

# MINUTES 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 13 October 2025  
in the Frangipani Room in the Coast Centre for Seniors,  
Curie Ave, Little Bay NSW 2036  
Commenced at 6:00pm

Present	Apologies	In Attendance
John Pearson Susan Graham Pavlos Totsis Michael McIntosh Ira Williams Michelle Morgan		Ming Lin (DP 285909 – Lot 5) Ian Williams (SP 79613 – Lot 7) Kerri Russo (SP 84782 – Lot 13) Maria Strugarevic (SP 86078 – Lot 30) Linda Mearing General Manager Coast Centre (Lots 45 & 99) Eric Ooms (SP 86015 – Lot 51) Georgina Ryan (SP 85837 – Lot 127) Tina Evans (SP 85837 – Lot 127) Fiona Yeum (Acumen Strata) Helen Wells (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 4 August 2025 be confirmed as a true and accurate account of that meeting.
- 3. Financial**
  - a) Report:** Resolved that the financial accounts ending 30 September 2025 be tabled and received.
  - b) Aged Arrears:** Resolved that the aged arrears report be noted and received. None that are overdue.
- 4. 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)  
Lot owner's NA representative has advised that at this stage they were not considering installing another basketball hoop. No further action required.

- 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 now 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 plan intentions 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.

The Community Manager was **INSTRUCTED** to submit a GIPA application to NSW Government to provide information on which lots are under consideration for land claims by the LPLALC.

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

- i. 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. Noting that more information was required (eg: rating of the glass being installed, due to the likelihood of damage being so close to the golf course).

(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 issues that need to be noted and brought to the attention of the lot owner(s).

Acumen to write to the applicant communicating the approval and outlining the two issues, being specific requirements for concrete mix for new driveway and Design Guidelines details relating to solar panels.

(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)

A vote of thanks to the Association Committee members for undertaking the inspections. A letter to Council will be issued and a site inspection with Council officers is likely to be a necessary outcome.

**5. Design  
Review  
Application  
Process**

This motion was **Deferred**.

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.

It was **noted** that further review was required of the design review process. Michael McIntosh will provide an amended document for Association Committee members to review.

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

**Resolved** 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.

It was **NOTED** that the Golf Club has responded advising that they are not yet at a stage of lodgement of any DA and will certainly allow time for the PHCA review process.

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

**Resolved** that the Association Committee discussed the matter raised by Lot 13 (SP 84782) which has been experiencing problems with accessing Free to Air TV. It was noted that most Owners/ Residents have not received notification from Uniti/Opticomm.

The Association Committee noted that there is no contract in place with Uniti/Opticomm and that there are provisions in the Telecommunications Act that have been developed to protect users of private networks, such as Prince Henry residents. However, the meeting was informed that Prince Henry is not currently an identified area listed by Opticomm as being immediately affected by the discontinuation of its Free-to-Air service provision. No further action required at this stage.

If subsidiary bodies are to consider installing an antenna for Free to Air TV, a works application form must be submitted to PHCA for review.

**8. Randwick City Council | Local Business Area Parking Survey**

**Resolved** 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. No further action required.

**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)

Still a work in process.

b. **Council Liaison**

Refer to Motion 4 (h)

It was **NOTED** that there had been staff changes within Council. Despite being advised that the process was well under way, the current staff have advised PHCA that they have not yet completed concept drawings on the amenities project. It was emphasised to Council that the car park is the most appropriate place to install the proposed amenities, and community consultation is essential once the proposed designs were completed.

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

plant 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.

**Resolved** That the Association Committee approves an allocation of \$1,000.00 per quarter (subject to review of outcomes) to enable the purchase and planting of new native indigenous plants. To be included in the next budget.

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. Feedback will be used to inform the PHCA recommendations to Council.

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
<i>Nil</i>	<i>Nil</i>	
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.	Approved.
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.	Application was not complete. Submit a complete application. On hold until the new application is received with correct references. Architect may need to review the application as well.

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	

**Closure** The meeting closed at **7:10pm**.