

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 Wednesday, 8 April 2026

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 23 March 2026 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 28 February 2026 be tabled and received.
- (b) **Aged Arrears:** That the Committee receive the aged arrears report dated 31 March 2026 and determine any necessary action.

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

4. Matters from Prior Meeting

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

(a) Council Matters | Site Audits | Community Consultation

A meeting was held with Randwick Council on 25 February 2026. A copy of Council's response and action items is annexed to the agenda of this meeting. It should be noted that PHCA does not support the installation of a raised pedestrian crossing and mini roundabout in Pine Avenue and is discussing options with Council.

(b) Bays & Beaches Precinct Meetings

The Bays & Beaches Precinct meetings for the 2026 year will be held on the following dates:

| Meeting Date | Committee Member to attend |
|-----------------------------|----------------------------|
| Wednesday, 15 April 2026 | Susan Graham |
| Wednesday, 17 June 2026 | Michael McIntosh |
| Wednesday, 19 August 2026 | Linda Mearing |
| Wednesday, 21 October 2026 | Leonard Ryan |
| Wednesday, 25 November 2026 | Pavlos Totsis |

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Liability limited by a scheme approved under Professional Standards Legislation.

- (c) **GIPA Application for Information on all land claims within PHCA**
The Managing Agent has received title searches dated 30 March 2026, confirming lots 128 & 130 ownership has transferred to the La Perouse Local Aboriginal Land Council.

5. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. Architect Compliance/Liaison

Application has been reviewed by the PHCA architect, who advised that the supplied information was insufficient and further detail was required. At 31 March 2026, the requested additional information remains outstanding. This matter was previously considered at the committee meeting held 16 February 2026, reference motion 5b.

b. Council Liaison

i) Site meeting with Council – 25 March 2026

A site meeting was held with Council on 25 March 2026 to address issues raised over the past year and at subsequent meetings (refer Item 4a). Following the meeting, Council committed to preparing a report outlining actions to be taken.

The key issues discussed on the day included:

- Kerb, gutter, footpath, and roads assets conditions – audit for street, road, footpath damage
- Audit for signage/road markings
- Tree maintenance – assess any urgent requirements
- Regular Road line marking, painting, and refreshing – assess any requirements.

ii) That the Association Committee determines the need for establishing design guidelines for consistent subsidiary scheme no parking signage throughout the Prince Henry site.

Lots 52, 53, 57, 58, 59 East Village request for like for like signage was addressed during the site meeting with Council on 25 March 2026. Council will provide a link to a site containing a template of appropriate signage.

***Explanatory Note:** The Association Committee is to consider the need for design guidelines to ensure consistent no parking signage across subsidiary schemes within the Community Association.*

c. Landscaping Liaison

d. Website/Marketing

- i) The Association Committee web page has been updated to reflect names and lot numbers for the recently appointed Association Committee.
- ii) The Telecomms web page has been updated to include recent correspondence and to update the strategy determined by the Telecomms subcommittee.
- iii) Current sponsors will be contacted shortly to remind them their annual sponsorships expire in June 2026.
- iv) Potential sponsors will be sent a reminder.
- v) A newsletter will be drafted in the coming weeks.

e. Site Monitoring

f. **Prince Henry Telecommunications**

That the Association Committee considers the Randwick Council Office of the Mayor correspondence ref. D05999268 dated 24 March 2026 annexed to this agenda.

***Explanatory Note:** This is a motion to consider an updated letter of support provided by the Randwick Council Mayor (Councillor Dylan Parker) in relation to recent telecommunications infrastructure outages.*

6. **Lot 17 – PHLB Reserve Trust / Geological Reserve Signage**

That the Association Committee receives an update regarding the Lot 17 signage replacement project.

7. **Capital Works Fund Plan Update**

That the Association Committee resolves to discuss obtaining a fee proposal for an updated Capital Works Fund Plan. This will involve a prior review of the relevant inclusions to ensure the brief encompasses all PHCA areas of responsibility.

***Explanatory Note:** The current Sinking Fund plan is dated 17 February 2016. This is a motion for the Committee to consider updating this, and undertake any necessary action to effect this.*

8. **Lot 75 (DP286017) / 18 Ewing Avenue - Works**

That the Association Committee reviews the Lot 75 application for works dated 27 January 2026, and determines whether or not an architectural review is necessary before approval can be considered

***Explanatory Note:** This is a motion to consider proposed renovation works at 18 Ewing Avenue, Little Bay NSW 2036. This is a subsidiary lot of PHCA lot 75 (DP286017). The most pertinent supporting documentation is annexed to the agenda for reference. Further documentation is available at request from the office of the Managing Agent.*

9. **Lot 16 (DP285908) / 40 Gubbuteh Road – Notice to Comply**

That the Association Committee instructs the Managing Agent to issue a notice to comply to Lot 16, for a breach of by-law 1.6.

***Explanatory Note:** On 24 February 2026, the Community Association issued a breach of by-laws letter regarding unauthorised works at 40 Gubbuteh Road. As at 31 March 2026, no response or acknowledgement has been received. This is a motion to consider issuing a notice to comply regarding these works. The property is a subsidiary lot of PHCA lot 16 (DP285908).*

10. **Next Meeting Date**

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

| Meeting Date | Meeting Location |
|---|--|
| 6 PM Wednesday, 10 June 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 12 August 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 14 October 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 9 December 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 10 February 2027 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 10 March 2027 (AGM) | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 10 March 2027 immediately following the AGM | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |

Closure

Date of this Notice: 31 March 2026

An owner or the nominee of a corporate owner or owner of a Lot in a subsidiary scheme may attend Association Committee meetings but may not 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.

MINUTES OF ASSOCIATION COMMITTEE MEETING

COMMUNITY LAND MANAGEMENT ACT 2021 ("The Act")



ACUMEN STRATA

Community Association DP No. 270427 Prince Henry Community Association at Little Bay Anzac Parade, Little Bay

The meeting was held on Monday 23 March 2026
Located at the Frangipani Room in the Coast Centre for Seniors, Little Bay NSW 2036
Commenced at 6:33 PM

| Present | Apologies | In Attendance |
|---|-----------|---|
| Susan Graham Michelle Morgan Michael McIntosh Linda Mearing John Pearson Leonard Ryan Pavlos Totsis | NIL | Bronwen Evans (Lot 7) Suzanne Henderson (Lot 18) Garry Hartley (Lot 18) Lyndesay Neale (Lot 30) Maria Strugarevic Ryan (Lot 30) Eric Ooms (Lot 51) Colin Flint (Lots 52, 53, 57, 58 & 59) Helen Wells (Acumen Strata) Vincent Wan (Acumen Strata) |
| Chairperson: Helen Wells (by invitation) | | |

1. **Minutes** **Resolved** that the minutes of the Association Committee Meeting held 16 February 2026 be confirmed as a true and accurate account of that meeting.
2. **Office Bearers Appointment** **Resolved** that the secretary, treasurer and chairperson of the Association Committee be appointed.

| Position | Association Committee Member |
|-------------|------------------------------|
| Chairperson | John Pearson |
| Secretary | Susan Graham |
| Treasurer | Pavlos Totsis |

3. **Point of Contact**
- a) That a member of the Association Committee be nominated to liaise with the Community Managing Agent and be contact point for the scheme.
- b) That an alternate member of the Association Committee be nominated to liaise with the Community Managing Agent as the substitute contact point for the scheme.

The motion was amended and resolved as follows:

Resolved that the Association Committee office bearers be nominated to liaise with the Community Managing Agent and be contact point for the scheme.

4. **Sub-committees** **Resolved** that the Association Committee consider and resolve instructions to form sub-committees and write to all members to call for nominations.

| Sub-Committee | Members |
|----------------------------------|-------------------------------------|
| Telecommunications | Michelle, Susan & John |
| Architectural Compliance/Liaison | Michael (primary) & Susan |
| Local Government | John (lead), Susan, Linda & Leonard |
| Landscaping | John (primary) & Michael |
| Website & Marketing | Susan (primary) & Linda |

5. **Lot 36 Works Application** **Resolved** that the Association Committee approves the Lot 36 works application dated 10 March 2026.

6. **Bays & Beaches Precinct Meetings** **Resolved** that the Association Committee notes the schedule for the 2026 calendar year Bays & Beaches Precinct Meetings, and determines a member to attend each meeting.

| Meeting Date | Committee Member to attend |
|-----------------------------|----------------------------|
| Wednesday, 15 April 2026 | Susan Graham |
| Wednesday, 17 June 2026 | Michael McIntosh |
| Wednesday, 19 August 2026 | Linda Mearing |
| Wednesday, 21 October 2026 | Leonard Ryan |
| Wednesday, 25 November 2026 | Pavlos Totsis |

Noted that the assigned Committee Member attendance referenced only a commitment for each Association Committee member to attend their assigned meeting, and each Committee Member was welcome to attend further meetings as desired.

7. **Next Meeting Date** **Resolved** that the date, time and place of the forthcoming Association Committee meetings be determined and a schedule be set for the calendar year.

| Meeting Date | Meeting Location |
|-------------------------------------|--|
| 6 PM Wednesday, 8 April 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 10 June 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 12 August 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 14 October 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 9 December 2026 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 10 February 2027 | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |
| 6 PM Wednesday, 10 March 2027 (AGM) | Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036 |

Closure: There being no further business, the Chairperson declared the meeting closed at 7:05 PM.

Aged Balance Report

PRINCE HENRY AT LITTLE BAY

| A/c No | Name | Lot No | Unit No | Telephone | Balance | Current | 30+ Days | 60+ Days | 90+ Days | 120+ Days | Last Arrears |
|------------------------|-------------------------|--------|---------|-----------|---------|---------|----------|----------|----------|-----------|--------------|
| 02100045 | THE STATE OF NSW | 45 | | | 275.36 | 44.00 | 29.01 | 155.95 | 0.36 | 46.04 | 11/03/26 |
| 02100046 | THE STATE OF NSW | 46 | | | 275.36 | 44.00 | 29.01 | 155.95 | 0.36 | 46.04 | 11/03/26 |
| 02100105 | KENNETH & FREDERICK TSE | 105 | | | 94.74 | 0.00 | 0.71 | 46.46 | 0.39 | 47.18 | |
| 02100110 | SUSAN & CHUNG WAI YOUNG | 110 | | | 0.38 | 0.00 | 0.00 | 0.38 | 0.00 | 0.00 | |
| 02100116 | ADAM SOLOMONS | 116 | | | 33.66 | 0.00 | 0.25 | 33.41 | 0.00 | 0.00 | |
| 02100120 | CIGOLD PTY LTD | 120 | | | 27.50 | 0.00 | 27.50 | 0.00 | 0.00 | 0.00 | 06/02/26 |
| 02100123 | MARK & JACQUELINE WAINE | 123 | | | 193.84 | 0.00 | 0.84 | 52.37 | 0.50 | 140.13 | 11/09/25 |
| Page Totals: | | | | | 900.84 | 88.00 | 87.32 | 444.52 | 1.61 | 279.39 | |
| Running Totals: | | | | | 900.84 | 88.00 | 87.32 | 444.52 | 1.61 | 279.39 | |

Community Association D.P. No. 270427

BALANCE SHEET

AS AT 28 FEBRUARY 2026

| | ACTUAL 28/02/2026 | ACTUAL 31/12/2025 |
|--|-----------------------------|-----------------------------|
| <u>OWNERS FUNDS</u> | | |
| Administrative Fund | 37,831.19 | 20,286.81 |
| Capital Works Fund | 229,160.67 | 229,160.67 |
| <u>TOTAL</u> | <u>\$ 266,991.86</u> | <u>\$ 249,447.48</u> |
| | | |
| <u>THESE FUNDS ARE REPRESENTED BY</u> | | |
| | | |
| <u>CURRENT ASSETS</u> | | |
| Cash At Bank | 44,577.86 | 46,569.82 |
| Investment A/C Capital Works | 109,965.53 | 109,965.53 |
| Investment A/C Capital Works 2 | 122,423.62 | 122,423.62 |
| Levies In Arrears | 2,631.28 | 1,287.52 |
| Other Arrears | 346.24 | 159.50 |
| Interest On Overdue Levies | 84.96 | 67.95 |
| Secondary Debtors | 236.50 | 236.50 |
| <u>TOTAL ASSETS</u> | 280,265.99 | 280,710.44 |
| | | |
| <u>LIABILITIES</u> | | |
| Gst Clearing Account | 1,426.86 | 295.52 |
| Arrears Clearing Account | (27.50) | (27.50) |
| Accruals | 0.00 | 3,282.77 |
| Levies In Advance | 11,874.77 | 27,712.17 |
| <u>TOTAL LIABILITIES</u> | 13,274.13 | 31,262.96 |
| | | |
| <u>NET ASSETS</u> | <u>\$ 266,991.86</u> | <u>\$ 249,447.48</u> |

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 28 FEBRUARY 2026

| | ACTUAL 01/01/26-28/02/26 | BUDGET 01/01/26-31/12/26 | VARIANCE % | ACTUAL 01/01/25-31/12/25 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>ADMINISTRATIVE FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Administrative Fund Levy | 27,500.05 | 110,000.00 | 25.00 | 110,000.28 |
| Certificate Fees | 218.00 | 0.00 | | 436.00 |
| Inspection Fees | 0.00 | 0.00 | 0.00 | 31.00 |
| Recovery - Rental | 430.00 | 2,580.00 | 16.67 | 2,580.00 |
| Sundry | 0.00 | 0.00 | 0.00 | 2,462.73 |
| Website Sponsorship | 0.00 | 2,500.00 | 0.00 | 0.00 |
| Interest On Overdue Levies | 66.38 | 0.00 | | 274.15 |
| <u>TOTAL INCOME</u> | 28,214.43 | 115,080.00 | | 115,784.16 |
| <u>EXPENDITURE - ADMIN. FUND</u> | | | | |
| Accounting - Bas Preparation | 0.00 | 1,100.00 | 0.00 | 1,084.77 |
| Auditors - Audit Services | 0.00 | 500.00 | 0.00 | 500.00 |
| Bank Charges | 31.09 | 210.00 | 14.80 | 205.24 |
| Consultancy | 0.00 | 1,000.00 | 0.00 | 568.18 |
| Electrical Repairs | 0.00 | 3,000.00 | 0.00 | 8,563.04 |
| Garden & Grounds | 1,640.00 | 40,000.00 | 4.10 | 36,407.60 |
| Insurance - Premium | 0.00 | 5,000.00 | 0.00 | 4,529.67 |
| Legal & Debt Collection Fee | 0.00 | 0.00 | 0.00 | 25.00 |
| Legal Fees | 0.00 | 5,000.00 | 0.00 | 0.00 |
| Management Fees | 4,744.98 | 28,800.00 | 16.48 | 27,169.28 |
| Management Fees - Additional | 350.00 | 4,500.00 | 7.78 | 4,550.00 |
| Management Fees - Disbursement | 1,626.16 | 9,200.00 | 17.68 | 8,909.50 |
| Meeting Room Hire | 150.00 | 900.00 | 16.67 | 1,050.00 |
| Certificates S184 - S26 | 218.00 | 0.00 | | 436.00 |
| Inspection Fees | 0.00 | 0.00 | 0.00 | 31.00 |
| Sundry Expenses | 15.80 | 500.00 | 3.16 | 437.10 |
| Utilities - Electricity | 168.17 | 3,000.00 | 5.61 | 2,094.23 |
| Utilities - Elect Street Light | 1,037.09 | 15,000.00 | 6.91 | 14,013.84 |
| Website | 688.76 | 4,500.00 | 15.31 | 4,368.97 |
| <u>TOTAL EXPENDITURE</u> | 10,670.05 | 122,210.00 | | 114,943.42 |
| <u>SURPLUS (DEFICIT)</u> | \$ 17,544.38 | \$ (7,130.00) | | \$ 840.74 |
| Opening Admin. Balance | 20,286.81 | 20,286.81 | 100.00 | 19,446.07 |
| <u>ADMINISTRATIVE FUND BALANCE</u> | \$ 37,831.19 | \$ 13,156.81 | | \$ 20,286.81 |

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 28 FEBRUARY 2026

| | ACTUAL 01/01/26-28/02/26 | BUDGET 01/01/26-31/12/26 | VARIANCE % | ACTUAL 01/01/25-31/12/25 |
|---|-----------------------------|-----------------------------|---------------|-----------------------------|
| <u>CAPITAL WORKS FUND</u> | | | | |
| <u>INCOME</u> | | | | |
| Capital Works Fund Levies | 0.00 | 0.00 | 0.00 | 1,500.19 |
| Interest On Investments | 0.00 | 8,000.00 | 0.00 | 7,946.74 |
| <u>TOTAL INCOME</u> | 0.00 | 8,000.00 | | 9,446.93 |
| <u>EXPENDITURE - CAPITAL WORKS</u> | | | | |
| Contingency | 0.00 | 5,000.00 | 0.00 | 0.00 |
| <u>TOTAL EXPENDITURE</u> | 0.00 | 5,000.00 | | 0.00 |
| <u>SURPLUS (DEFICIT)</u> | \$ 0.00 | \$ 3,000.00 | | \$ 9,446.93 |
| Opening Capital Works Balance | 229,160.67 | 229,160.67 | 100.00 | 219,713.74 |
| <u>CAPITAL WORKS FUND BALANCE</u> | \$ 229,160.67 | \$ 232,160.67 | | \$ 229,160.67 |



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Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 28 February 2026

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|--------------|----------------------------|---------------------------------------|-----------------|
| 12110 | Administrative Fund | ACCOUNTING - BAS PREPARATION | |
| 01/01/26 | Accrual BAS Dec 25 | Accrual Bas Dec 25 | -180.00 |
| 17/02/26 | BAS Preparation | Acumen Strata | 198.00 |
| 17/02/26 | GST | | -18.00 |
| | Total: | | 0.00 |
| 12705 | Administrative Fund | BANK CHARGES | |
| 30/01/26 | StrataPay Trans/Svce | | 7.60 |
| 30/01/26 | GST | | -0.69 |
| 27/02/26 | StrataPay Trans/Svce | | 26.60 |
| 27/02/26 | GST | | -2.42 |
| | Total: | | 31.09 |
| 13905 | Administrative Fund | GARDEN & GROUNDS | |
| 01/01/26 | Accrual Gardening 23 | Accrual Gardening 23/12 | -1,640.00 |
| 01/01/26 | Gardening 23/12 | Gardens In Mind | 1,804.00 |
| 01/01/26 | GST | | -164.00 |
| 18/01/26 | Gardening 05/01 | Gardens In Mind | 1,804.00 |
| 18/01/26 | GST | | -164.00 |
| | Total: | | 1,640.00 |
| 15005 | Administrative Fund | MANAGEMENT FEES | |
| 15/01/26 | Management Fees | Acumen Strata | 2,609.74 |
| 15/01/26 | GST | | -237.25 |
| 15/02/26 | Management Fees | Acumen Strata | 2,609.74 |
| 15/02/26 | GST | | -237.25 |
| | Total: | | 4,744.98 |
| 15010 | Administrative Fund | MANAGEMENT FEES - ADDITIONAL | |
| 15/01/26 | Consultancy | Acumen Strata | 220.00 |
| 15/01/26 | GST | | -20.00 |
| 17/02/26 | Consultancy | Acumen Strata | 165.00 |
| 17/02/26 | GST | | -15.00 |
| | Total: | | 350.00 |
| 15015 | Administrative Fund | MANAGEMENT FEES - DISBURSEMENT | |
| 15/01/26 | Disbursements-Fixed | Acumen Strata | 674.48 |
| 15/01/26 | GST | | -61.32 |
| 15/01/26 | Postage Small | Acumen Strata | 20.23 |
| 15/01/26 | GST | | -1.84 |
| 15/01/26 | Archive Storage | Acumen Strata | 49.50 |
| 15/01/26 | GST | | -4.50 |
| 15/01/26 | Term Deposit Mgnt | Acumen Strata | 82.50 |
| 15/01/26 | GST | | -7.50 |
| 15/01/26 | Photocopying | Acumen Strata | 53.90 |



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Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 28 February 2026

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|--------------|----------------------------|---------------------------------------|-----------------|
| 15015 | Administrative Fund | MANAGEMENT FEES - DISBURSEMENT | |
| 15/01/26 | GST | | -4.90 |
| 15/02/26 | Disbursements-Fixed | Acumen Strata | 674.48 |
| 15/02/26 | GST | | -61.32 |
| 17/02/26 | Postage Large | Acumen Strata | 24.20 |
| 17/02/26 | GST | | -2.20 |
| 17/02/26 | Archive Storage | Acumen Strata | 49.50 |
| 17/02/26 | GST | | -4.50 |
| 17/02/26 | Levy Notice Inc Post | Acumen Strata | 58.80 |
| 17/02/26 | GST | | -5.35 |
| 17/02/26 | Photocopying | Acumen Strata | 101.20 |
| 17/02/26 | GST | | -9.20 |
| | Total: | | 1,626.16 |
| 15040 | Administrative Fund | MEETING ROOM HIRE | |
| 17/02/26 | Room hire | Little Bay Coast Centre | 165.00 |
| 17/02/26 | GST | | -15.00 |
| | Total: | | 150.00 |
| 16210 | Administrative Fund | CERTIFICATES S184 - S26 | |
| 01/01/26 | Backdate charged S17 | Backdate Charged S174 Lot 48 | -109.00 |
| 15/01/26 | Certificate fee | Acumen Strata | 239.80 |
| 15/01/26 | GST | | -21.80 |
| 17/02/26 | Certificate fee | Acumen Strata | 119.90 |
| 17/02/26 | GST | | -10.90 |
| | Total: | | 218.00 |
| 16295 | Administrative Fund | SUNDRY EXPENSES | |
| 01/01/26 | Expense claim | John Pearson | 22.60 |
| 01/01/26 | Accrual Expense clai | Accrual Expense Claim | -22.60 |
| 01/01/26 | GIPA Request | Acumen Strata | 30.00 |
| 01/01/26 | Accrual GIPA Request | Accrual Gipa Request | -30.00 |
| 30/01/26 | Reimb. coffee | John Pearson | 15.80 |
| | Total: | | 15.80 |
| 17005 | Administrative Fund | UTILITIES - ELECTRICITY | |
| 01/01/26 | Electric Sep-Dec 25 | Agl 33837 | 134.28 |
| 01/01/26 | GST | | -12.21 |
| 01/01/26 | Accrual Electric Sep | Accrual Electric Sep-Dec 25 | -122.07 |
| 01/01/26 | Accrual Electric Nov | Accrual Electric Nov-Dec 25 | -78.95 |
| 01/01/26 | Accrual Electric Nov | Accrual Electric Nov-Dec 25 | -89.22 |
| 05/01/26 | Electric Nov-Dec 25 | Energy Australia - (97410) | 86.85 |
| 05/01/26 | GST | | -7.90 |
| 05/01/26 | Electric Nov-Dec 25 | Energy Australia - (97410) | 98.14 |
| 05/01/26 | GST | | -8.92 |



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Community Association D.P. No. 270427

ACCOUNTS SUMMARY


1 January 2026 to 28 February 2026

| <u>Date</u> | <u>Details</u> | <u>Payee</u> | <u>Amount</u> |
|--------------|----------------------------|---------------------------------------|-----------------|
| 17005 | Administrative Fund | UTILITIES - ELECTRICITY | |
| 03/02/26 | Electric Dec25-Jan25 | Energy Australia - (97410) | 98.14 |
| 03/02/26 | GST | | -8.92 |
| 03/02/26 | Electric Dec25-Jan26 | Energy Australia - (97410) | 86.85 |
| 03/02/26 | GST | | -7.90 |
| | Total: | | 168.17 |
| 17007 | Administrative Fund | UTILITIES - ELECT STREET LIGHT | |
| 01/01/26 | Accrual Electricity | Accrual Electricity Dec 25 | -1,010.93 |
| 27/01/26 | Electricity Dec 25 | Energy Australia - (97410) | 1,112.02 |
| 27/01/26 | GST | | -101.09 |
| 04/02/26 | Electricity Jan 26 | Energy Australia - (97410) | 1,140.80 |
| 04/02/26 | GST | | -103.71 |
| | Total: | | 1,037.09 |
| 17070 | Administrative Fund | WEBSITE | |
| 24/01/26 | Website Updates&Main | Highland Creative | 757.64 |
| 24/01/26 | GST | | -68.88 |
| | Total: | | 688.76 |

COUNCIL RESPONSE: Prince Henry at Little Bay Community Association DP 270427 Recommended Action Items for Randwick City Council
Consideration 28 October 2025

Summary of Proposed Actions from Council Response:

- Commence consultation on “Little Bay Beach/Prince Henry proposed amenities block” in 2026
- Facilitate on site walk-over in March 2026 with PHCA reps and Manager Engineering Services to finalise site signage plan
- New Maintenance and Management Plan to be developed in consultation with PHCA for Lot 34.
- Proceed with installation on proposed “raised pedestrian crossing on Pine Avenue” in 2026.
- Inspect Prince Henry area for tree’s requiring “uplift” which overhang footpath and roads.
- Investigate the Prince Henry area for all line marking requiring renewal.

| Item no. | Previous item no. | Item description | Proposed Action | Desired outcome | RCC RESPONSE | 25 February 2026 meeting outcome |
|------------------|-------------------|--|--|--|---|--|
| Asset Management | | | | | | |
| 1 | 3 | Confirmation of process of land ownership transfer (road reserves) | <p>Could Council please provide a list of all private roads within the Prince Henry site?</p> <p>PHCA will then determine which roads are private, i.e. those roads used only by residents of a particular strata or neighbourhood scheme, and which roads are used regularly by the general public and are therefore not private roads.</p> | <p>Council to take ownership of and responsibility for as many of Prince Henry’s ‘private’ roads as is practical, ie those roads used regularly by the general public.</p> | <p>Council does not intend to take ownership of private roads within the Prince Henry Site.</p> <p>E.g. Florey Cres, Millard Dr. Walters Dr</p> | Completed |
| 2 | 4 | Little Bay Beach/Prince Henry proposed amenities block | <p>(i) Could Council please provide to PHCA as soon as possible a timeline for the concept design and proposed location for the new amenities block?</p> <p>(ii) The PHCA committee will then determine whether the proposed design and location align with the intentions of the Master Plan and Design Guidelines.</p> <p>(iii) Following the PHCA committee review, Council to conduct community consultation to include all Prince Henry stakeholders: residential owners, residential renters, business owners.</p> | <p>Mindful that summer is almost upon us, together with the burgeoning volume of associated beach visits, the process to finalise design and location should ideally be completed as soon as possible, with a view to installing additional toilet facilities in the car park adjacent to the Prince Henry Centre.</p> <p>PHCA believes the car park is the most appropriate location for beachgoers and kids’ playground users. With signage at the beach, kids’ playground and possibly the retail village, the PHCA committee believes this would be the best solution.</p> | <p>Consultation in the first instance is to test community sentiment on location only. Following this first round of consultation a concept design will be prepared in accordance with required planning controls and guidelines. The concept design will then again be placed on exhibition for community feedback</p>  | <p>Council to undertake consultation including surveying playground users.</p> <p>Discuss with PHCA when consultation results are completed.</p> |

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| 3 | 6 & 13 | <p>6. Kerb, gutter, footpath and roads asset condition</p> <p>13. Installation of speed limit, parking and traffic directional signage into the Prince Henry site</p> | <p>The PHCA committee has conducted two audits recently, followed by a broad community consultation process.</p> <p>Attached are:</p> <p>(i) Audit for Street, road, footpath damage</p> <p>You'll see in the Audit that there are many areas the Audit team deemed in need of attention.</p> <p>(ii) Audit for signage / road markings</p> <p>You'll see in the Audit that the removal of many of the 40 kmph individual signs is recommended. However, in hindsight it would seem more consistent to remove all individual 40 kmph signs throughout the site, and retain only the signage and 40 kmph road markings at the three entry/exit points, being: the three T-junctions of Harvey Street/Jennifer Street, Jenner Street/Anzac Parade, and Gubbuteh Road/Anzac Parade.</p> <p>The recently installed multiple No Stopping signs have been a source of consternation for many Prince Henry stakeholders. The lack of community consultation before the installation of these signs has resulted in many complaints from residents. In addition the installation of so many additional unsightly and ineffective signs contravenes the Master Plan's minimal signage intentions. While the Audit recommends removing many of the No Stopping signs, community feedback suggests more should go.</p> <p>There are also a number of missing and damaged signs throughout the site (no entry, one way, street name, etc) that need attention.</p> | <p>To determine the most effective way to proceed, the PHCA Committee requests a site meeting with Council officers, including a member or members of Council's Traffic Committee to cover both Audit reports. Two separate site meetings may be deemed more effective.</p> | <p>Meeting proposed to be facilitated onsite in March 26 with PHCA and new Manager Engineering Services & Coordinator Asset Management to finalise signage plan and asset maintenance program.</p> | <p>Council to arrange a site inspection.</p> <p>Council and PHCA to agree on a final list.</p> <p>Site inspection to be scheduled for March 2026.</p> |
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| | | | <p>(iii) Community feedback comments</p> <p>All community feedback on the two audits can be seen in the attached spreadsheet.</p> | | | |
| 4 | 7 | Swale maintenance between Council and golf course land | Lot 34 is the very overgrown and currently unmaintained northern buffer zone. The ongoing maintenance of Lot 34 is Council's responsibility, and integral to the landscaping and heritage requirements of both the Master Plan and Council's DCP for the site. | Could Council please provide PHCA with a timeline for the creation and commencement of an ongoing regular maintenance plan for Lot 34, the northern buffer zone? | New Maintenance and Management Plan to be developed in consultation with PHCA for Lot 34. | Council to arrange site meeting with PHCA to develop maintenance and Management Plan. |
| 5 | 8 | McCartney Oval missing plaque | The commemorative plaque in McCartney Oval was stolen many months ago and needs to be replaced. As there appears to be no way to determine the actual words on the missing plaque, PHCA has provided a suggested replacement memorial. | <p>Council to arrange a new plaque with the following commemoration (in blue) and advise PHCA the likely installation date:</p> <p>Macartney Oval</p> <p><i>Named in honour of Charles Macartney (27 June 1886 – 9 September 1958)</i></p> <p>Australian cricketing legend and former curator of the Prince Henry Hospital cricket oval, Charles Macartney was known as the 'Governor-General' for his audacious batting style. Macartney played for Australia from 1907 to 1927, scoring 2,131 runs in 35 Tests and more than 15,000 runs in first-class cricket.</p> <p>His outstanding contribution to cricket and enduring connection to the Prince Henry site are commemorated here.</p> | Complete | Complete |
| Traffic Management | | | | | | |
| 6 | 9 | Confirmation on Council's proposal regarding the roundabouts and pedestrian crossing on Anzac Parade | While this is not a PHCA responsibility, the PHCA requests to be kept in the loop via a thorough consultation process. | Council to provide regular updates on proposed changes and progress. | Project currently on hold. Subject to further funding. | Complete. |
| 7 | 10 | Traffic flow into Brodie Avenue | PHCA does not support the installation of a mini roundabout at the junction of Brodie Avenue, Pine Avenue and Jenner Street. However, it does agree a | Council to advise whether a narrow concrete divider/island would be a consideration and, if not, are they able to provide an alternative solution? | Road reserve to narrow for a divider hence the suggested mini round-about as the alternative solution. | Council to construction raised |

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| | | | solution to prevent dangerous U-turns in that location is absolutely necessary. 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 width permits (examples provided below). | | Council received \$138k for a raised pedestrian crossing only west of the intersection from the NSW Government in 2025. Designs and road safety audit underway. | pedestrian crossing. PHCA requested a sympathetic colour for threshold. |
| 8 | 11 | Removal of bollards into Curie Street | Following extensive lobbying by a small number of residents, and minimal if any community consultation, Council had been considering removing the bollards from Pine Avenue into Curie Avenue. PHCA has confirmed that it would prefer the bollards to remain in situ. | Council agreed that the bollards will not be removed as there is no support from stakeholders. No further action required. | No further action | Completed |
| 9 | 13 | Installation of speed limit, parking and traffic directional signage into the Prince Henry site | Refer item 3. | Refer item 3. | Refer to Council response in Item 3 | Refer to Outcome in Item 3. |
| 10 | 14 | The placement of traffic counters to measure traffic into Prince Henry | PHCA believes it's important to document traffic movement at Prince Henry throughout the extended summer months. PHCA therefore requests Council to continue the installation of traffic counters during the October to March period. | Council to install traffic counters during the October to March period and advise PHCA how to access the information captured. | This matter was closed with previous PHCA. Council does not intend to complete and further traffic data capture outside of a usual traffic calming infrastructure project that may arise in the future | Completed |
| 11 | 16 | Proposal for raised pedestrian crossing on Pine Avenue | PHCA does not support a raised pedestrian crossing on Pine Avenue. However, refreshed zig zag approach lines would be appreciated. | Council to arrange for zig-zag approach lines to the pedestrian crossing in Pine Avenue to be refreshed regularly. | Refer to Council response in Item 7 | Refer to outcome in Item 7. Completed |
| Waste Cleansing and Public Safety | | | | | | |
| 12 | 21 | Little Bay Beach top of stairs entrance (bike racks and path widening) | Council has undertaken to provide PHCA with details of the consultation that has already been undertaken. PHCA has requested plans when available. | Council to provide details of previous consultation with PHCA. In addition, Council to provide a progress report and a timeline for works to commence. | Project on hold. | Completed. Council awaiting Golf Club to instigate and future funding. |
| 13 | 22 | Emergency access driveway to Little Bay Beach | This project is underway as at mid-October 2025. Despite several requests for plans, and construction timeline, the current PHCA committee received nothing until after construction had begun. There was no contact or consultation with PHCA or near | PHCA requests Council to liaise regularly with its committee on all issues relating to Prince Henry matters. | Extensive consultation with previous PHCA on project. Matter Closed as project completed. | Completed. PHCA requested Council to investigate different |

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| | | | <p>neighbours leading up to commencement of the works. It's noted that Council and the former PHCA committee may have discussed this project in early 2024.</p> <p>PHCA concerns relate to the potential impact on heritage, visual amenity and through-views, which are key elements of the Prince Henry Master Plan.</p> <p>Following recent email correspondence during the construction phase, PHCA received the project plans and some details of Council's interactions with the previous PHCA committee.</p> <p>PHCA would like to reaffirm its commitment to working collaboratively with Council on all matters relating to Prince Henry and its surrounds. We remain fully supportive of ensuring emergency responders have timely and efficient access to Little Bay Beach.</p> | | | colours for the bollard that are more sympathetic. |
| 14 | 25 | Little Bay Beach dog signage | Council advised that new dog signage is proposed for all Randwick beaches and has undertaken to provide a copy of the proposed new signage for Little Bay Beach to PHCA prior to installation. | Council to provide a copy of the proposed new dog signage and a timeline for installation as soon as available. | New Signage was included in scope of works for item 12 above. As such currently on hold | New signage to be undertaken when project recommences. Completed. |
| Other | | | | | | |
| 15 | 28 | Tree maintenance at Prince Henry | A regular inspection, replacement, maintenance, and pruning plan was discussed at the meeting earlier this year. Among other issues, PHCA raised concerns that branches overhanging footpaths were a common occurrence throughout the Prince Henry site, posing a significant risk to public safety. And, rather than wait for complaints from Prince Henry residents and visitors, it would be preferable to initiate a regular maintenance plan. It was agreed that Council would consider initiating a regular maintenance plan and advise PHCA. | Council to advise PHCA on the most effective plan to ensure that trees within the Prince Henry precinct are regularly maintained, pruned, and/or replaced, in accordance with the Prince Henry Masterplan. Council is also to provide a timeline for the commencement of the plan, including scheduled maintenance intervals. | Council Officers are currently working on a "Urban Forest Policy" for the entire LGA which focuses on proactive management and maintenance of trees. Proactive Maintenance has commenced across the LGA for high-risk tree species which is occurring concurrently with policy development. Additionally, as a short-term action, Council's Tree team will inspect Prince Henry area for tree's requiring "uplift" which overhang footpath and roads. | Council to arrange site inspection with PHCA in March 2026. |
| 16 | 29 | Regular road line marking, painting, refreshing | At the meeting earlier this year, Council undertook to ensure that regular maintenance of road line markings | Council to provide a timeline for introducing a regular road line markings maintenance plan to PHCA. | In-line with Council's Road Asset Management Strategy, Council conducts 20% of its Road | Council and PHCA to |

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| | | | would be arranged, rather than wait for complaints from Prince Henry residents and visitors. | | Network asset inspections every year. This includes line-marking condition inspections. Additionally, Council is currently undertaking a trial of new AI software technology in our Fleet assets which can identify defects in our road network daily. This information can be triaged based on a “priority” system for intervention. As a short-term action, Council’s Roads team will investigate the Prince Henry area for all line marking requiring renewal. | undertake site inspection. Council to undertake agreed line marking. |
| 17 | 30 | Native Title Grant / Lot 91 subdivision into lots 128, 129, 130 | At the meeting earlier this year, Council advised that it has no record of further land title claims. | PHCA would strongly request to be included in any discussions on potential or existing land title claims on the Prince Henry site. It also requests to receive copies of any communications related to potential or existing land title claims. | PHCA recently submitted GIPA to crown lands on matter. Matter currently in hand with PHCA | Completed |
| 18 | 31 | Beach and events management | Concerns have been raised by a neighbourhood scheme relating to potentially unauthorised events taking place on Little Bay Beach. Such events could include filming, personal training, fitness classes, etc. | PHCA requests early notification and community consultation on all planned events at Little Bay Beach. | Council will advise the PHCA of any planned / approved events received. Should an unauthorised event take place, the PHCA can advise Council Rangers whom will attend site to investigate. | Completed |
| 19 | Signage | Upgrade of signate Lot 17, Geological Reserve, 46R Gubbuteh Road | Located between 44 and 46 Gubbuteh Road. Council has advised that Ryan Zammit’s team is currently investigating whether a copy of the original artwork is on file before progressing the appointment of a signate contractor. We understand that Councils’ intention is to replace the sign. | | Council to provide a clear timeline for replacement of the signage. | Timeline to be provided by Council. |
| 20 | Neighbourhood Systems | Consistent parking signage for strata and neighbourhood schemes throughout Prince Henry | In October 2020, the PHCA requested Council guidance regarding ‘no Parking’ signage on common property within strata and neighbourhood schemes about the Prince Henry site. | Following a site meeting, multiple follow-up emails and phone calls, and a subsequent meeting with the then General Manager, Ms Therese Manns, and senior Council managers on 11 February 2022, PHCA is still awaiting formal guidance. (Refer attached Council response to the 11 February 2022 meeting agenda items dated 3 March 2022. | Council officers to work collaboratively with PHCA and its managing agent to establish a preferred, consistent style for ‘no Parking’ signage on common property within Prince Henry’s strata and neighbourhood schemes, together with an indicative timeline for completion. | Completed |

Examples of potential concrete road dividers for Brodie Avenue (refer item 7)



Telecommunications Industry Ombudsman

24 March 2026

Australian Communications and Media Authority

Ref No: D05999268

To Whom it May Concern,

Extended Internet Outage - Prince Henry, Little Bay

I am writing in support of the complaint lodged by the Prince Henry at Little Bay Community Association (PHCA) regarding the extended internet outage that affected the community for more than four days in January.

This outage significantly affected an estimated 3,500 residents, local businesses and a number of community facilities. Many residents work from home and depend on reliable connectivity. The impact of the outage was amplified by extremely poor mobile reception in the area, leaving people without Wi-Fi calling or any dependable way to communicate. I am advised that even landline users lost service because their VOIP connections require an active internet connection.

The PHCA has provided me with a concerning account of communications from Uniti and Opticomm. For an outage of this scale and duration, communities deserve clear, consistent, and timely information. Instead, updates were sporadic, lacked detail, and varied across platforms, causing avoidable confusion and hardship.

Given the seriousness of this incident—and ongoing concerns about the frequency of outages in the area—I support the PHCA's call for a thorough investigation.

The PHCA Committee submitted a detailed letter of complaint to Uniti, and subsequently participated in an online meeting with Uniti's Mr Andy Tybell, Chief Revenue & Product Officer – Wholesale & Growth. During that meeting, Mr Tybell undertook to provide a written response addressing the concerns raised in the letter and the additional matters discussed. I am advised the response received did not meet the PHCA's expectations as it failed to provide an adequate explanation for the outage, a clear commitment to improving service reliability, or an undertaking to facilitate an appropriate user compensation package.

Thank you for your attention to this important matter.

Yours sincerely



Cr Dylan Parker
Mayor



RENOVATION DESCRIPTION

18 Ewing Avenue, Little Bay, 2036

14 March 2026

Purpose

This document explains the **minor renovation and repair works** proposed for the house at 18 Ewing Avenue.

The works are **small**, mostly **internal**, and will **match the existing house exactly**.

There will be **no change to the overall look of the house from the street**.

Because the works are minor and follow the Prince Henry Design Guidelines, approval is requested **without needing a separate Architectural Review**.

Summary of the Works

The proposed works include:

- **3m² extension to one bedroom** to allow space for a wardrobe
- **4m² extension to one bathroom** to convert into a study
- **Repairs to the balcony** and replacement of the unsafe balustrade

The works:

- **Do not** increase the building height
- **Stay** within the existing building footprint
- **Do not** extend further forward than the house already sits
- **Match** the existing materials and colours

Prince Henry Design Guidelines

The design follows the **Prince Henry Design Guidelines for Precinct G**.

The plans have been reviewed by:

- Architectural Designer – Kirsten Taylor
- Town Planner – John Spitiri

A **Design Compliance Certification** is attached.

Impact on the Street

The works will **not change the appearance** of the house from the street.

The roof, shape of the house, materials and colours will all **stay the same**.

The aim is for the work to look **exactly** like it has always been part of the house.

Existing Front Facade



Proposed Front Facade



Changes Highlighted



Building Height

There is **no change** to the building height and will remain **exactly the same**.

Setbacks

The small extensions are **within the existing building footprint**.

Part of the work sits above the existing balcony and **lines up with the same position** used by neighbouring homes.

The proposal therefore follows what **already exists** in the street, aligning with:

14 Ewing Av



16 Ewing Av (neighbour)



11 Meyer Cl (neighbour)



Materials and Colours

All materials and colours will **match the existing house** facade. This includes:

- Wall finishes
- Colours
- Design details

The intention is for the work to **blend in completely** with the existing house.

Electrical Explosion – December 2025



In December 2025 the **Ausgrid electrical pillar** outside the house **exploded and caught fire**.

This caused an electrical surge which damaged the house and destroyed the:

- Hot water system
- Lighting
- Air conditioning

The wiring inside the walls and ceilings has been damaged and must be replaced.

To repair the wiring, walls and ceilings will need to be opened. The repair work is substantial and too cost prohibitive to be undertaken separately.

Ausgrid's compensation is **limited to \$5,000**, so most of the costs must be covered by the homeowner.

Since the incident, the occupants — **a family of five** — have been living **without hot water, lighting and air conditioning**.

Being able to complete these works soon would greatly help restore normal living conditions.

Below is a the **Fire Inspection Report**:

| INSPECTION DETAILS | |
|--------------------------------|-----------------|
| Inspection Date : | January 9, 2026 |
| Met With: | Insured |
| Attended By - Name: | Mohamed Tayar |
| Trade specific license number: | 390843C |

| PROPERTY DETAILS | |
|-------------------------------|---|
| Property Type: | Dwelling |
| Design Type: | Single Storey - Lowset |
| Number of Floors: | Two |
| Construction: | Brick Veneer |
| Property Condition: | Excellent |
| Damage Inspected: | Home damaged by major electrical surge due to green pillar out the front of the home catching fire. |
| Tests Undertaken and Results: | 240V |

| | |
|-----------------------------|---|
| Extent and Cause of Damage: | <p>Solar/ Gas Dual Powered Hotwater system has been damaged by the surge and needs to be replaced by a plumber and electrician.</p> <p>Actron Air Ducted Air conditioning system has also been impacted and circuit boards have been fried. Power is still present but does not work.</p> <p>Robot Vacuum has also stopped working as it was plugged and turned on when surge happened while it was on its charging block I stand by mode.</p> <p>Alexa WiFi Dongle also was damaged.</p> <p>Multiple globes not working in the home and unable to get a complete count. Due to no power upstairs due to surge.</p> |
|-----------------------------|---|

Defective Balcony



The balcony balustrade is **unsafe** and **no longer compliant**.

It is currently being held in place **with ropes**.

The proposal is to:

- Remove the unsafe balustrade
- Install a new compliant safety balustrade

The new design will **match** similar balustrades already installed on **nearby homes**.

14 Ewing Av



16 Ewing Av (neighbour)



9 Meyler Cl (rear neighbour)



Summary

The proposal is a **small renovation and repair** project that:

- **Keeps the same appearance** from the street
- Does **not increase** the building height
- **Stays within** the existing building footprint
- **Matches** the existing materials and colours
- Follows the **Prince Henry Design Guidelines**
- **Fixes an unsafe** balcony
- **Allows repair** of electrical damage caused by the **December 2025 explosion**

Consistency with the Neighbourhood

The proposed works are **small in scale** and **consistent with the character** of surrounding homes.

Similar building alignments, balcony treatments and façade arrangements already exist on nearby properties, including **14 and 16 Ewing Avenue** and **homes in Meyer Close**.

The proposal therefore **does not introduce any new design elements or precedent**, but simply follows the **existing pattern of development within the street and precinct**.

For this reason, the works are considered **minor in nature and consistent** with the intent of the **Prince Henry Design Guidelines**.

Request

Given the **minor scale** of the works, their **consistency** with neighbouring homes, and their **compliance** with the **Prince Henry Design Guidelines**, approval is respectfully requested so the works can proceed **without referral to the Architectural Review Panel**.

This would allow the **necessary safety repairs and electrical restoration works** to proceed without unnecessary delay.



Prince Henry Design Guidelines

Design Compliance Certification

Property: 18 Ewing Avenue, Little Bay NSW 2036 - Lot 15 DP286017

14 March 2026

To Whom It May Concern,

I confirm that I have prepared the design for the proposed alterations and additions at the above property.

The proposed renovation includes the following works:

- A small extension (approx. 3m²) to an existing bedroom to allow for a walk-in wardrobe.
- Conversion of an existing bathroom (approx. 4m²) into a study.
- Conversion of the existing walk-in robe to ensuite.
- Repairs to the existing upper-level rear balcony and replacement of defective balustrade.
- Extension of ground timber level deck.

I confirm that the proposed works have been reviewed against the Prince Henry Design Guidelines, including the requirements applicable to Precinct G. The design has been prepared to ensure consistency with the relevant controls and the established architectural character of the precinct.

In my professional opinion:

- The proposed works are minor in scale and maintains the existing architectural character
- The building height and roofline remain unchanged
- The proposed additions remain within the existing building footprint
- Materials, finishes and colours match the existing facade
- The works do not adversely impact the streetscape or surrounding properties or the broader Prince Hery Precinct.

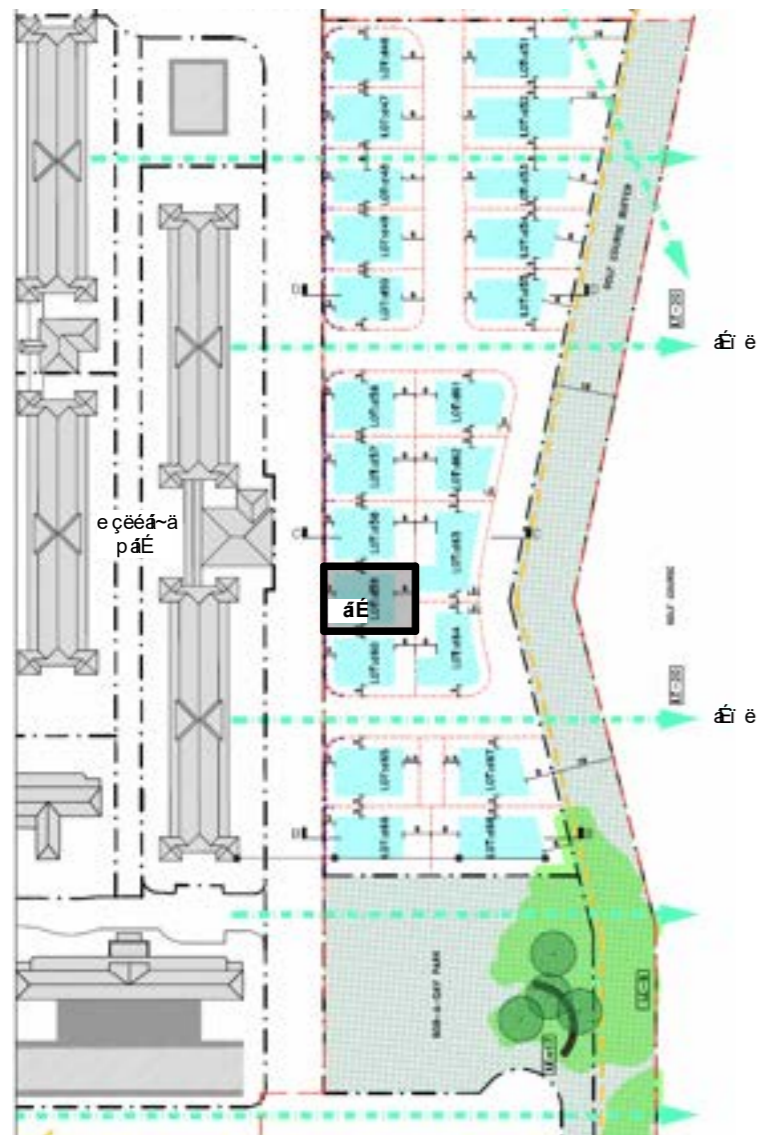
Accordingly, I confirm that the proposed works are consistent with the Prince Henry Design Guidelines as applicable to Precinct G.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

Kirsten Taylor

Architectural Drafting Certificate 1986

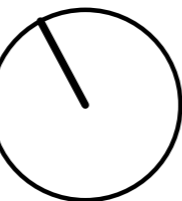


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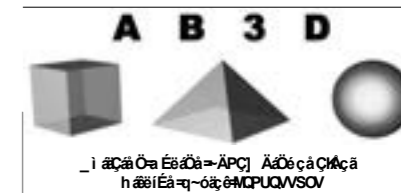
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Client
 Wong Residence
 Project Name
Alterations & Additions
 18 Ewing Avenue Little Bay
 Lot 15 DA 286017

Drawing Title:
 Site Plans

Scale: 1:250, 1:1000, 1:1, 1:251.76 @ A3

Date:

Drawing No.:

A01

Plot Date: 30/10/2025

