15005	Administrative Fund	MANAGEMENT FEES	
01/01/25	Overcharged Mgt Fee	Overcharged Mgt Fee Oct 24	33.43
15/01/25	Management Fees	Acumen Strata	2,466.67
15/01/25	GST		-224.24
15/02/25	Management Fees	Acumen Strata	2,466.67
15/02/25	GST		-224.24
17/02/25	Management Fees	Acumen Strata	-36.77
17/02/25	GST		3.34
15/03/25	Management Fees	Acumen Strata	2,466.67
15/03/25	GST		-224.24
15/04/25	Management Fees	Acumen Strata	2,466.67
15/04/25	GST		-224.24



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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15005	Administrative Fund	MANAGEMENT FEES	
15/05/25	Management Fees	Acumen Strata	2,466.67
15/05/25	GST		-224.24
15/06/25	Management Fees	Acumen Strata	2,466.67
15/06/25	GST		-224.24
15/07/25	Management Fees	Acumen Strata	2,466.67
15/07/25	GST		-224.24
15/08/25	Management Fees	Acumen Strata	2,466.67
15/08/25	GST		-224.24
15/09/25	Management Fees	Acumen Strata	2,466.67
15/09/25	GST		-224.24
	Total:		20,181.87
15010	Administrative Fund	MANAGEMENT FEES - ADDITIONAL	
17/02/25	Issue Work Order/Quo	Acumen Strata	49.50
17/02/25	GST		-4.50
17/02/25	Consultancy	Acumen Strata	770.00
17/02/25	GST		-70.00
17/03/25	Consultancy	Acumen Strata	55.00
17/03/25	GST		-5.00
16/04/25	Consultancy	Acumen Strata	247.50
16/04/25	GST		-22.50
15/05/25	Issue Work Order/Quo	Acumen Strata	24.75
15/05/25	GST		-2.25
16/06/25	Issue Work Order/Quo	Acumen Strata	24.75
16/06/25	GST		-2.25
16/06/25	Consultancy	Acumen Strata	55.00
16/06/25	GST		-5.00
14/07/25	Issue Work Order/Quo	Acumen Strata	74.25
14/07/25	GST		-6.75
15/08/25	Issue Work Order/Quo	Acumen Strata	49.50
15/08/25	GST		-4.50
15/08/25	Consultancy	Acumen Strata	2,035.00
15/08/25	GST		-185.00
16/09/25	Consultancy	Acumen Strata	110.00
16/09/25	GST		-10.00
	Total:		3,177.50
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
01/01/25	Overcharged Disburs	Overcharged Disburs Fee Oct 24	7.01
15/01/25	Disbursements-Fixed	Acumen Strata	637.50
15/01/25	GST		-57.95
16/01/25	Levy Notice Inc Post	Acumen Strata	21.00
16/01/25	GST		-1.91
15/02/25	Disbursements-Fixed	Acumen Strata	637.50



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15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
15/02/25	GST		-57.95
17/02/25	Disbursements-Fixed	Acumen Strata	-7.71
17/02/25	GST		0.70
17/02/25	Postage Small	Acumen Strata	26.01
17/02/25	GST		-2.36
17/02/25	Levy Notice Inc Post	Acumen Strata	8.40
17/02/25	GST		-0.76
17/02/25	Photocopying	Acumen Strata	24.75
17/02/25	GST		-2.25
15/03/25	Disbursements-Fixed	Acumen Strata	637.50
15/03/25	GST		-57.95
17/03/25	Postage Small	Acumen Strata	28.90
17/03/25	GST		-2.63
17/03/25	Postage Large	Acumen Strata	60.62
17/03/25	GST		-5.51
17/03/25	Levy Notice Inc Post	Acumen Strata	4.20
17/03/25	GST		-0.38
17/03/25	Term Deposit Mgnt	Acumen Strata	55.00
17/03/25	GST		-5.00
17/03/25	Photocopying	Acumen Strata	300.85
17/03/25	GST		-27.35
15/04/25	Disbursements-Fixed	Acumen Strata	637.50
15/04/25	GST		-57.95
16/04/25	Postage Small	Acumen Strata	28.90
16/04/25	GST		-2.63
16/04/25	Levy Notice Inc Post	Acumen Strata	42.00
16/04/25	GST		-3.82
16/04/25	Photocopying	Acumen Strata	335.50
16/04/25	GST		-30.50
15/05/25	Disbursements-Fixed	Acumen Strata	637.50
15/05/25	GST		-57.95
15/06/25	Disbursements-Fixed	Acumen Strata	637.50
15/06/25	GST		-57.95
16/06/25	Postage Small	Acumen Strata	28.90
16/06/25	GST		-2.63
16/06/25	Levy Notice Inc Post	Acumen Strata	50.40
16/06/25	GST		-4.58
16/06/25	Photocopying	Acumen Strata	171.60
16/06/25	GST		-15.60
14/07/25	Postage Small	Acumen Strata	23.12
14/07/25	GST		-2.10
14/07/25	Term Deposit Mgnt	Acumen Strata	41.25
14/07/25	GST		-3.75
14/07/25	Photocopying	Acumen Strata	35.20



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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
14/07/25	GST		-3.20
15/07/25	Disbursements-Fixed	Acumen Strata	637.50
15/07/25	GST		-57.95
15/08/25	Disbursements-Fixed	Acumen Strata	637.50
15/08/25	GST		-57.95
15/08/25	Postage Small	Acumen Strata	23.12
15/08/25	GST		-2.10
15/08/25	Archive Storage	Acumen Strata	49.50
15/08/25	GST		-4.50
15/08/25	Levy Notice Inc Post	Acumen Strata	33.60
15/08/25	GST		-3.05
15/08/25	Photocopying	Acumen Strata	22.00
15/08/25	GST		-2.00
15/09/25	Disbursements-Fixed	Acumen Strata	637.50
15/09/25	GST		-57.95
16/09/25	Archive Storage	Acumen Strata	49.50
16/09/25	GST		-4.50
16/09/25	Levy Notice Inc Post	Acumen Strata	63.00
16/09/25	GST		-5.73
16/09/25	Term Deposit Mgnt	Acumen Strata	41.25
16/09/25	GST		-3.75
	Total:		6,641.93
15040	Administrative Fund	MEETING ROOM HIRE	
24/02/25	Room Hire	Little Bay Coast Centre	198.00
24/02/25	GST		-18.00
17/03/25	Room Hire	Little Bay Coast Centre	198.00
17/03/25	GST		-18.00
23/04/25	Room Hire 28/04	Little Bay Coast Centre	132.00
23/04/25	GST		-12.00
11/06/25	Room Hire 16/06	Little Bay Coast Centre	165.00
11/06/25	GST		-15.00
01/08/25	Room Hire 04/08	Little Bay Coast Centre	132.00
01/08/25	GST		-12.00
	Total:		750.00
16210	Administrative Fund	CERTIFICATES S184 - S26	
14/07/25	Certificate fee	Acumen Strata	119.90
14/07/25	GST		-10.90
	Total:		109.00
16211	Administrative Fund	INSPECTION FEES	
17/03/25	Inspection Fees	Acumen Strata	34.10
17/03/25	GST		-3.10
	Total:		31.00



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16295	Administrative Fund	SUNDRY EXPENSES	
12/03/25	Reimb.coffee for mee	Fiona Yeum	20.50
05/05/25	Supply sided keys	Maroubra Locksmiths	302.50
05/05/25	GST		-27.50
03/07/25	Trade monitor 25/26	Trades Monitor Ebix Australia	97.90
03/07/25	GST		-8.90
06/08/25	Insurance Valuation	Qia Group	350.00
06/08/25	GST		-31.82
	Total:		702.68
17005	Administrative Fund	UTILITIES - ELECTRICITY	
01/01/25	Electricity Sep-Dec	Agl 33837	127.62
01/01/25	GST		-11.60
01/01/25	Accrual Electricity	Accrual Electricity Sep-Dec 24	-116.02
01/01/25	Accrual Electricity	Accrual Electricity Nov-Dec 24	-83.46
01/01/25	Accrual Electricity	Accrual Electricity Nov-Dec 24	-73.98
03/01/25	Electricity Nov-Dec	Energy Australia - (97410)	81.38
03/01/25	GST		-7.40
03/01/25	Electricity Nov-Dec	Energy Australia - (97410)	91.81
03/01/25	GST		-8.35
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	0.13
04/02/25	GST		-0.01
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	91.81
04/02/25	GST		-8.35
04/02/25	Electricity Dec-Jan	Energy Australia - (97410)	1.00
04/02/25	GST		-0.09
12/02/25	Returned Payment-SPa		-0.13
12/02/25	GST		0.01
04/03/25	Electricity Jan-Feb	Energy Australia - (97410)	72.62
04/03/25	GST		-6.60
04/03/25	Electricity Jan-Feb	Energy Australia - (97410)	82.91
04/03/25	GST		-7.54
26/03/25	Electricity Dec-Mar	Agl 33837	74.25
26/03/25	GST		-6.75
03/04/25	Electricity Feb-Mar	Energy Australia - (97410)	91.81
03/04/25	GST		-8.35
03/04/25	Electricity Feb-Mar	Energy Australia - (97410)	81.38
03/04/25	GST		-7.40
05/05/25	Electricity Mar-Apr	Energy Australia - (97410)	7.59
05/05/25	GST		-0.69
03/06/25	Electricity Apr-May	Energy Australia - (97410)	91.81
03/06/25	GST		-8.35
03/06/25	Electricity Apr-May	Energy Australia - (97410)	78.88
03/06/25	GST		-7.17
25/06/25	Electric Mar-Jun 25	Agl 33837	223.55



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17005	Administrative Fund	UTILITIES - ELECTRICITY	
25/06/25	GST		-20.32
03/07/25	Electric May-Jun 25	Energy Australia - (97410)	88.84
03/07/25	GST		-8.08
03/07/25	Electric May-Jun 25	Energy Australia - (97410)	78.75
03/07/25	GST		-7.16
04/08/25	Electric Jun-Jul25	Energy Australia - (97410)	97.93
04/08/25	GST		-8.90
04/08/25	Electric Jun-Jul25	Energy Australia - (97410)	86.68
04/08/25	GST		-7.88
03/09/25	Electric Jul-Aug25	Energy Australia - (97410)	11.85
03/09/25	GST		-1.08
03/09/25	Electric Jul-Aug25	Energy Australia - (97410)	98.14
03/09/25	GST		-8.92
25/09/25	Electric Jun-Sep 25	Agl 33837	156.56
25/09/25	GST		-14.23
	Total:		1,378.50
17007	Administrative Fund	UTILITIES - ELECT STREET LIGHT	
01/01/25	Accrual Electricity	Accrual Electricity Dec 24	-934.79
03/01/25	Electricity Dec 24	Energy Australia - (97410)	1,028.27
03/01/25	GST		-93.48
04/02/25	Electricity Jan 25	Energy Australia - (97410)	1,055.36
04/02/25	GST		-95.94
05/03/25	Electricity Feb 25	Energy Australia - (97410)	1,029.18
05/03/25	GST		-93.56
04/04/25	Electricity Mar 25	Energy Australia - (97410)	1,245.87
04/04/25	GST		-113.26
06/05/25	Electricity Apr 25	Energy Australia - (97410)	1,311.75
06/05/25	GST		-119.25
04/06/25	Electricity May 25	Energy Australia - (97410)	1,446.58
04/06/25	GST		-131.51
04/07/25	Electricity Jun 25	Energy Australia - (97410)	1,443.79
04/07/25	GST		-131.25
05/08/25	Electricity Jul 25	Energy Australia - (97410)	1,590.07
05/08/25	GST		-144.55
04/09/25	Electricity Aug 25	Energy Australia - (97410)	1,429.94
04/09/25	GST		-129.99
	Total:		9,593.23
17070	Administrative Fund	WEBSITE	
01/01/25	Web Updates&Maintena	Highland Creative	148.50
01/01/25	GST		-13.50
01/01/25	Accrual Web Updates&	Accrual Web Updates&Maintena	-135.00
30/01/25	Web Updates&Maintena	Highland Creative	198.00



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17070	Administrative Fund	WEBSITE	
30/01/25	GST		-18.00
30/03/25	Web Updates&Maintena	Highland Creative	148.50
30/03/25	GST		-13.50
28/04/25	Web Updates&Maintena	Highland Creative	358.88
28/04/25	GST		-32.63
06/05/25	Website domain payme	Acumen Strata	99.00
06/05/25	GST		-9.00
27/05/25	Website updates	Highland Creative	239.25
27/05/25	GST		-21.75
29/06/25	Website Updates and	Highland Creative	1,989.90
29/06/25	GST		-180.90
01/07/25	Website maint 12mont	Highland Creative	396.00
01/07/25	GST		-36.00
24/08/25	Basic cPanel Hosting	Webcentral	153.69
24/08/25	GST		-13.97
31/08/25	Website Updates&Main	Highland Creative	696.49
31/08/25	GST		-63.32
	Total:		3,890.64
23170	Capital Works Fund	CONTINGENCY	
15/03/25	Replace broken light	Jolt Electrical Contractors	1,684.94
15/03/25	GST		-153.18
25/07/25	Street Light Breaker	Jolt Electrical Contractors	5,142.50
25/07/25	GST		-467.50
	Total:		6,206.76

Minutes from Bays & Beaches Precinct Meeting – 20/08/2025

Chair: Peter Fagan

In attendance were South Ward Councillors: Noel D'Souza and Danny Said

1. Welcome – Acknowledgement of Country
2. Apologies
3. Declaration of interests
4. Adoption of previous minutes – unanimously accepted
5. Financials - \$400 annual grant from Randwick City Council noted with a \$2 spend
6. Councillor Noel D'Souza – presented on community matters, RCC initiatives for the precinct, including:
 - Removal of parked vehicles from Anzac Pde green space – he explained that Transport for NSW (TfNSW) owns the corridor and was instigator of prohibiting parking on greenspace corridor
 - RCC is investigating alternative options for vehicles previously parked there and has set aside \$500k to erect railings alongside the corridor to accommodate vehicle parking on the roadway adjacent to the corridor
 - Preventing overdevelopment in the area
 - Stopping the incinerator at Matraville
 - Roadway and footpath improvements along many streetways
 - Cycling and walkway pathways in green spaces
 - New amenities block at Malabar beach
 - New amenity facility at Pioneer Park
 - Investing in youth
 - Pump Park at Malabar – BMX and bike track
 - [Upgrades and improvements](#) – link to Council Website
7. Michell Morgan-Callaghan – advocating for Little Bay Marine Protection Zone
 - Presented her views, investigation and challenges on progressing that Little Bay be declared a Marine Reserve
 - Discussion explored the potential to advance this initiative, highlighting Little Bay's rare status as one of the few beaches owned by the Council
8. Community news
 - Parking of recreational vehicles
 - Community consultative committees
 - LMR Housing Policy map
9. Next meeting date/Meeting close

Action Plan 04/09/2025 Following PHCA & RCC Meeting

MEETING DATE: 10 June 2025 START TIME: 4:00pm
LOCATION: Prince Henry Centre Little Bay TRIM REF: F2004/07991

ATTENDEES:

Ray Brownlee (PCC General Manager)
Ryan Zammit (Acting Director City Services)
Tracey Hatcliff (Minute taker)
John Pearson – Chair
Pavlos Totsis – Treasurer
Susan Graham – Secretary
Michael McIntosh – Member

No	Item	COUNCIL MINUTES	RESPONSIBILITY AND ACTION PLAN
	Asset Management		
3	Confirmation of process of land ownership transfer (road reserves)	1. Council to advise which private roads are in Prince Henry	PHCA to write to Council to follow up.

		<p>2. PHCA to follow up and once received, advise Council if they would like Council to consider taking over ownership of all or some of the roads</p> <p>3. Council to consider taking ownership and advise PHCA – PHCA to follow up if</p>	<p>Once received, PHCA to investigate and respond.</p> <p>One PHCA response received, Council to consider and advise.</p>
4	Little Bay / Prince Henry Proposed Amenities Block	<p>Awaiting confirmation from PHCA</p> <p>Community consultation</p>	<p>Susan and John</p> <p>PHCA emailed Council on 11 July 2025 advising car park adjacent to the Prince Henry Centre is preferred location with appropriate signage at beach amenities, kids' playground, car park and also retail area if deemed necessary.</p> <p>PHCA requested Council to undertake community consultation. Following community consultation, once Council determines their preferred location and design, the PHCA architectural consultant, Lahz/Nimmo Architects, will conduct a review to confirm PHCA Design Guidelines and CMS conditions have been observed. The Lahz/Nimmo review will be shared with Council.</p>
6	(NEW ITEM) Kerb, Gutter, Footpath and Roads Asset Condition	<p>Ongoing</p> <p>10.06.2025 update: Council has reviewed condition data recently received for the Prince Henry development precinct. The Kerb and gutter is in condition 2 and 3 which is good/satisfactory and does not require renewal.</p>	<p>Pavlos and Michael to do a walk around and photograph and list locations that need attending to.</p> <p>In addition, Pavlos and Michael to list and photograph all paved areas that have been patched, awaiting the Prince Henry special mix to be applied.</p>

		<p>There were no defects identified in this precinct.</p> <p>The condition is only for kerb and gutter along council's roads and not the private roads.</p> <p>If the Community Association has a specific location that they would like assessed, then they can send us the details and we will follow up.</p>	
7	(NEW ITEM) Swale Maintenance between Council and Golf Course Land	Council to consider the maintenance uses and advise PHCA	<p>This is Lot 34, the overgrown and unmaintained buffer zone. PHCA to follow up Council to obtain a timeline for creation of an ongoing maintenance strategy.</p> <p>Important note: <i>The ongoing maintenance of Lot 34 is integral to the landscaping and heritage requirements of both the PH Masterplan and Council's DCP for the site</i></p>
8	(NEW ITEM) McCartney Oval Missing Plaque	This one was omitted from Council's minutes.	<p>As there appears to be no way to determine the actual words on the missing memorial plaque, PHCA suggests the following:</p> <p>Macartney Oval <i>Named in honour of Charles Macartney (B: 27 June 1886, D: 9 September 1958), Australian cricketing legend and former curator of the Prince Henry Hospital cricket oval.</i></p> <p><i>Known as the 'Governor General' for his audacious batting style, Macartney played for Australia from 1907 to 1927, scoring 2131 runs in 35 Tests and 15,050 runs in first-class matches. His contributions to cricket and his association with the Prince Henry site are commemorated here.</i></p>

			If these words are acceptable, Council to provide a timeline for works to be carried out.
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	Traffic Management		
9	Confirmation on Council's proposal regarding the Roundabouts and Pedestrian Crossing issue on Anzac Parade	PHCA to advise Council in writing their position on the roundabout and pedestrian crossing.	PHCA to write to Council advising that while this is not a PHCA responsibility, the Prince Henry community should be kept in the loop via a consultation process. Council to provide regular updates on progress.
10	Traffic flow into Brodie Avenue	As outlined in 9.	PHCA to write to Council advising that a mini roundabout is not supported but an alternative solution, such as a narrow concrete divider/island in the middle of Brodie Avenue on the junction with Pine Avenue could be a consideration if the road's wide enough (examples provided below). Council to advise whether a narrow concrete divider/island would be a consideration and, if not, can they provide an alternative solution.
11	Removal of Bollards into Curie Street	PHCA advised Council they now do not want the bollards removed. Council agreed that the bollards will not be removed as there is no support from stakeholders.	No further action required.
13	Installation of Speed Limit, Parking and Traffic directional signage into the Prince Henry area	Council to investigate only have the 40km/hr signage at the entrance points to Prince Henry site.	John and Susan to do a walk about to determine which signs, if any, in addition to the signage at Prince Henry entry and exit

		PHCA requested Council to reduce signage pollution	<p>points, should be retained. Community consultation to take place before Council is requested to take further action.</p> <p>As raised by a concerned lot representative, John and Susan will also check roads that may need one-way signs installed, such as Gull, Fleming, Darwin and Curie.</p> <p>Note: <i>The Masterplan encourages minimal signage.</i></p>
14	The placement of traffic counters to measure traffic into Prince Henry	Council to determine traffic counts in summer to determine visitations.	PHCA to write to Council confirming the installation of traffic counters during the summer months.
16	Confirmation of proposal for raised pedestrian crossing on Pine Avenue	DELETE as outlined in 9.	<p>Not to be deleted. Item 9 refers to a roundabout and pedestrian crossing in Anzac Parade, not Pine Avenue.</p> <p>This point refers to the proposal for a raised pedestrian crossing on Pine Avenue.</p> <p>PHCA does not support a raised pedestrian crossing on Pine Avenue. However, refreshed zig zag approach lines would be appreciated.</p> <p>PHCA to write to Council confirming the above.</p>
Waste, Cleaning and Public Safety			
21	Little Bay Beach Top of Stairs Entrance (Bike Racks and Path Widening)	Council to provide PHCA with the consultation that has been undertaken.	<p>PHCA has requested plans when available.</p> <p>PHCA to write to Council to follow up and obtain a timeline.</p>
22	Emergency Access Driveway to Little Bay Beach	Council to provide a copy of the proposed plan for these works	PHCA to write to Council to follow up.
25	(NEW ITEM) Little Bay Beach Dog Signage	Council to provide a copy of the signage	PHCA to write to Council to follow up.

	Other		
27	Remove selected ineffective, poorly located and surplus to needs no stopping signs, and install additional or refresh yellow road markings	Council to review and consider	<p>This relates to the multiple ineffective no-stopping signs installed with no community consultation at the southern end of Prince Henry.</p> <p>John and Susan to do a walk around and, following community consultation, provide Council with a list of signs PHCA requests be removed and replaced with yellow road markings where there are none. They will also check existing yellow road markings and provide Council with details of those lines that need refreshing.</p> <p>Note: <i>The Master Plan encourages minimal signage</i></p>
28	Tree maintenance. A regular inspection, replacement, maintenance, and pruning plan was discussed and agreed that Council would consider	This was omitted from Council minutes	PHCA to write to Council to follow up.
29	Regular road line marking, painting, refreshing	This was omitted from Council minutes. However, at the meeting, Mr Brownlee undertook to ensure that regular maintenance of road line markings would be arranged,	PHCA to write to Council to confirm.
30	Native Title Grant / Lot 91 subdivision into lots 128, 129, 130	This was discussed at meeting but not included in Council minutes. At the meeting Mr Brownlee advised that Council has no record of further land title claims.	PHCA to write to Council requesting to be kept in the loop with land title matters.

Examples potential concrete road dividers for Brodie Avenue



Signage and Road Markings Audit PHCA | 17 July 2025

	REMOVE	REPLACE	INSTALL	OTHER	REASON
BRODIE AVE	<ul style="list-style-type: none"> • 40 Sign Near Piccola Baia at Manta Apartments 				<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs.
CURIE AVE	<ul style="list-style-type: none"> • No Stopping signs x 2 		<ul style="list-style-type: none"> • Street sign for Fleming Street on corner of Curie at intersection 		<ul style="list-style-type: none"> • No stopping signs are at odds with the Master Plan's encouragement of minimal signage, poorly placed, and ineffective. • Fleming Street sign required for clarity.
DARWIN AVE	<ul style="list-style-type: none"> • No Stopping Signs x 2 		<ul style="list-style-type: none"> • One Way sign at north end Darwin on Ewing Ave 	<ul style="list-style-type: none"> • Suggest yellow cross hatch on east side of Darwin opposite intersection with Fleming Street 	<ul style="list-style-type: none"> • No stopping signs are at odds with the Master Plan's encouragement of minimal signage, poorly placed, and ineffective. • One way sign required for clarity. • Yellow cross hatch essential to clearly identify no stopping/parking at all times to enable garbage trucks and service vehicles to navigate the narrow street (<i>Note: this was discussed and agreed during an onsite meeting with Tony Lehman in October 2021, and further discussed at a meeting with the GM and Council officers in February 2022</i>).
EWING AVE	<ul style="list-style-type: none"> • 40 Sign at 1/10 Darwin opp. #16 		<ul style="list-style-type: none"> • One Way sign at intersection with Gull • Street sign for Ewing Avenue on corner of McMaster Place • Street sign for Ewing Avenue on corner of Meyler Close 		<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs • Various street signs required for clarity
FLEMING STREET	<ul style="list-style-type: none"> • No Stopping signs x 5 		<ul style="list-style-type: none"> • Yellow street marking instead 	<ul style="list-style-type: none"> • Straighten Fleming Street sign corner Brodie 	<ul style="list-style-type: none"> • No stopping signs are at odds with the Master Plan's encouragement of minimal signage, poorly placed, and ineffective. • Yellow street marking to be refreshed where already in place and inserted where there is none at present. • Fleming Street sign may have been vandalised and needs straightening.
FLOREY CRES	<ul style="list-style-type: none"> • Nil 				
GUBBUTEH ROAD	<ul style="list-style-type: none"> • 40 Signs adjacent #62 # 47 				<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs

GULL STREET	<ul style="list-style-type: none"> • No Stopping signs x 4 • No Stopping signs x 2 	<ul style="list-style-type: none"> • Yellow lines street markers 		<ul style="list-style-type: none"> • Gull Street sign relocate from east side Ewing to west side at intersection with Gull Street. 	<ul style="list-style-type: none"> • No stoppping signs are at odds with the Master Plan's encouragement of minimal signage, poorly placed, and ineffective. • Yellow street marking to be refreshed where already in place and inserted where there is none at present. • Current signage is on the wrong side of the road and easy for motorist/pedestrians to miss.
HARVEY STREET	<ul style="list-style-type: none"> • 40 Sign opposite #20 (south side) 				<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs.
JENNER STREET	<ul style="list-style-type: none"> • 40 Sign opposite #16 		<ul style="list-style-type: none"> • Jenner Street SIGN at Anzac Parade 		<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs. • Jenner Street sign required for clarity.
LISTER AVENUE	<ul style="list-style-type: none"> • 40 Sign adjacent 2 Lister • 40 Sign asjacent 21 Lister 				<ul style="list-style-type: none"> • 40 signs are at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs.
MAYO STREET	<ul style="list-style-type: none"> • ref 20 Newton ** 				<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs.
MCMASTER PLACE	<ul style="list-style-type: none"> • 40 Sign adjacent #9 		<ul style="list-style-type: none"> • Street sign at south end at Meyler Close intersection 		<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs. • Street sign required for clarity.
MEYLER CLOSE	<ul style="list-style-type: none"> • 40 Sign adjacent #7 				<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs.

MILLARD WAY	• Nil	Damaged No Entry sign at entry to Millard at Newton intersection	<ul style="list-style-type: none"> • One way sign where two way finishes and one way begins • Continuous yellow line painted (no signs), all the way from Jenner Street on south side of Millard to junction with Newton. 		<ul style="list-style-type: none"> • No entry sign may have been vandalised and needs fixing. • Millard Way is part one way and part two way. At present this is not clearly indicated. • Yellow line will clarify parking restrictions in this narrow thoroughfare.
MURRA MURRA PLACE	• 40 Sign adjacent # 8		<ul style="list-style-type: none"> • One Way sign entrance to Murra Murra from Lister needs straightening as it points in the wrong direction, or consider relocating to opposite side (south) adjacent to #1 Murra Murra 		<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs. • Placement of One Way sign is confusing at present. Relocation will clarify its purpose.
NEWTON STREET	• 40 Sign adjacent #20 Newton on Mayo **		<ul style="list-style-type: none"> • Yellow line from No Stopping sign opposite 4 Newton (west side) to No Entry sign on Millard 		<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, poorly placed and ineffective/surplus to needs. • Yellow line will clarify parking requirements.
PAVILION DRIVE	• 40 Sign Opp Lend Lease bus bay		<ul style="list-style-type: none"> • Yellow lines instead 		<ul style="list-style-type: none"> • 40 sign is at odds with the Master Plan's encouragement of minimal signage, and ineffective/surplus to needs. • Yellow lines will clarify parking requirements.
PINE AVENUE	• Nil				
THROUGHOUT				<ul style="list-style-type: none"> • Install additional and/or refresh all yellow and white road markings and centre lines. 	<ul style="list-style-type: none"> • Regular maintenance of road line markings is requested of Council to ensure they're visible in all weather.

Examples potential concrete road dividers for Brodie Avenue



Street Name	No. / Bldg / Landmark	Category	Type	Description	Priority
Anzac Parade	Outside 3 Gubbutteh Road near Bus stop	Footpath	Damage	Raised footpath pad - minor	Low
Anzac Parade	Outside 3 Gubbutteh Road at Bus stop	Kerb and gutter	Damage	Broken/missing section(s)	High
Anzac Parade	Outside heritage basin	Footpath	Damage	Raised footpath pad - minor	Low
Brodie Avenue	5R	Footpath	Damage	Trip hazard - Cracks to footpath. Concrete Little Bay mix required	Medium
Brodie Avenue (Prince Henry Museum)	2	Kerb and gutter	Damage	Cracks to kerb along Brodie Avenue	Low
Cnr Brodie Avenue and Fleming St	0	Kerb and gutter	Damage	Cracked kerb	Low
Cnr Gull St and Darwin Avenue	0	Verge	Damage	Grass damaged from vehicles banking the kerb. Need replacing and potential deterrent for vehicles	Low
Cnr Harvey St and Ewing Avenue	0	Verge	Other	Trip hazard - soil infill required for grass to be level with footpath	Medium
Curie Avenue	2	Kerb and gutter	Damage	Crack and damage to kerb. Road infill cracked and damage	Low
Curie Avenue cross access intersection with footpath	0	Verge	Other	Trip hazard - soil infill required for grass to be level with footpath	Medium
Curie Avenue	Unit 3/8	Road	Damage	Road Damage	Medium
Curie Avenue	Unit 8/8	Road	Damage	Road Damage	Medium
Darwin Avenue (near cross access ramp)	0	Other	Damage	Cracked concrete on roadway and near kerb	Low
Ewing Avenue	16	Footpath	Damage	Crack in footpath at driveway access.	Low
Ewing Avenue	14	Tree	Other	Tree appears to be dead. Planter bed needs clearing and to be mulched.	Low
Ewing Avenue (Rear of 9 McMaster Pl)	0	Footpath	Damage	Footpath has been temporarily infilled with asphalt. Concrete Little Bay mix required	Low
Footpath between Darwin Avenue and Curie Avenue	0	Verge	Other	Trip hazard - soil infill required for grass to be level with footpath	Medium
Gubbutteh Road	70	Footpath	Incorrect Item	Substantually incorrect concrete mix	Medium
Gubbutteh Road	51	Verge	Damage	Trip hazard due to lifted pit boxes	High
Gubbutteh Road	54	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Gubbutteh Road	23	Footpath	Incorrect Item	Substantually incorrect concrete mix	Medium
Gubbutteh Road	13	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Gubbutteh Road	35	Verge	Other	Trip hazard from raised tree planter edge	Medium
Gubbutteh Road	70	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Gubbutteh Road	51	Footpath	Damage	Raised footpath pad - minor	Medium
Gubbutteh Road	47	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Gubbutteh Road	25A	Footpath	Temporary Item	Asphalt infill	High
Harvey Street	30	Tree	Missing item	Tree replanting required. Near basement car park entrance. Consult google maps street view	Low
Jenner Street	Near entrance to 18-32 access road	Kerb and gutter	Damage	Broken/missing section(s)	High
Jenner Street	26	Footpath	Damage	Broken/missing section(s) at join	High
Jenner Street	16	Verge	Other	Trip hazard from raised tree planter edge	Medium
Jenner Street	Near cnr Anzac Parade	Footpath	Temporary Item	Asphalt infill	High
Jenner Street	1 (near McCartney Oval path entrance)	Footpath	Temporary Item	Asphalt infill	High
Jenner Street	7	Footpath	Temporary Item	Asphalt infill	High
Lister Avenue	2	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Lister Avenue	Reserve (Singer Sculpture)	Footpath	Damage	Broken/missing section(s) at join	Low
Lister Avenue	11	Verge	Damage	Trip hazard from raised tree planter edge	High
Lister Avenue	Near 1 Murra Murra Place	Footpath	Damage	Broken/missing section(s)	High
Mayo Street	5	Footpath	Damage	Raised footpath pad - minor	Medium
Mayo Street	5 (near steps)	Footpath	Damage	Broken/missing section(s) at join	Low
McMaster Place	1	Tree	Missing item	Tree replanting required. Planter bed needs to be re-exposed/cleared/mulched.	Low
McMaster Place	5	Tree	Missing item	Tree replanting required. Planter bed needs to be re-exposed/cleared/mulched.	Low
McMaster Place	7	Tree	Missing item	Tree replanting required. Planter bed needs to be re-exposed/cleared/mulched.	Low
McMaster Place	10	Kerb and gutter	Damage	Crack and damage to kerb and cross access near gutter	Low
Meyler Close	5	Footpath	Damage	Footpath has been cut for infrastructure not level solid single piece. Concrete Little Bay mix required	Low
Meyler Close	5	Verge	Other	Trip hazard - soil infill required for grass to be level with footpath	High
Meyler Close	8	Footpath	Damage	Footpath has been temporarily infilled with asphalt. Concrete Little Bay mix required	Low
Meyler Close	3	Tree	Missing item	Tree replanting required. Planter bed needs to be re-exposed/cleared/mulched.	Low
Meyler Close	9	Tree	Missing item	Tree replanting required. Planter bed needs to be re-exposed/cleared/mulched.	Low
Meyler Close	11	Tree	Missing item	Tree replanting required. Planter bed needs to be re-exposed/cleared/mulched.	Low
Murra Murra Place	4	Kerb and gutter	Damage	Broken/missing edge section of driveway adjacent verge	Medium
Murra Murra Place	Outside Surf Life Saving NSW	Kerb and gutter	Damage	Broken/missing section(s)	Medium
Murra Murra Place	14	Footpath	Temporary Item	Asphalt infill	High
Murra Murra Place	14	Footpath	Damage	Broken/missing section(s) at join	Medium
Murra Murra Place	8	Footpath	Damage	Raised footpath pad - minor	Medium
Murra Murra Place	1	Footpath	Damage	Broken/missing section(s)	High
Newton Street	15	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Newton Street	2	Footpath	Damage	Raised footpath pad - minor	Low
Newton Street	2	Footpath	Damage	Cracked infill - slightly different concrete mix	Medium
Newton Street	2	Footpath	Damage	Raised footpath pad - minor	Low
Newton Street	8	Footpath	Damage	Raised footpath pad - minor	Low

Newton Street	8	Footpath	Damage	Raised footpath pad - minor	Medium
Newton Street	20	Footpath	Temporary Item	Asphalt infill	Medium
Pavilion Drive	Near Cnr Pine Avenue	Kerb and gutter	Damage	Broken/missing section(s)	Medium
Pavilion Drive	Behind Marella	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Pavilion Drive	16-26	Kerb and gutter	Damage	Broken/missing section(s)	Medium
Pavilion Drive	16-26	Road	Temporary Item	Asphalt infill	Medium
Pavilion Drive	12-14	Kerb and gutter	Damage	Broken/missing section(s)	Low
Pavilion Drive	12-14	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Pavilion Drive	12-14	Kerb and gutter	Damage	Broken/missing section(s) at join	Low
Pavilion Drive	1	Kerb and gutter	Damage	Broken/missing section(s) at join	Medium
Pine Avenue	42 (Near cnr Lister Ave)	Footpath	Temporary Item	Asphalt infill	Medium
Pine Avenue	42	Footpath	Damage	Broken/missing section(s) at join	Low
Pine Avenue	Near cnr Pavilion Drive	Footpath	Damage	Raised footpath pad - minor	Low
Pine Avenue	Near through-path to Dickson	Footpath	Damage	Broken/missing section(s) at join	Medium
Pine Avenue	Across from Nurses Museum	Footpath	Damage	Broken/missing section(s) at join	Medium
Pine Avenue	Between water tower and wishing well	Footpath	Damage	Broken/missing section(s) at join	Medium
Pine Avenue	Near wishing well	Footpath	Damage	Broken/missing section(s) at join	Low
Pine Avenue (Cottage Hall)	15	Kerb and gutter	Damage	Cracked and damages kerb	Low
Pine Avenue (Walkway entrance to Coast Memorial Park)	23R	Footpath	Damage	Trip hazard - Cracks to footpath. Footpath has been temporarily infilled with ashphalt. Concrete Little Bay mix required	High

Prince Henry Design Application and Review Process (DRAFT)

Step-by-Step Description with Explanatory Notes

Construction, renovation and significant alterations to properties within Prince Henry at Little Bay require approval from the Prince Henry Community Association (PHCA). Lot owners are required to make application for approval through a formal process as outlined below. In particular, any such works that will ultimately require approval from Randwick Council are conditional upon having undergone the following PHCA approval process before such application to Council is made. Submissions are assessed against the Prince Henry Design Guidelines.

Step 1: Initial Application

Description: The process begins with the lot owner's submission of plans to the PHCA's managing agent detailing the intended construction/modifications to the lot, e.g. architectural drawings, landscape plan etc. The plans are informally reviewed by the Association Committee (AC) to identify any obvious issues in relation to the Design Guidelines, and the applicant is advised as to the merit of proceeding with a full review.

Explanatory Note:

This step ensures applicants are made aware of any immediate issues with the submission that may impede their chances of approval. Typical issues might include prescribed setbacks or height restrictions not being observed, inappropriate materials or plantings, etc. This initial review is conducted by members of the AC at no financial cost to the applicant, but as such neither guarantees nor precludes the possibility of final approval for the plans as submitted. It is intended as a courtesy to the lot owner, allowing an opportunity for fundamental revisions to be made prior to incurring the cost of a formal application. Note that the lot owner is still free to continue with a formal application even if recommended otherwise by the AC.

Step 2: Formal Application

Description: A formal application is required in order to allow the detailed assessment process to commence. The lot owner is required to submit an application form along with appropriate design documents (if altered from the Initial Application), accompanied by a review process payment (\$1000 + GST). In addition, a copy of the minutes of the meeting of the lot owner's governing subsidiary body (if any) at which approval has been granted is also required to be included.

Explanatory Note:

This step begins the formal review process, which is conducted with the assistance of an architect appointed by the AC who is intimately familiar with the Design Guidelines. The payment covers the cost of the architect's time in reviewing the submission and providing feedback to the lot owner and AC, but in no way guarantees approval. However, every effort is made in subsequent steps to assist the lot owner in achieving compliance with the Design Guidelines and obtaining AC approval. Note that the process for prior approval at the subsidiary body level (e.g. strata, neighbourhood association), if applicable, may vary from case to case and is not specified here, but such approval is required in order to proceed.

Step 3: Acknowledgment of Receipt

Description: The PHCA's managing agent acknowledges both receipt of the application and the commencement of the process once payment has cleared and the architect has been notified. An approximate date for the first review meeting is advised.

Explanatory Note:

Whilst every effort is made to expedite the approval process, the architect assisting does so in conjunction with the running of their practice. Depending on the scale and nature of the application, reviews during the course of the process may be conducted at shorter or longer intervals as required, to allow time for recommended revisions to be made.

Step 4: First Review Meeting

Description: A meeting with the AC's assisting architect is attended by the lot owner and ideally their architect/designer as applicable. The first review is where larger issues (if any) are identified and recommended amendments are discussed. The architect assisting advises as to whether an additional in-person meeting will be required.

Explanatory Note:

Depending on the size, scale and nature of the project (e.g. new build vs renovation), this may be the only meeting required before the architect's recommendation to the AC. The duration of this meeting is capped at one hour, but may take less depending on the nature of the project.

Step 5: Design Revisions from First Review

Description: The lot owner undertakes revisions to the design as recommended by the architect assisting the AC (if required). Amended plans are submitted to the Managing

Agent, who acknowledges receipt and forwards them to the architect assisting. An approximate date for the second review meeting (if applicable) is advised.

Explanatory Note:

The duration of this step will depend greatly on the nature of the revisions recommended by the architect assisting at the first review meeting.

Step 6: Second Review Meeting

Description: A second meeting with the AC's assisting architect if required, attended by the lot owner and ideally their architect/designer as applicable. Assuming the recommendations from the first review have been attended to appropriately, the second review typically deals with more minor modifications and amendments to the design.

Explanatory Note:

This should typically be a shorter meeting than the first review and may not be necessary at all for smaller project types.

Step 7: Design Revisions from Second Review

Description: The lot owner undertakes further revisions to the design as recommended by the architect assisting the AC (if required). Amended plans are submitted to the Managing Agent, who acknowledges receipt and forwards them to the architect assisting.

Explanatory Note:

This is the last opportunity for the plans to be amended before final assessment and a determination by the AC.

Step 8: Final Review

Description: The architect assisting conducts a final review of the design and makes recommendations to the AC. A provisional determination date is advised.

Explanatory Note:

The architect assesses what is now considered the final submitted design, having potentially already undergone two reviews with revisions. The AC will typically make its determination by vote at the first scheduled committee meeting following receipt of the architect's recommendations, but in some instances further investigation may be required, which may delay this.

Step 8: Determination

Description: The AC votes on the approval of the design application at a scheduled committee meeting. Following the meeting, a letter advising approval (or otherwise) is issued by the PHCA's managing agent to the lot owner, which is required to be included with a copy of the PHCA meeting's minutes if making development application to Randwick Council.

Explanatory Note:

Final approval rests with the AC and will typically be in line with the recommendations of the architect assisting. In time-critical scenarios, the AC may *at its discretion* advise the lot owner in advance the likely outcome of the approval process. Approval may come with additional recommendations from the architect, which may be incorporated into the design by the lot owner if making application to Council (any such recommendations will be duly noted in the approval letter). Should an application not gain approval, a new design application review process will be required to be initiated by the lot owner at a later date.



APPENDIX ONE DESIGN APPROVAL PROCESS

1. Individual Lot Owners 1.1 Obtaining Approval

The Design Guidelines provide the elements and procedures involved in designing a dwelling, obtaining approval for construction and completion of development.

There is a requirement for any lot owner who intends to commence development to obtain the necessary Prince Henry Design Review Panel (PHDRP) approvals.

Every endeavour will be made to return comments regarding each application within 14 days.

Note:

- Before signing any building contract, a copy of the guidelines should be supplied to the prospective Architect and Builder to ensure a full understanding of the requirements contained within the guidelines.
- It is recommended that a Preliminary Design Assessment be undertaken prior to signing building contracts.
- Specific PHDRP approval is required for:
 - Building plans
 - External materials and colours
 - Front landscaping (including proposed driveway and crossover, paving and fencing)

To avoid any unnecessary delay in the processing of the submission the PHDRP recommends a two – step procedure, namely:

- Preliminary Design Assessment and
- Final Design Approval

Submissions are to be made to:

PHDRP
C/- Landcom
Prince Henry Site

At the commencement of the design process a member of PHDRP would be available for a briefing session to discuss the guidelines and to inform applicants and their designers.

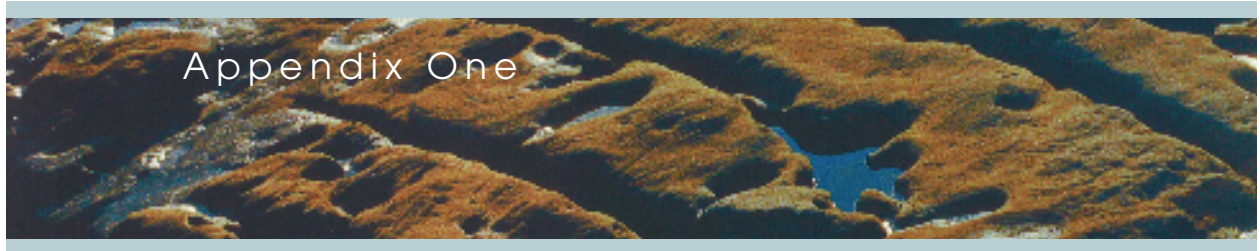
1.2 Assessing Submissions

The PHDRP will assess and review submissions to ensure they conform and meet the Prince Henry @ Little Bay Design Guidelines. The PHDRP can decline a submission if, in its opinion it does not comply, or it can request amendments to be made in order to obtain final approval.

Each application is treated on its own merit in accordance with the Design Guidelines. From time to time some applications may not fully meet the Guidelines, however do contain architectural design merit. In these instances, the PHDRP may meet with the Lot owner and/or architects to achieve compliance or agreement.

Other items that require written approval by the PHDRP include:

- Externally mounted A/C units and evaporative coolers
- Outbuildings (garden sheds, boat sheds and similar structures)
- Solar hot water heaters
- Tennis courts etc
- Swimming pools
- Pergolas, patios & verandahs
- Extensions to existing dwellings
- Satellite dishes and communication devices



- TV/ Radio antennae

1.3 Preliminary Design Assessment

The purpose of undertaking an assessment of the design at an early stage is to ensure that what is being proposed will comply with the Prince Henry @ Little Bay design guidelines.

The requirements for this assessment are as follows:

- Cover Letter: outlining the proposal and considerations in the design.
- Site Plan: 1:200 scale.
- Context Plan & Site Analysis: including location of proposed dwelling and relationship to any adjacent houses or development. Show contours, site features, site coverage, solar axis, views etc. Scale at 1:200.
- Floor Plan: for each floor level including some dimensions at 1:100 scale minimum.
- Elevations: Showing front, rear and both sides of the dwelling, depicting external materials to be used in construction, roof pitch etc at 1:100 scale minimum.
- Application Form: Completed application form and any other supporting information.

The PHDRP will assess the proposal and advise as to whether the design is acceptable and/ or provide a list of requirements or advice that may need to be addressed prior to the submission being taken further.

In regard to any such requirements, an amended sketch proposal may be re-submitted for assessment prior to final design drawings being lodged.

1.4 Final Design Approval

Final design approval by the PHDRP is required before a commencement of construction of a dwelling. This time the PHDRP will require external materials, colour scheme, landscaping, fencing and driveway plans.

The requirements for Final Design Approval are as follows:

- Completed Application Form
- Cover Letter
- Floor Plans (1:100 scale min)
- Elevations (1:100 scale min)
- Sections/Details (1:100 scale min)
- Site Plan (1:200 scale min) to show service locations etc on the property and road reserve.
- Landscape Plans (1:100 scale min)
- Driveway and crossover location and materials
- External materials and colours with colour samples

In both preliminary and final assessments, floor areas are to be provided. If the submission is in order, final approval can be granted within 14 days for the proposed dwelling, landscape works, fencing and external colours and materials. If the submission does not meet the guidelines, a list of requirements will be provided which must be fulfilled to obtain final approval.

Once final approval has been granted, the next stage is to obtain the necessary approvals from Randwick City Council.

**PRINCE HENRY LITTLE BAY COMMUNITY ASSOCIATION
DP 270427 – LOT APPLICATION**

Owner's name/s: Duo Li	
Address: 9 Meyler Close, Little Bay NSW 2036	
Lot number: LOT 20 IN NEIGHBOURHOOD PLAN DP286017 (20/286017)	
Applicant's telephone no: 0431585521	
Applicant's email address: jacky.he@wealthlandgroup.com.au	
Location of proposed works: 9 Meyler Close, Little Bay NSW 2036	
Description of proposed works: Re-painting of facade surfaces, replacement of existing windows, replacement of existing doors, replacement of existing balcony balustrade, replacement of existing balcony floor tiles Planting mature lilli pillis in the backyard for privacy	
Please confirm that the following documents are included with this application:	
1. Drawings, including but not limited to site, roof, elevations, visual impact etc <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
2. Specifications <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
3. Subsidiary Body approval minutes (where necessary) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
4. Property location as per the Design Guidelines is in Precinct ^D ** please insert section reference (Historic, A, B, C, D, E, F, G, H)	
5. Proposal complies with the Design Guidelines <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
6. Provide the relevant clause/s of the Design Guideline or CMS (referred to in point 4 & 5) _____	
7. Council approval required <input type="checkbox"/> Yes - Please submit the DA application form yet to be submitted <input checked="" type="checkbox"/> No - Please submit a document that advise approval is not required.	
8. Provide how many weeks the proposed works will take ¹² weeks	
9. Proposed works commencement date..... ^{01/08/2025} (subject to all necessary approvals being obtained)	
Other (please specify) _____	

Submitted by: Duo Li **Date:** 17/06/2025

CERTIFICATION:

I/We certify that we have read and understood the conditions of the approval process as set out in section 1 of the CMS, the By-laws and the design guidelines.

I/We certify that the proposed works will proceed in compliance with any approval granted.

I/We agree to pay on invoice all costs associated with the assessment of this application. Costs may relate to assessments, inspections or reports by an Engineer, Architect or any other specialist as required by the PHCA EC. These assessments, inspections and reports may include work required before, during or at completion of the work at the sole discretion of the PHCA acting reasonably.

Signed by Applicant: D.L Date: 17/06/2025

RE: Re: SR 755031 - 9 Meyler Close, Little Bay NSW 2036 - Request to Confirm Inspection Date and Time

From Aqeel Mohamed Abdul Cader <Aqeel.AbdulCader@randwick.nsw.gov.au>

Date Fri 8/1/2025 2:55 PM

To Jacky He <jacky.he@wealthlandgroup.com.au>

Hi Jacky,

I hope this email finds you well.

Reference is made to correspondence received to Council regarding renovation works at the above-mentioned property, specifically in relation to the removal and replacement of windows. It has been advised that the existing metal-framed windows are being replaced on a like-for-like basis, with no structural alterations to the dwelling.

In response to this concern, Council conducted a site inspection dated 28 July 2025 and observed that internal modifications were also being undertaken. Consequently, a Stop Work Order was issued. However, due to an administrative error, Council has since revoked the Stop Work Order.

Please be advised that for any ongoing or future works at the property, you are encouraged to liaise with Council's Heritage Officer to ensure compliance with any applicable heritage considerations.

Should you have any questions or require further clarification, please do not hesitate to contact me.

Thank you for your understanding.

Best Regards,

**Aqeel Mohamed
Compliance Officer
Health Building and Regulatory Services**

Ph: 02 9093 6999

www.randwick.nsw.gov.au

aqeel.abdulcader@randwick.nsw.gov.au



From: Jacky He <jacky.he@wealthlandgroup.com.au>

Sent: Friday, 25 July 2025 7:25 PM

To: Aqeel Mohamed Abdul Cader <Aqeel.AbdulCader@randwick.nsw.gov.au>

Subject: CM: Re: SR 755031 - 9 Meyler Close, Little Bay NSW 2036 - Request to Confirm Inspection Date and Time

Hi Aqeel,

Thank you for your phone call and Email earlier.

As discussed, we can meet on Monday 12:30pm-1:00pm to go through the works that have been done. I look forward to seeing you there.

I can confirm that no works carried out are structural in nature and only involves maintenance and internal aesthetic enhancement.

Yours Sincerely,
Jacky

From: Aqeel Mohamed Abdul Cader <Aqeel.AbdulCader@randwick.nsw.gov.au>
Sent: Friday, July 25, 2025 4:19 pm
To: Jacky He <jacky.he@wealthlandgroup.com.au>
Subject: SR 755031 - 9 Meyler Close, Little Bay NSW 2036 - Request to Confirm Inspection Date and Time

Hi Li,

Thank you for your time on the phone earlier.

As discussed, please confirm a suitable date and time for an inspection next week at your earliest convenience so we can assess the works carried out at the property. In the meantime, I will be contacting your strata manager to clarify some details regarding the scope of works.

Thank you for your cooperation.

Best Regards,

Aqeel Mohamed
Compliance Officer
Health Building and Regulatory Services

Ph: 02 9093 6999

www.randwick.nsw.gov.au

aqeel.abdulcader@randwick.nsw.gov.au



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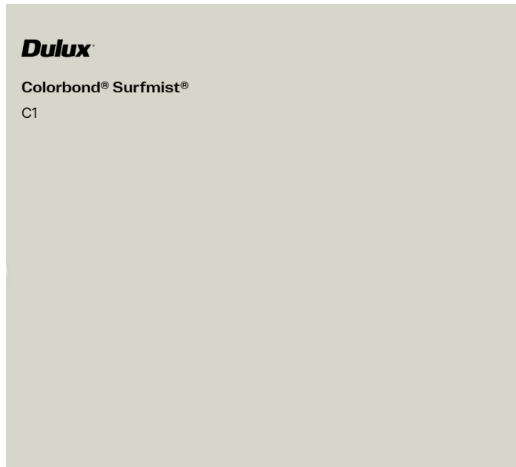
9 Meyler Close Little Bay External Upgrade Scope of Works

Item	Description of Work	Reason for the Work
1. External Glazing	Replace current aluminium frame windows with new aluminium frame windows like-for-like. Window frame will be powdercoated in the same Dulux Surfmist (white) colour.	The current windows have weathered and suffered from water damage to various extents.
2. External Paint	Repaint the entire façade in Dulux White on White Acratex Paint.	The existing paint has become very dated and does not bring an aesthetically pleasing look to the house and the community. Paint has peeled off / worn out / moulded in some places.
3. Balcony Balustrade	Replace the existing timber stringed balcony balustrade with glass balustrade of the same height, with a top rail powder coated in Dulux Surfmist colour. The balustrade will be fixed to the ground with floor mounted spigots. The proposed balustrade will be 1100mm in height to ensure further safety level is reached. Further, the balustrade will not have any openings large enough to allow a 125mm sphere to pass through, in compliance with the BCA. The glass used is clear, double glazed, 10.38mm thick glass.	The existing balcony top rail has become weathered and the balustrade strings have become rusty. I want to implement a permanent balustrade solution that is unaffected by coastal weathering.
4. Entrance Door Repaint	Sand and repaint the existing timber entrance doors in Dulux Monument colour. The existing handles and electric lock will be retained.	The existing timber entrance doors have dated and the varnish has worn off.
5. Lilly Pilli Plantation	Planting 16 mature size Lilly Pillies in backyard along the fence to ensure privacy. Currently the backyard can easily be seen from the neighbouring properties. The lilly pillies will be 1.8-2.2m in height at the time of plantation and will be 4m in height maximum at maturity.	We don't have any privacy in the backyard. The rear neighbours can directly stare into our backyard and watch what we do.
6. Skip Bin Placement	A 3 tonnes skip bin will be placed in front of the garage door on our driveway. Dimensions are provided in the Appendix below.	

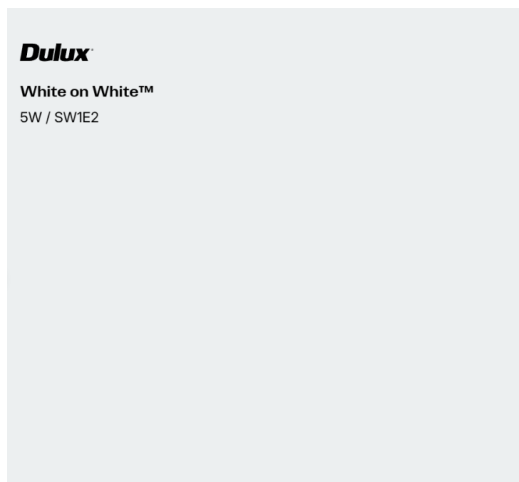
Note: all specs above will be visually illustrated with accompanying images in the Appendix

APPENDIX

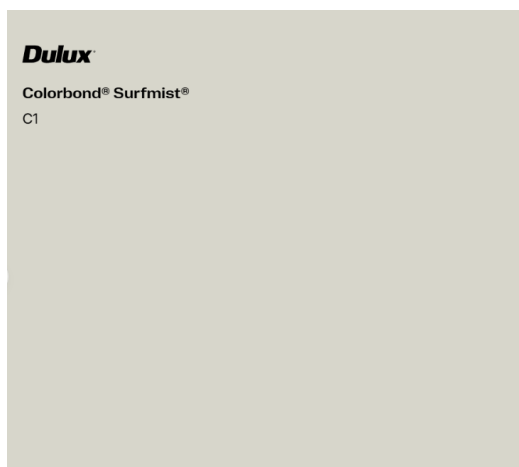
Item 1: External Window Frame Colour



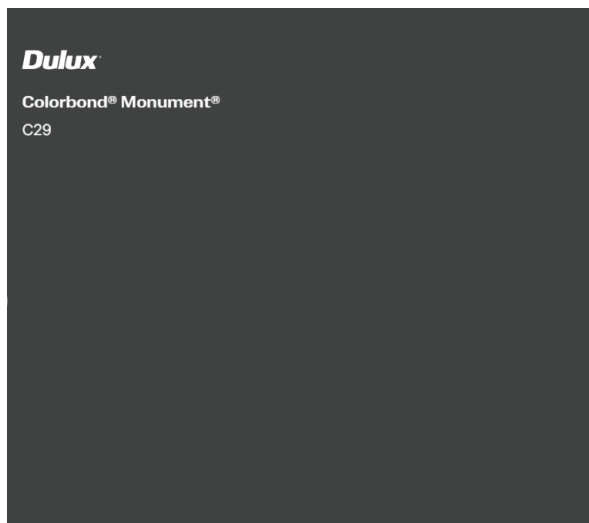
Item 2: External Paint



Item 3: Balcony Balustrade Toprail Colour



Item 4: Entrance Door Repaint



Item 5: Lilly Pillies Plantation (highlighted in red)



Item 6: Bingo Skip Bin Placement

6 Marrel Bin

24 wheelie bins or 6 standard trailers

Best for multiple room renovations. Handles hefty household waste like appliance disposal, renovation debris, or bulky furniture removal.

Features & Options

Tailgate

Measurements

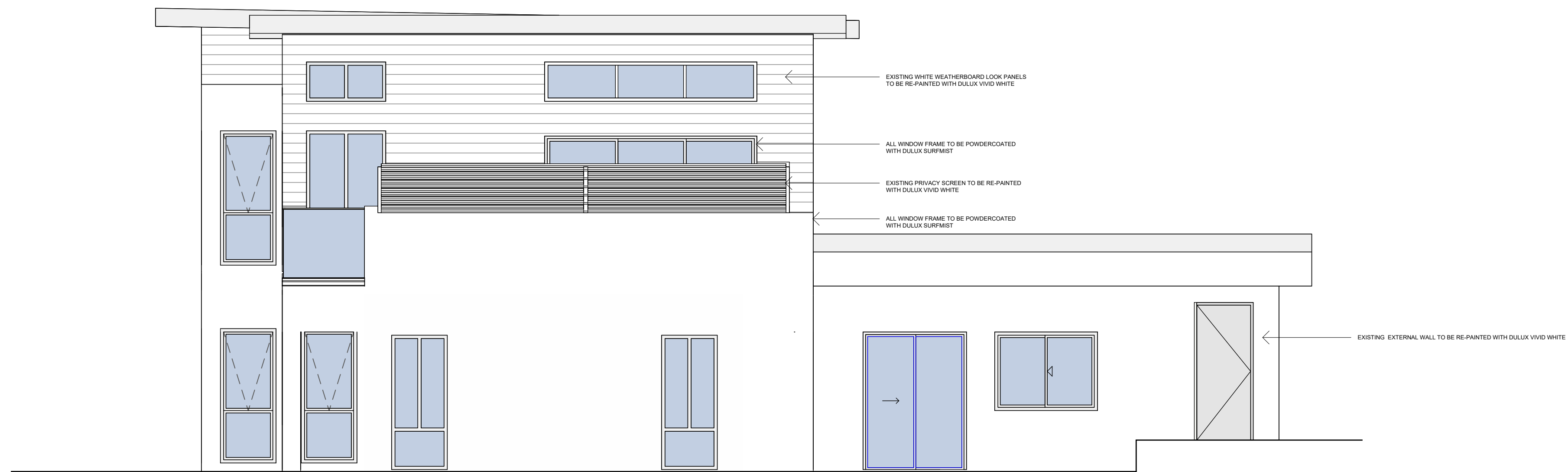
Length 3.4m

Height 1.2m

Width 1.7m

Weight Limit 3Tonne

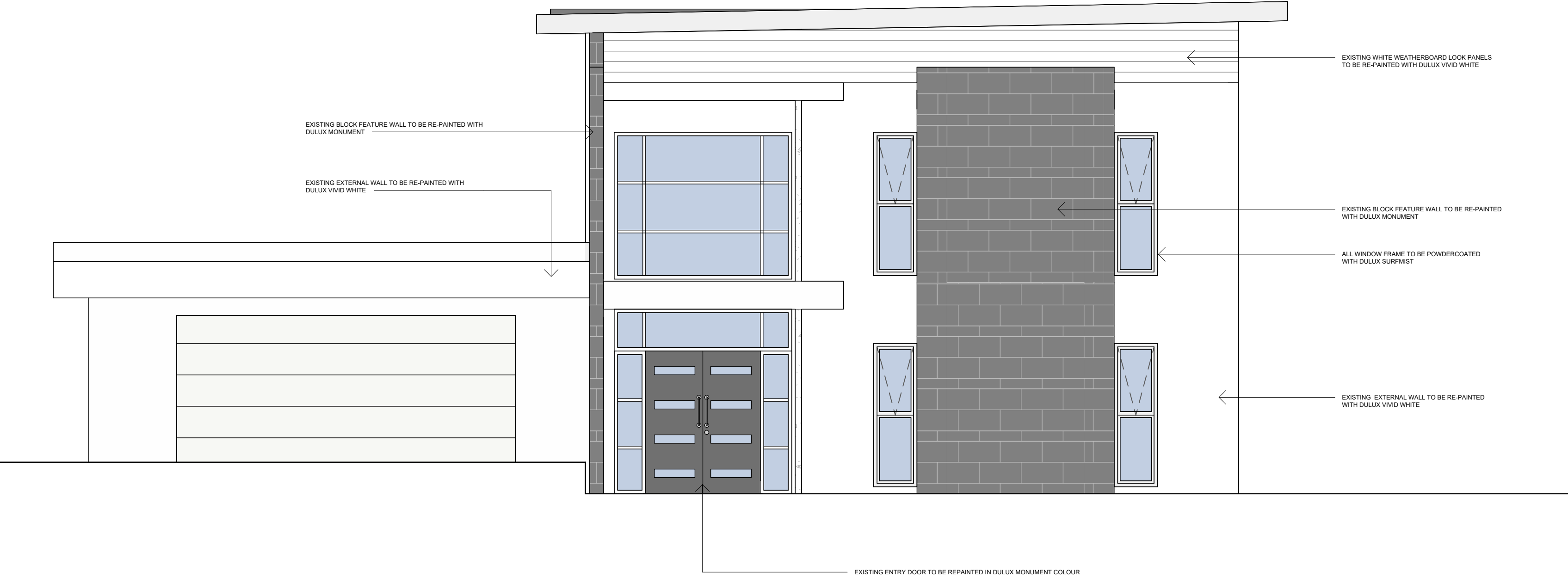




1 ELE - NORTH ELEVATION
1 : 50



1 ELE - EAST ELEVATION
1 : 50



1 ELE - SOUTH ELEVATION

1 : 50



1

ELE - WEST ELEVATION

1 : 50

CENTENARY PARK MANAGEMENT

ABN 61 161 032 499 | Level 1, 96 Waldron Road, Chester Hill NSW 2162 | Tel: (02) 7208 7999

MINUTES OF GENERAL MEETING

Community Land Management Act 2021

Minutes of General Meeting of The Owners – Neighborhood Association No. 286017 (1430 Anzac Parade, Little Bay NSW 2036) held via pre-meeting voting form on **Wednesday 27 August 2025** at **02:00 PM**.

Attendance: Lot 16 (Liu & Liu), and Stephanie Chen (Agent – Chair).

Quorum: 1 of 23, less than 25%.

After waiting 30 minutes, the Chairperson declared quorum and proceeded with the motions listed.


The motions determined:

1. RESOLVED that the minutes of the last meeting be confirmed as a true record of the proceedings at that meeting.
2. Building Works (Lot 20, 9 Meyler Close, Little Bay) – **Revised Scope of Works**
RESOLVED that The Neighbourhood Association DP 286017, in accordance with By-Law 1.3.3, authorise the Owners of Lot 20 (9 Meyler Close, Little Bay) to carry out building works on their lot as per the scope of works set out in the application form annexed to the notice of this meeting.

Closure: There being no further business, the chairperson declared the meeting closed at 02:35 PM.

Fw: FW: SR 755031 - 9 Meyler Close, Little Bay NSW 2036 - Stop Work Order

From Jacky He <jacky.he@wealthlandgroup.com.au>
Date Wed 8/6/2025 2:07 PM
To Stephanie Chen <stephanie@cpmstrata.com.au>
Bcc Jerry Wang <jerry.w@jrzgroup.com.au>

 1 attachment (1 MB)

Heritage Exemption Checklist - Gazette_2022_2022-262.pdf;

Hi Steph,

Please see E-mail below regarding Randwick Council heritage assessment officer's confirmation that the works that we are carrying out fall under heritage exemptions, and hence are exempt developments. He has also confirmed that 9 Meyler Close Little Bay is not a heritage item.

Jacky He

BEng(Civil), BCom, DipPM, LREA

Managing Director | Wealthland Developments



M: +61 431 585 521

E: jacky.he@wealthlandgroup.com.au

W: wealthlandgroup.com.au

L9, Tower A, 821 Pacific Highway, Chatswood NSW 2067

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From: David Ongkili <David.Ongkili@randwick.nsw.gov.au>
Sent: Tuesday, August 5, 2025 8:37 AM
Cc: Jacky He <jacky.he@wealthlandgroup.com.au>; Aqeel Mohamed Abdul Cader <Aqeel.AbdulCader@randwick.nsw.gov.au>; Stella Agagiotis <Stella.Agagiotis@randwick.nsw.gov.au>; Samira Abbasalipour <Samira.Abbasalipour@randwick.nsw.gov.au>; Alana Nahlous <Alana.Nahlous@randwick.nsw.gov.au>; Karl Gray <Karl.Gray@randwick.nsw.gov.au>
Subject: RE: FW: SR 755031 - 9 Meyler Close, Little Bay NSW 2036 - Stop Work Order

I refer to our phone conversation on Thursday 31 July 2025. As mentioned, I have discussed the stop-work order letter with Council's compliance team and I confirm the following:

- The property at 9 Meyler Close is not a heritage item such that internal works (that is, works within the building) do not require local heritage approval;
- In relation to external works (that is, works to the exterior of the building), please note that the subject site is within the Prince Henry Estate which is listed as a State Heritage Register (SHR) area. Any works within the SHR area must be assessed against State Heritage Exemption checklist (see Pdf attached) and if the works meet specific criteria in the checklist, the works can proceed as minor works without the need for a Development Application. In this regard, there is Standard Exemption 3 – Alteration To Non-Significant Fabric and Standard Exemption 9 – Painting in the checklist that allows for these works provided relevant standards contained in these specific Standard Exemptions AND in the General Conditions (page 1) are satisfied:

STANDARD EXEMPTION 3: ALTERATION TO NON-SIGNIFICANT FABRIC

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The alteration of an item involving the introduction of new fabric and/or the removal of non-significant fabric.

Relevant standards:

- b) The specified activities/ works must not impact the heritage significance of the item.
- c) Significant fabric of the item must not be impacted.
- d) Relics must not be impacted.
- e) Work must not involve construction of extensions or additions where these may impact the item's setting, views to or from the item, obscure existing significant fabric, impact relics and/or impact significant landscape layout, landscape elements or vegetation.
- f) The positioning and size of walls, windows and doors is not altered.
- g) Significant finishes, surfaces (including flooring) and fixtures must not be impacted.
- h) Any new fabric must be sympathetic to but can be distinguished from the appearance, composition, detailing, size, position and finish of existing fabric.
- i) Non-significant fabric must be identified as non-significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as non-significant fabric in written advice prepared by a suitably qualified and experienced heritage professional before it can be removed.
- j) Installation of new fabric must be in accordance with the policies of a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or in written advice prepared by a suitably qualified and experienced heritage professional before installation.
- k) Any new fabric must not impact setting or views to or from the item, obscure existing significant fabric or limit access to existing fabric for future maintenance.
- l) Any new penetrations must be:
 - i. limited in number; and
 - ii. made through non-significant fabric or mortar joints only.
- m) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- n) Any new fabric must not exacerbate the decay of existing fabric or risk the destruction of existing significant fabric due to chemical incompatibility, vibration, percussion or explosive flammability.

STANDARD EXEMPTION 9: PAINTING

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Paint removal, surface preparation and repainting of the already painted fabric of an item.
- b) Painting non-significant fabric.
- c) Paint scrapes to inform decisions about repainting or to find evidence of original or earlier colour schemes.

Relevant standards:

- d) Activities/ works must not involve the disturbance or removal of earlier paint layers other than those which have failed by chalking, flaking, peeling or blistering (unless for the purpose of undertaking a paint scrape).
- e) When painting already painted significant fabric, activities/ works must involve application of an isolating layer, to protect significant earlier layers and provide a stable basis for repainting.
- f) Painting significant fabric must use the same colour scheme and paint type as an earlier or existing scheme.
- g) For removal of earlier failed paint layers, the paint removal method/s used must be verified by a suitably qualified and experienced professional to not affect significant fabric. Paint removal must be immediately followed by recoating using the same colour scheme to protect the exposed surface.
- h) New paint must be appropriate to the substrate.
- i) Painting must not endanger the survival of earlier paint layers.
- j) Painting of non-significant fabric must:
 - i. use a colour sympathetic to the item,
 - ii. not detract from the item,
 - iii. not reduce the ability to appreciate the item.
- k) Paint scrapes must be inconspicuous and made by a professional experienced in the technique.

Please note the standard exemptions are self-assessed (ie., it is your responsibility as the proponent to ensure that the proposed activities/ works fall within the standard exemptions and general conditions are met). If in your assessment the proposed works meet the Standard Exemption and General Conditions you can proceed. However, if the proposed works do not satisfy any of the Standard Exemption and General Conditions, you will need to lodge a Section 60 fast track works application to Heritage NSW (if the potential impact is minor) or a standard Section 60 application (if the potential impact is moderate or greater). For further information go to this link: <https://www.environment.nsw.gov.au/topics/heritage/apply-for-heritage-approvals-and-permits/state-heritage-register-items/standard-exemptions>

If you have any further queries, please contact Samira Abbasalipour, our Senior Heritage Planner, on 9093 6784.

Regards – David

Kind regards

David Ongkili

Coordinator Strategic Planning | Strategic Planning | Randwick City Council

T 02 9093 6793 | M 0405 324 940 | E David.ongkili@randwick.nsw.gov.au | W www.randwick.nsw.gov.au
www.randwick.nsw.gov.au



I acknowledge the Traditional Owners of the lands on which I work, the Gadigal and Bidjigal peoples who traditionally occupied the Sydney coast. I pay my respects to Elders past, present and emerging.



Our Ref: DA/365/2025/REV
(Contact Officer:) Ivy Zhang

22-Sep-2025

Prince Henry Community Association
C/- Acumen Strata Management Pty Ltd
PO Box 455
NEWTOWN NSW 2042

Dear Sir/Madam

Subject Land:	1 MEYLER CLOSE, LITTLE BAY NSW 2036
Application No:	DA/365/2025/REV
Development:	Section 8.2 Review of Determination of DA/365/2025: Unauthorised works and internal amendments to the floor plan on each level and minor eastern facade changes to the glazing of existing dwelling house.

Council has received an application for development on the above property. The application is referred to you as a relevant body for comment/concurrence.

I have attached a copy of the development application and submitted plans, you may access other relevant supporting documentation to assist in your consideration of the proposal via our Online services DA tracking on council's website: www.randwick.nsw.gov.au

You are requested to notify Council of your comments concerning the development.

Should you have any enquiries, please contact Ivy Zhang on 9093 6951.

Yours faithfully,



Frank Ko
MANAGER DEVELOPMENT ASSESSMENTS

PRINCE HENRY AT LITTLE BAY COMMUNITY ASSOCIATION DP270427
Works Application Form

Owner's Name(s): Prince Henry Hospital Trained Nurse's Association

Address: 2 BRODIE AVENUE, LITTLE BAY NSW 2036

Lot Number: 46

Phone Number: (02) 9019 0784

Email Address: _____

Location of Proposed Works:

FLOWERS WARD 1 BUILDING, MUSEUM AT 2 BRODIE AVE,
NORTH EAST CORNER OF BUILDING, WITH OUTDOOR FIXINGS
TO WOODEN EAVES BELOW METAL GUTTERING.

Description of Proposed Works:

PLACEMENT OF TWO VERTICAL HANGING BANNERS.
PROPOSED TO ATTACH TO BUILDING FACADE, FOR PUBLIC
DISPLAY AT CORNER OF BRODIE AVE AND PINE AVENUE.
BOTH BANNERS ARE PROFESSIONAL DESIGNS INC. HERITAGE
COLOURS AND DISTINCT LETTERING TO PROMOTE INTEREST
IN HISTORY & DISPLAYS FOR VISITORS AND RAISE PROFILE
FOR PATRONAGE, AND DEMONSTRATE ACTIVE ENGAGEMENT
AS A BUSINESS THAT IS OPEN FOR THE PUBLIC
TO VIEW AND TO EDUCATE VISITORS.

Document Checklist

Please confirm the following items are included with your application:

Item	Included (Yes/No)
1. Drawings (site plan, elevations, roof plan, visual impact, etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Specifications	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Subsidiary Scheme approval minutes (if applicable)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Design Guidelines precinct location (please insert location reference):	Precinct: <u>Historic</u> (Historic, A, B, C, D, E, F, G, H)
5. Compliance with Design Guidelines	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6. Relevant CMS/Design Guidelines clauses (referred to in points 4 & 5):	<u>RANDWICK COUNCIL COMPREHENSIVE DEVELOPMENT CONTROL PLAN (2015) SEC 6.6</u> <input type="checkbox"/> Yes – DA form attached <input checked="" type="checkbox"/> No – Council advice attached
7. Council approval required?	<input checked="" type="checkbox"/> No – Council advice attached
8. Estimated duration of works:	<u>2</u> weeks
9. Proposed commencement date:	<u>OCTOBER 2025</u> (Subject to all required approvals)
10. Other (please specify):	

Submitted by:

Name: Adrienne PEARSON

Date: 12 September 2025

Certification

I/We certify that:

- We have read and understood the conditions of the approval process as outlined in Section 1 of the CMS, the By-laws, and the Design Guidelines.
- The proposed works will proceed in full compliance with any approval granted.
- We agree to pay all costs associated with the assessment of this application. Costs may include, but are not limited to, professional assessments, inspections, or reports by engineers, architects, or other specialists as required by the PHCA AC, before, during, or after the completion of works.

Signature of Applicant(s):



Date: 12/09/25

PHH Museum

From: Adrienne Pearson <ajpearson@outlook.com.au>
Sent: Tuesday, 9 September 2025 9:49 AM
To: PHH Museum
Subject: Building



TWO BANNERS AT 2 BRODIE AVENUE
3.50 x 1.20 metres.



LOCATED AT CORNER OF
BUILDING. (PART COVER FOR PIPE
WORKS AND BRICKS WHICH ARE
DEGRADED)

Sent from my iPhone



Banners For Outside.