

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, 10 June 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 8 April 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 30 April 2026 be tabled and received.
 - (b) **Aged Arrears:** That the Committee receive the aged arrears report dated 27 May 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. Very little progress has been achieved since that meeting. It should be noted that PHCA:

 - does not support the installation of a raised pedestrian crossing and mini roundabout in Pine Avenue
 - had been advised that the action to replace the missing plaque from Macartney Oval had been completed. However, the replacement has yet to be installed.

PHCA will be discussing options to resolve these and many other issues with Council at a meeting scheduled for 10 June 2026.
 - (b) **Bays & Beaches Precinct Meetings**

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

Acumen Strata Management Pty Limited

ABN 85 609 860 568

PO Box 455 Newtown NSW 2042 | Tel: 02 7253 5820 | info@acumenstrata.com.au | acumenstrata.com.au

Liability limited by a scheme approved under Professional Standards Legislation.

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

5. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. Architect Compliance/Liaison

Lot 2/62 Gubbuteh Road works application has been reviewed by the PHCA architect, who advised that the supplied information was incomplete and further detail would be required before PHCA approval could be obtained. At the time this agenda was finalised, the requested additional information remained 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, PHCA provided meeting notes to Council relating to urgent actions required (annexed to the agenda of this meeting). Council committed to preparing a report outlining actions to be taken. Despite several follow up reminders, at the time this agenda was finalised, Council's report had not been received.

Of great concern was the removal of 'No stopping' signs from Fleming Avenue shortly after the meeting on 25 March 2026, with no advance discussion or advice from Council to PHCA. During the meeting, Council had stated that according to regulations, the 'No stopping' signs should not have been installed in that location. PHCA had requested yellow line markings to replace any 'No stopping' signage removed. PHCA has requested Council to liaise with PHCA before undertaking works resulting from the 25 March 2026 meeting. More information:

- Landcom clearly delineated intended parking areas by way of their kerb layout – in principle without the need for signage. However, they grossly overestimated the public's ability to infer that intention and/or abide by it.
- PHCA will request Council (at the incoming meeting) to ask their garbage collection contractors where the problem areas are at Prince Henry, how those problems could be resolved, and provide that in writing to PHCA.

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 all urgent requirements
- Regular road line marking, painting, and refreshing – assess all requirements.

ii) That the Association Committee determines 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 undertook to provide a link to a site containing templates of appropriate signage.

Explanatory Note: The Association Committee is to consider design guidelines to ensure consistent no

c. Landscaping Liaison

- i. The meeting noted additional queries had been received regarding landscaping and gardening responsibilities across various areas. The sub-committee noted this would be reviewed further.
- ii. The Managing Agent was instructed to provide a summary of landscaping easements to the sub-committee for reference.
- iii. The current landscaping contract negotiated in 2015 is under review.

d. Website/Marketing

- i) Current sponsors have been contacted to remind them their annual sponsorships expire in June 2026.
- ii) Potential sponsor has been sent a follow-up.
- iii) A newsletter will be drafted in the coming weeks.
- iv) Input from Association Committee members is invited. All new ideas welcome. Members must be prepared to participate in progressing their ideas.

e. Site Monitoring

The meeting noted ongoing compliance issues throughout the Association, some of which were being followed up as appropriate. A supply of breach notices is available for Association Committee use. It's important for each Association Committee member to monitor breaches and provide appropriate reports to Acumen for follow up.

f. Prince Henry Telecommunications

A second response was received from Annika Wells department relating to the Prince Henry extended internet outage in January 2026 (annexed to the agenda of this meeting).

6. Traffic Signage – East Village (SP86466) Correspondence

That the Association Committee considers the correspondence dated 7 May 2026, from The Owners – SP 86466 “East Village”, annexed to the agenda of this meeting.

7. Lot 17 – PHLB Reserve Trust / Geological Reserve Signage

That the Association Committee receives an update regarding the Lot 17 signage replacement project. Acumen to follow up if no installation date has been received.

***Explanatory Note:** This is a motion to consider an update from Lot 17 regarding signage replacement project.*

8. 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 is to consider updating this, and undertake any necessary action to effect this.*

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

That the Association Committee request Lot 75 to lodge the application for works dated 27 January 2026 with Council for Development Application approval and provide Acumen Strata with a copy of all correspondence and documentation submitted.

***Explanatory Note:** This is a motion for lot 75 (18 Ewing Avenue, Little Bay NSW 2036) to lodge the application with Council for DA approval. It was resolved in motion 8 of the ACM held 8 April 2026, that an architectural review be obtained.*

**10. Lot 64
(DP270427) / 35
Harvey Street
works**

That the Association Committee review the application for works submitted by Lot 64 dated 10 February 2026 and consider approval of the proposed works.

Explanatory Note: This motion is for the Association Committee to review and determine the approval of Lot 64 application submitted on 10 February 2026.

**11. Lot 129 / 16
Murra Murra
Place works**

That the Association Committee review the application for works submitted by Lot 64 dated 10 February 2026 and consider approval of the proposed works.

Explanatory Note: This motion is for the Association Committee to review and determine the approval of Lot 129 application submitted on 29 May 2026.

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

That the Association Committee receives an update regarding the 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. In motion 9 of the ACM held 8 April 2026, it was resolved to issue a notice to comply regarding this. The property is a subsidiary lot of PHCA lot 16 (DP285908).

**13. 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, 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

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

Closure

Date of this Notice: 3 June 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.

MINUTES OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

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

The Meeting was held on Wednesday, 8 April 2026

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

Commenced at 6:00pm

Present	Apologies	In Attendance
Susan Graham Michelle Morgan Michael McIntosh Linda Mearing John Pearson (via Acting Member – Susan Graham) Leonard Ryan (via Acting Member – Colin Flint) Pavlos Totsis	John Pearson Leonard Ryan	Vincent Wan (Acumen Strata)
Chairperson: Susan Graham (by invitation)		

Note regarding Acting Members:

Susan Graham was appointed as acting member by and on behalf of John Pearson, and Colin Flint was appointed as acting member by and on behalf of Leonard Ryan. The meeting consented to these appointments, as per s37 of the Community Land Management Act 2021.

- 1. Declaration of Interest**

Resolved 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.

Noted that no declarations were received.
- 2. Minutes**

Resolved that the minutes of the Association Committee Meeting held 23 March 2026 be confirmed as a true and accurate account of that meeting.
- 3. Financial**
 - Report: Resolved** that the financial accounts ending 28 February 2026 be tabled and received.
 - Aged Arrears: Resolved** that the Committee receive the aged arrears report dated 31 March 2026 and determine any necessary action.

4. Matters from Prior Meeting

Resolved 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, and 25 March 2026. It was noted that concerns had been raised regarding Council's proposed installation of a raised pedestrian crossing in Pine Avenue, and a mini-roundabout at the junction of Brodie Avenue, Pine Avenue and Jenner Street, without acknowledgement from Todd Clarke at Randwick Council.

It was further noted that a plaque had previously been stolen from the Jenner Street entrance to Macartney Oval diagonally opposite May Street. Randwick Council had advised this had been completed. However, the replacement has yet to be installed.

The Managing Agent was instructed to follow up with Randwick Council regarding all three matters.

(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

(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 and 130 ownership has transferred to the La Perouse Local Aboriginal Land Council. The Community Levy Entitlement Roll has been updated accordingly.

5. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. **Architect Compliance/Liaison**

i. **Lot 2 / 62 Gubbuteh Road works application**

The meeting noted that Lahznimmo Architects had completed their preliminary review, outlining that the application could not be approved as-is and requesting additional supporting documentation.

b. **Council Liaison**

i) **Site meeting with Council – 25 March 2026**

A site meeting was held with Council on 25 March 2026 to address various issues raised over the past year and at subsequent meetings (refer Item 4a). The Community Association had provided Council with its understanding of the meeting, and requested a response by 21 April 2026. 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 various designs for appropriate signage.

c. Landscaping Liaison

The meeting noted additional queries had been received regarding landscaping and gardening responsibilities across various areas. The sub-committee noted this would be reviewed further.

The Managing Agent was instructed to provide a summary of landscaping easements to the sub-committee for reference.

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.

a. Site Monitoring

The meeting noted ongoing compliance issues throughout the Association, which were being followed up as appropriate. A supply of breach notices is available for Association Committee use.

b. Prince Henry Telecommunications

The meeting considered the Randwick Council Office of the Mayor correspondence ref. D05999268 dated 24 March 2026.

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

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

Noted that the Managing Agent advised that the owner of Lot 17 (Crown Lands) had issued a work order to a third-party contractor, for preparation of an updated signage design, with subsequent supply and installation. It was anticipated that a draft design would be provided by Crown Lands, for consideration by both the Community Association and Randwick Council. Once approved, it was anticipated the sign replacement would proceed.

- 7. Capital Works Fund Plan Update** **Resolved** that the Association Committee obtain 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.
- Noted** that Michael McIntosh would prepare a list of assets and areas for inclusion, to form the basis of the Capital Works Fund Plan, and Acumen would search its records for the Change Strata Management PHCA asset report prepared some years ago. Once all information is available, it was anticipated that the Managing Agent would obtain a fee proposal for consideration.
- 8. Lot 75 (DP286017) / 18 Ewing Avenue - Works** **Resolved** 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.
- Noted** that an architectural review should be obtained. It was anticipated that pending approval from this review, there were no objections to works proceeding.
- 9. Lot 16 (DP285908) / 40 Gubbuteh Road – Notice to Comply** **Resolved** 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.
- 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: There being no further business, the Chairperson declared the meeting closed at 7:31 PM.

Community Association D.P. No. 270427

BALANCE SHEET

AS AT 30 APRIL 2026

	ACTUAL 30/04/2026	ACTUAL 31/12/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	44,297.84	20,286.81
Capital Works Fund	230,398.32	229,160.67
<u>TOTAL</u>	<u>\$ 274,696.16</u>	<u>\$ 249,447.48</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	42,091.43	46,569.82
Investment A/C Capital Works	109,965.53	109,965.53
Investment A/C Capital Works 2	123,661.27	122,423.62
Levies In Arrears	1,877.17	1,287.52
Other Arrears	302.77	159.50
Interest On Overdue Levies	97.46	67.95
Secondary Debtors	709.50	236.50
<u>TOTAL ASSETS</u>	278,705.13	280,710.44
<u>LIABILITIES</u>		
Gst Clearing Account	1,359.43	295.52
Arrears Clearing Account	(27.50)	(27.50)
Creditors	1,804.00	0.00
Accruals	0.00	3,282.77
Levies In Advance	873.04	27,712.17
<u>TOTAL LIABILITIES</u>	4,008.97	31,262.96
<u>NET ASSETS</u>	<u>\$ 274,696.16</u>	<u>\$ 249,447.48</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 30 APRIL 2026

	ACTUAL 01/01/26-30/04/26	BUDGET 01/01/26-30/04/26	VARIANCE %	ACTUAL 01/01/25-31/12/25
<u>ADMINISTRATIVE FUND</u>				
<u>INCOME</u>				
Administrative Fund Levy	55,000.13	36,666.67	150.00	110,000.28
Certificate Fees	218.00	0.00		436.00
Inspection Fees	0.00	0.00	0.00	31.00
Recovery - Rental	860.00	860.00	100.00	2,580.00
Sundry	0.00	0.00	0.00	2,462.73
Website Sponsorship	0.00	833.33	0.00	0.00
Interest On Overdue Levies	92.54	0.00		274.15
<u>TOTAL INCOME</u>	56,170.67	38,360.00		115,784.16
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	0.00	366.67	0.00	1,084.77
Auditors - Audit Services	0.00	166.67	0.00	500.00
Bank Charges	66.87	70.00	95.53	205.24
Consultancy	0.00	333.33	0.00	568.18
Electrical Repairs	0.00	1,000.00	0.00	8,563.04
Garden & Grounds	9,840.00	13,333.33	73.80	36,407.60
Insurance - Premium	5,162.37	1,666.67	309.74	4,529.67
Legal & Debt Collection Fee	0.00	0.00	0.00	25.00
Legal Fees	0.00	1,666.67	0.00	0.00
Management Fees	9,489.96	9,600.00	98.85	27,169.28
Management Fees - Additional	350.00	1,500.00	23.33	4,550.00
Management Fees - Disbursement	3,224.34	3,066.67	105.14	8,909.50
Meeting Room Hire	420.00	300.00	140.00	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	166.67	9.48	437.10
Utilities - Electricity	1,548.53	1,000.00	154.85	2,094.23
Utilities - Elect Street Light	1,037.09	5,000.00	20.74	14,013.84
Website	786.68	1,500.00	52.45	4,368.97
<u>TOTAL EXPENDITURE</u>	32,159.64	40,736.67		114,943.42
<u>SURPLUS (DEFICIT)</u>	\$ 24,011.03	\$ (2,376.67)		\$ 840.74
Opening Admin. Balance	20,286.81	6,762.27	300.00	19,446.07
<u>ADMINISTRATIVE FUND BALANCE</u>	\$ 44,297.84	\$ 4,385.60		\$ 20,286.81

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 30 APRIL 2026

	ACTUAL 01/01/26-30/04/26	BUDGET 01/01/26-30/04/26	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	1,237.65	2,666.67	46.41	7,946.74
<u>TOTAL INCOME</u>	<u>1,237.65</u>	<u>2,666.67</u>		<u>9,446.93</u>
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	0.00	1,666.67	0.00	0.00
<u>TOTAL EXPENDITURE</u>	<u>0.00</u>	<u>1,666.67</u>		<u>0.00</u>
<u>SURPLUS (DEFICIT)</u>	<u>\$ 1,237.65</u>	<u>\$ 1,000.00</u>		<u>\$ 9,446.93</u>
Opening Capital Works Balance	<u>229,160.67</u>	<u>76,386.89</u>	<u>300.00</u>	<u>219,713.74</u>
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 230,398.32</u>	<u>\$ 77,386.89</u>		<u>\$ 229,160.67</u>



ACUMEN STRATA

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Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 30 April 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
31/03/26	StrataPay Trans/Svce		29.85
31/03/26	GST		-2.71
30/04/26	StrataPay Trans/Svce		9.50
30/04/26	GST		-0.86
	Total:		66.87
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
08/02/26	Gardening02/02-19/02	Gardens In Mind	3,608.00
08/02/26	GST		-328.00
29/03/26	Gardening 26/03	Gardens In Mind	1,804.00
29/03/26	GST		-164.00
19/04/26	Gardening 08/04	Gardens In Mind	1,804.00
19/04/26	GST		-164.00
27/04/26	Gardening 20/04	Gardens In Mind	1,804.00
27/04/26	GST		-164.00
	Total:		9,840.00
14310	Administrative Fund	INSURANCE - PREMIUM	
30/03/26	Insurance 26/27	Bac Insurance Brokers	4,192.13
30/03/26	GST		-381.10
30/03/26	F&E servi Levy 26/27	Bac Insurance Brokers	199.22
30/03/26	GST		-18.11
30/03/26	Underwrite Fee 26/27	Bac Insurance Brokers	137.50
30/03/26	GST		-12.50
30/03/26	Stamp Duty 26/27	Bac Insurance Brokers	395.23
30/03/26	Broker Fee 26/27	Bac Insurance Brokers	715.00
30/03/26	GST		-65.00
	Total:		5,162.37



ACUMEN STRATA

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Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 30 April 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
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
15/03/26	Management Fees	Acumen Strata	2,609.74
15/03/26	GST		-237.25
15/04/26	Management Fees	Acumen Strata	2,609.74
15/04/26	GST		-237.25
	Total:		9,489.96
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
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
15/03/26	Disbursements-Fixed	Acumen Strata	674.48
15/03/26	GST		-61.32
16/03/26	Postage Large	Acumen Strata	42.35
16/03/26	GST		-3.85
16/03/26	Archive Storage	Acumen Strata	49.50
16/03/26	GST		-4.50



ACUMEN STRATA

Acumen Strata
Management Pty Ltd
PO Box 455
Newtown NSW 2042
02 7253 5820
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Liability limited by a scheme approved under Professional Standards Legislation

Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 30 April 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
16/03/26	Levy Notice Inc Post	Acumen Strata	37.80
16/03/26	GST		-3.44
16/03/26	Photocopying	Acumen Strata	188.65
16/03/26	GST		-17.15
15/04/26	Disbursements-Fixed	Acumen Strata	674.48
15/04/26	GST		-61.32
15/04/26	Archive Storage	Acumen Strata	49.50
15/04/26	GST		-4.50
15/04/26	Term Deposit Mgnt	Acumen Strata	41.25
15/04/26	GST		-3.75
	Total:		3,224.34
15040	Administrative Fund	MEETING ROOM HIRE	
17/02/26	Room hire	Little Bay Coast Centre	165.00
17/02/26	GST		-15.00
31/03/26	Room hire	Little Bay Coast Centre	165.00
31/03/26	GST		-15.00
07/04/26	Room hire	Little Bay Coast Centre	132.00
07/04/26	GST		-12.00
	Total:		420.00
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



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Community Association D.P. No. 270427

ACCOUNTS SUMMARY

1 January 2026 to 30 April 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
17005	Administrative Fund	UTILITIES - ELECTRICITY	
05/01/26	GST		-7.90
05/01/26	Electric Nov-Dec 25	Energy Australia - (97410)	98.14
05/01/26	GST		-8.92
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
03/03/26	Electric Jan - Feb26	Energy Australia - (97410)	88.64
03/03/26	GST		-8.06
03/03/26	Electric Jan - Feb26	Energy Australia - (97410)	78.44
03/03/26	GST		-7.13
04/03/26	Electri Feb 26	Energy Australia - (97410)	1,112.22
04/03/26	GST		-101.11
25/03/26	Electri Dec-Mar 26	Agl 33837	239.10
25/03/26	GST		-21.74
	Total:		1,548.53
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
28/02/26	Website Updates&Main	Highland Creative	41.25
28/02/26	GST		-3.75
31/03/26	Web Updates & Mainte	Highland Creative	66.46
31/03/26	GST		-6.04
	Total:		786.68

Aged Balance Report

27 May 2026

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
02100003	THE STATE OF NSW	3			0.30	0.00	0.30	0.00	0.00	0.00	
02100016	DEPOSITED PLAN NO. 285908	16			191.40	0.00	191.40	0.00	0.00	0.00	06/02/26
02100017	THE STATE OF NSW	17			0.30	0.00	0.30	0.00	0.00	0.00	
02100021	THE STATE OF NSW	21			0.30	0.00	0.30	0.00	0.00	0.00	
02100025	THE STATE OF NSW	25			0.30	0.00	0.30	0.00	0.00	0.00	
02100035	THE STATE OF NSW	35			0.30	0.00	0.30	0.00	0.00	0.00	
02100044	THE STATE OF NSW	44			0.30	0.00	0.30	0.00	0.00	0.00	
02100045	THE STATE OF NSW	45			434.20	0.00	157.17	45.67	29.01	202.35	11/03/26
02100046	THE STATE OF NSW	46			434.20	0.00	157.17	45.67	29.01	202.35	11/03/26
02100047	THE STATE OF NSW	47			93.33	0.00	93.33	0.00	0.00	0.00	
02100049	THE STATE OF NSW	49			186.65	0.00	186.65	0.00	0.00	0.00	03/04/20
02100050	THE STATE OF NSW	50			0.30	0.00	0.30	0.00	0.00	0.00	
02100064	THE STATE OF NSW	64			136.94	0.00	136.94	0.00	0.00	0.00	02/09/19
02100066	THE STATE OF NSW	66			0.30	0.00	0.30	0.00	0.00	0.00	
02100070	THE STATE OF NSW	70			44.84	0.00	44.84	0.00	0.00	0.00	
02100071	THE STATE OF NSW	71			0.30	0.00	0.30	0.00	0.00	0.00	
02100085	MR J S-H Y & MS A M F ABIDIN	85			57.04	0.00	57.04	0.00	0.00	0.00	
02100088	IGOR & INNA KAZAGRANDE	88			0.47	0.00	0.47	0.00	0.00	0.00	
02100090	THE STATE OF NSW	90			22.57	0.00	22.57	0.00	0.00	0.00	
02100094	THE STATE OF NSW	94			0.30	0.00	0.30	0.00	0.00	0.00	
02100095	THE STATE OF NSW	95			0.30	0.00	0.30	0.00	0.00	0.00	
02100098	THE STATE OF NSW	98			44.84	0.00	44.84	0.00	0.00	0.00	
02100099	THE STATE OF NSW	99			37.21	0.00	37.21	0.00	0.00	0.00	
02100100	THE STATE OF NSW	100			40.56	0.00	40.56	0.00	0.00	0.00	
02100103	Kyriacos & Katerina Mavroleftte	103			0.40	0.00	0.40	0.00	0.00	0.00	
02100105	KENNETH & FREDERICK TSE	105			142.34	0.00	46.82	0.78	0.71	94.03	
02100110	SUSAN & CHUNG WAI YOUNG	110			0.38	0.00	0.38	0.00	0.00	0.00	
02100112	YING MAO	112			62.22	0.00	62.22	0.00	0.00	0.00	
02100120	CIGOLD PTY LTD	120			79.35	0.00	51.85	0.00	27.50	0.00	06/02/26
02100123	MARK & JACQUELINE WAINE	123			0.27	0.00	0.27	0.00	0.00	0.00	11/09/25
02100124	RICHARD CRAVEN & DIANA CRAVEN	124			51.85	0.00	51.85	0.00	0.00	0.00	
02100128	La Perouse Local Aboriginal La	128			10.37	0.00	10.37	0.00	0.00	0.00	
02100129	THE STATE OF NSW	129			5.18	0.00	5.18	0.00	0.00	0.00	
02100130	La Perouse Local Aboriginal La	130			6.71	0.00	6.71	0.00	0.00	0.00	
Page Totals:					2086.62	0.00	1409.54	92.12	86.23	498.73	
Running Totals:					2086.62	0.00	1409.54	92.12	86.23	498.73	

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
02100003	THE STATE OF NSW	3			0.30	0.00	0.30	0.00	0.00	0.00	
02100016	DEPOSITED PLAN NO. 285908	16			191.40	0.00	191.40	0.00	0.00	0.00	06/02/26
02100017	THE STATE OF NSW	17			0.30	0.00	0.30	0.00	0.00	0.00	
02100021	THE STATE OF NSW	21			0.30	0.00	0.30	0.00	0.00	0.00	
02100025	THE STATE OF NSW	25			0.30	0.00	0.30	0.00	0.00	0.00	
02100035	THE STATE OF NSW	35			0.30	0.00	0.30	0.00	0.00	0.00	
02100044	THE STATE OF NSW	44			0.30	0.00	0.30	0.00	0.00	0.00	
02100045	THE STATE OF NSW	45			434.20	0.00	157.17	45.67	29.01	202.35	11/03/26
02100046	THE STATE OF NSW	46			434.20	0.00	157.17	45.67	29.01	202.35	11/03/26
02100047	THE STATE OF NSW	47			93.33	0.00	93.33	0.00	0.00	0.00	
02100049	THE STATE OF NSW	49			186.65	0.00	186.65	0.00	0.00	0.00	03/04/20
02100050	THE STATE OF NSW	50			0.30	0.00	0.30	0.00	0.00	0.00	
02100064	THE STATE OF NSW	64			136.94	0.00	136.94	0.00	0.00	0.00	02/09/19
02100066	THE STATE OF NSW	66			0.30	0.00	0.30	0.00	0.00	0.00	
02100070	THE STATE OF NSW	70			44.84	0.00	44.84	0.00	0.00	0.00	
02100071	THE STATE OF NSW	71			0.30	0.00	0.30	0.00	0.00	0.00	
02100084	Duncan Benedict & Alison Colin	84			58.66	0.00	58.66	0.00	0.00	0.00	06/02/26
02100085	MR J S-H Y & MS A M F ABIDIN	85			57.04	0.00	57.04	0.00	0.00	0.00	
02100088	IGOR & INNA KAZAGRANDE	88			0.47	0.00	0.47	0.00	0.00	0.00	
02100090	THE STATE OF NSW	90			22.57	0.00	22.57	0.00	0.00	0.00	
02100094	THE STATE OF NSW	94			0.30	0.00	0.30	0.00	0.00	0.00	
02100095	THE STATE OF NSW	95			0.30	0.00	0.30	0.00	0.00	0.00	
02100098	THE STATE OF NSW	98			44.84	0.00	44.84	0.00	0.00	0.00	
02100099	THE STATE OF NSW	99			37.21	0.00	37.21	0.00	0.00	0.00	
02100100	THE STATE OF NSW	100			40.56	0.00	40.56	0.00	0.00	0.00	
02100103	MINNING XU	103			0.40	0.00	0.40	0.00	0.00	0.00	
02100105	KENNETH & FREDERICK TSE	105			142.34	0.00	46.82	0.78	0.71	94.03	
02100110	SUSAN & CHUNG WAI YOUNG	110			46.44	0.00	46.06	0.00	0.00	0.38	
02100112	YING MAO	112			62.22	0.00	62.22	0.00	0.00	0.00	
02100116	ADAM SOLOMONS	116			86.06	0.00	52.12	0.28	0.25	33.41	
02100120	CIGOLD PTY LTD	120			79.35	0.00	51.85	0.00	27.50	0.00	06/02/26
02100123	MARK & JACQUELINE WAINE	123			0.27	0.00	0.27	0.00	0.00	0.00	11/09/25
02100124	RICHARD CRAVEN & DIANA CRAVEN	124			51.85	0.00	51.85	0.00	0.00	0.00	
02100128	La Perouse Local Aboriginal La	128			10.37	0.00	10.37	0.00	0.00	0.00	
02100129	THE STATE OF NSW	129			5.18	0.00	5.18	0.00	0.00	0.00	
Page Totals:					2270.69	0.00	1559.29	92.40	86.48	532.52	
Running Totals:					2270.69	0.00	1559.29	92.40	86.48	532.52	

PHCA Council meeting 25 March 2026 | NOTES IN FAR RIGHT COLUMN

	REMOVE	REPLACE	INSTALL	OTHER	REASON	SITE VISIT 25 March 2026
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. 	<p><i>Transport NSW application to remove 40 sign</i></p>
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. 	<p><i>Signs near Coast Centre for Seniors entrance, can be removed if waste vehicle operator approves pickup in Brodie Avenue, therefore negating the need to reverse in Curie. Coast Centre Manager to be advised that locating bins for emptying in Brodie Avenue rather than in Curie Avenue will enable Council to remove the no stopping signs.</i></p>
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 (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). 	<p><i>Council rejected cross hatch marking, one way sign can be done and will investigate Ewing junction centre line marking break.</i></p>
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 	<p><i>Agreed to relocate Gull Street sign, which is currently located opposite the street and is obscured by a tree. Ideally relocate on the street side of the road for visibility -subject to logistics with various equipment and trees.</i></p> <p><i>The following were not discussed but PHCA would like to hear Council's view:</i></p> <ul style="list-style-type: none"> Street sign for Ewing Avenue on corner of McMaster Place Street sign for Ewing Avenue on corner of Meyler Close <p><i>Dead banksias and overgrowth in need of maintenance.</i></p> <p><i>Transport NSW application to remove 40 signs</i></p>

					<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. 	
FLEMING STREET	• No Stopping signs x 5		• Yellow street marking instead	• Straighten Fleming Street sign corner Brodie		Agreed to include in site plan
FLOREY CRES	• Nil					Private road
GUBBUTEH ROAD	• 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 	<p>Dog leg turn at 56-58 Gubbuteh, Council will investigate to reinstate double mid lines. Important to note that you must not park your vehicle within three metres of a double solid dividing line (also known as continuous dividing lines) in the centre of the road, unless a sign indicates otherwise.</p> <p>Transport NSW application to remove 40 signs.</p>
GULL STREET	<ul style="list-style-type: none"> No Stopping signs x 4 No Stopping signs x 2 	• 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 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. Current signage is on the wrong side of the road and easy for motorist/pedestrians to miss. 	Lot 127 No stopping signs on private road can be removed by RCC
HARVEY STREET	• 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. 	Transport NSW application to remove 40 sign
JENNER STREET	• 40 Sign opposite #16		• 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. 	Transport NSW application to remove 40 sign
LISTER AVENUE	<ul style="list-style-type: none"> 40 Sign adjacent 2 Lister 40 Sign adjacent 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. 	Transport NSW application to remove
MAYO STREET	• 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. 	Transport NSW application to remove 40 sign in Mayo adjacent to 20 Newton Street
MCMASTER PLACE	• 40 Sign adjacent #9		• 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. 	<p>Street sign was not discussed but PHCA would like Council to consider installing.</p> <p>Transport NSW application to remove 40 sign.</p>
MEYLER CLOSE	• 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. 	Transport NSW application to remove 40 sign

MILLARD DRIVE	• 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. 	<p><i>No entry sign on Newton Street needs attention.</i></p> <p><i>*Private road: Council suggested one way signs be installed in Millard Drive at two intersections, at 300ml from kerb edge.</i></p>
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. 	<p><i>Lot 34 buffer zone needs management plan for tree maintenance, clearing undergrowth. Request it be included in management plan</i></p> <p><i>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</i></p> <p><i>Transport NSW application to remove 40 sign</i></p>
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. 	<p><i>Transport NSW application to remove 40 sign</i></p>
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. 	<p><i>Transport NSW application to remove 40 sign</i></p>
PINE AVENUE	• Nil				<p><i>Chapel frontage, 50 Pine Ave</i></p> <p><i>No parking zone on corner preferred by RCC, from beach access footpath at kerb, to corner for golf course road.</i></p> <p><i>New item will be investigated by Council</i></p>
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. 	<p><i>The lines are to be graded by Council officers on inspection to determine whether the need for refreshing is urgent or otherwise. Important to note that owner lot parking lines for residents in strata schemes are strata scheme responsibility.</i></p>

NOTES

Council to provide:

- contact details for Transport NSW to enable PHCA to request removal of all 40 signs while retaining the 40 Zone marking and signs at Harvey Street and Jenner Street entries
- a link to review appropriate 'Resident only parking' signage options
- a list of all Prince Henry's private roads and the responsible entity (PHCA, strata scheme, other?)
- confirmation that Council will remove unnecessary 'No Stopping' signage throughout Prince Henry including on private roads (for safety reasons) where installation should not have taken place without prior consultation and approval from the lot owner.
- confirmation that to prevent further risk to the general public, a program will be initiated to prevent trees encroaching on foot path access. An example of the problem throughout Prince Henry was viewed in McMaster Place and Council undertook to fix.
- confirmation that all issues listed in the PHCA Street Audit and any other issues identified during the site visit will be carefully considered based on Council priorities for such works and perceived public risk.
- contact details for Nick Renneberg, Co-ordinator Open Spaces, in relation to lot 34 (buffer zone).

OFFICIAL



Australian Government

**Department of Infrastructure,
Transport, Regional Development,
Communications, Sport and the Arts**

Ref: MC26-004197

Mr Vincent Wan
Community Manager
Acumen Strata Management
PO Box 455
NEWTOWN NSW 2042

via: vincent@acumenstrata.com.au

Dear Mr Wan

Thank you for your correspondence of 27 March 2026 to the Hon Anika Wells MP, Minister for Communications and Minister for Sport on behalf of the Prince Henry at Little Bay community about the internet outages the community has been experiencing. The Minister has asked me to respond on her behalf.

The LBN Co network at Little Bay is now managed by Opticomm, a statutory infrastructure provider (SIP) owned by the Uniti Group. The Minister recently met with the Chief Executive Officer of Uniti Group, Mr Kevin Teoh in relation to consumer concerns. Mr Teoh advised that Uniti Group is committed to improving services across its' network – through infrastructure upgrades and refining fault rectification processes to make it easier for broadband retailers and their consumers to have problems fixed quickly.

Restoration of services to Little Bay Estate and longer-term resilience work

I understand the outage at the Little Bay Estate was initially caused by a power issue. While power was restored promptly, the incident then revealed a hardware failure, which required replacement equipment. Uniti Group advises that the service has since been fully restored, and there are no ongoing issues affecting services in the area.

Whilst regrettable, unplanned outages may occur from time to time due to a technical issue or fault, or because of damage caused by events such as storms or floods. Nevertheless, Mr Teoh has advised that Uniti Group is improving the resilience of its networks by installing redundant pathways for communities served by Uniti Group infrastructure, including deploying additional infrastructure to the Little Bay community.

Whilst I can appreciate the situation is frustrating, Opticomm is a wholesaler and does not have a direct customer relationship with consumers. It is the broadband retailer's

OFFICIAL

responsibility to engage with their customers to explain and resolve service issues. This includes engaging with Opticomm on their behalf.

Uniti Group advises that it is working with its broadband retailers to improve communications process, including how it can provide clearer, more direct details to broadband retailers and how outage information is ultimately communicated to end-users.

Compensation arrangements

SIPs are required to publish the terms and conditions for providing wholesale services to broadband retailers that in turn offer services directly to consumers. Uniti Group offers compensation to broadband retailers where it does not meet agreed benchmarks. The retailer has discretion to pass on any compensation to its end-users. Consumers in the Prince Henry at Little Bay should approach their broadband retailer directly to ask whether compensation was paid by Opticomm for the outage in January 2026 and seek pass through of any compensation.

Voice services

As part of SIP regime requirements, wholesale broadband providers must be able to support retail voice services over fixed-line and fixed wireless networks using the broadband service.

However, there are separate arrangements in place to provide people across Australia with reasonable access to landline services. Under the Universal Service Obligation (USO), Telstra has regulatory and contractual obligations to provide landline phone services nationally on reasonable request.

If residents are concerned about voice services, they should continue to raise their concerns with their broadband retailer in the first instance. If residents are dissatisfied with the performance of their current retailer with respect to making representations to Opticomm, they could choose an alternative broadband retailer that may better meet their needs. The list of broadband retailers for Opticomm services is located here:

<https://www.opticomm.com.au/service-providers/>. A number of retailers offer services in Little Bay, including brands such as Aussie Broadband and Superloop.

Thank you for taking the time to write and I trust that this information will be of assistance.

Yours sincerely



Nicolle Power
Assistant Secretary
Universal Services
Communications and Markets

26/05/2026

Dynamic Property Services

Level 27, 66-68 Goulburn Street, Sydney NSW 2000

Locked Bag 22, Haymarket NSW 1240

Phone: (02) 9267 6334

Email: enquiries@dynamicproperty.com.au

Website: dynamicproperty.com.au

ABN: 67 002 006 760



7 May 2026

Prince Henry Community Association
C/o – Acumen Strata Management
Suite 8/43-53 Bridge Road
Stanmore NSW 2048

Via Email Transmission: fiona@acumenstrata.com.au; vincent@acumenstrata.com.au

Dear Association Committee,

Strata Plan 86466 | “East Village” – 8 Brodie Avenue, Little Bay NSW 2036

Prince Henry Precinct – Removal of Traffic Signage, Safety Concerns and Procedural Deficiencies

We act as Strata Managing Agent for The Owners – Strata Plan 86466 (“East Village”), comprising 41 residential lots within the Prince Henry precinct.

The Owners Corporation writes to formally express its significant concern regarding the recent removal, and proposed further removal, of traffic management signage and controls throughout the precinct, including one-way directional signage, No Stopping restrictions and speed management signage affecting the streets surrounding SP 86466.

Importantly, these controls have been in place for several years and were historically implemented following consultation with relevant stakeholders, including Council representatives, emergency services and waste contractors, in order to address the operational and safety requirements of the precinct.

The Owners Corporation is deeply concerned that decisions affecting materially impacted stakeholders appear to have been progressed without any meaningful consultation with SP 86466, notwithstanding the obvious implications arising from altered traffic conditions within a dense residential environment.

The removal of signage has already resulted in operational and safety concerns, including:

- vehicles travelling contrary to one-way traffic controls on Fleming Avenue;
- obstruction of resident access to private parking spaces, including disabled parking;
- heavy vehicles being unable to safely undertake turning movements; and
- damage to private property caused by vehicles mounting kerbs and adjoining areas.

Residents, contractors and service providers have relied upon these established traffic controls for several years in safely navigating the precinct and facilitating access to private property and essential services.

In the circumstances, the Owners Corporation does not support or consent to the unilateral removal or alteration of traffic management controls affecting the areas surrounding SP 86466 and expressly reserves all rights in relation to any operational, access, safety or property impacts arising from those decisions.

The Community Association is now formally on notice of the concerns identified above, including the increased risk of vehicle conflict, obstruction of access, heavy vehicle manoeuvring difficulties and pedestrian safety impacts associated with the altered traffic conditions.

Accordingly, the Owners Corporation formally requests that the Community Association:

1. Immediately place a hold on any further removal or alteration of traffic signage and traffic controls affecting the precinct pending proper consultation and review;

2. Provide details of the process by which these decisions were made, including any resolutions, traffic assessments, engineering advice, consultation records or communications with Randwick City Council or Transport for NSW relied upon in support of the changes;
3. Undertake a transparent consultation process involving all materially affected strata schemes, emergency services and relevant service contractors prior to implementing any further changes; and
4. Confirm what risk assessment has been undertaken regarding heavy vehicle access, pedestrian safety and obstruction of private property access arising from the removal of signage.

The Owners Corporation reserves its position in relation to this matter and, failing satisfactory resolution, reserves the right to seek further advice.

We trust the Community Association will give these concerns immediate consideration given the potential safety and liability implications associated with the current position.

Should you wish to discuss the above further, please contact the undersigned.

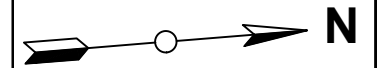
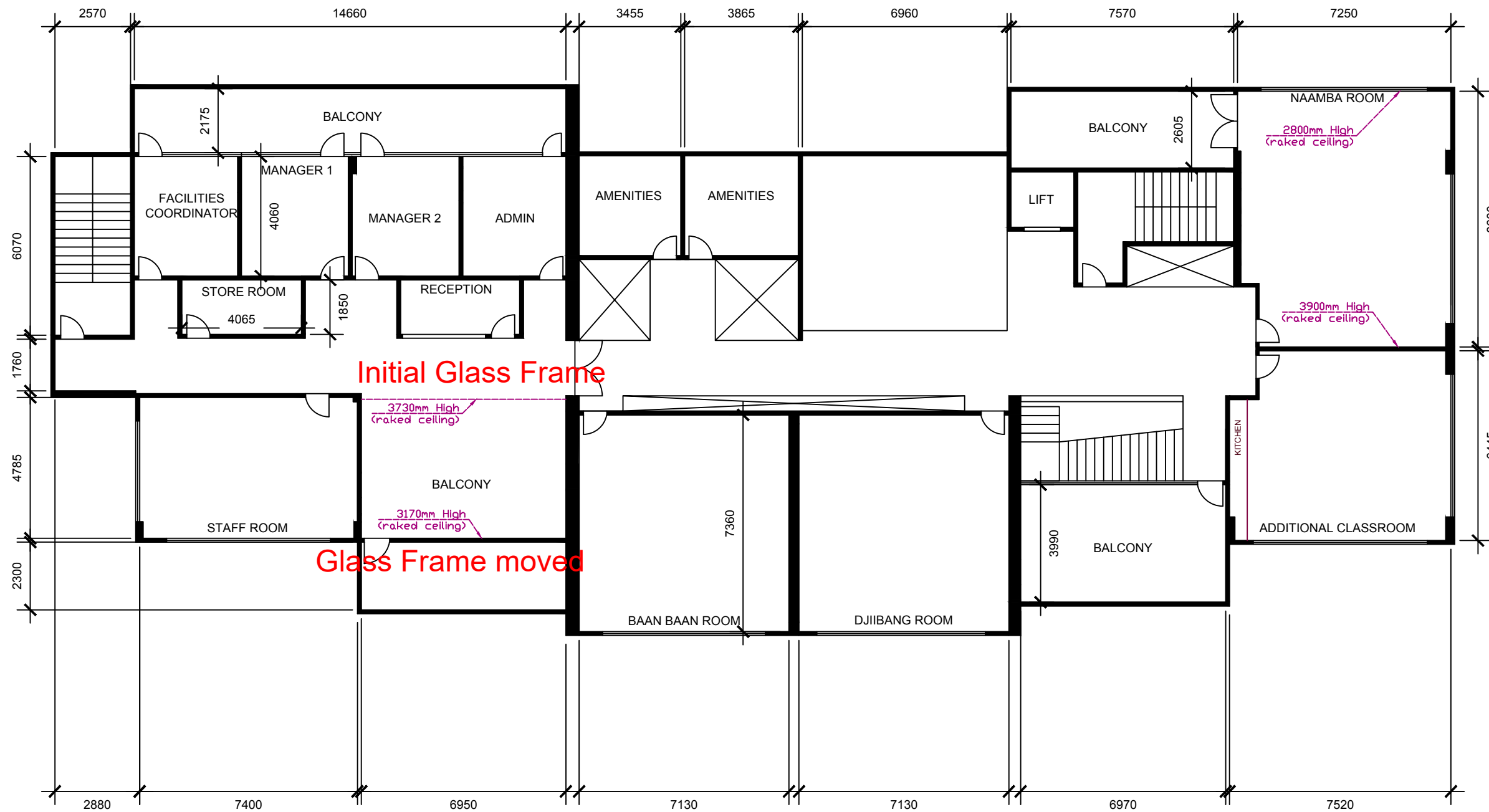
Yours sincerely,



Charlotte Gay
On behalf of Elise Pitcher
Assistant Strata Managing Agent

Dynamic Property Services
Phone: (02) 9263 9928
E-mail: charlotte.gay@dynamicproperty.com.au

Existing Layout Legend



STATUS
Existing

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DESIGN INTENT ONLY

DO NOT scale from this drawing. All dimensions are to be checked on site before commencing work. ANY discrepancies are to be reported to Apex Building Services Pty Ltd prior to construction.
Drawing not certified – subject to PCA approval
All work undertaken MUST comply with the National Construction Code & relevant Australian Standards

Issue	Date	Description
A	17/11/25	First issue
B		
C		
D		

COMPLETE OFFICE FITOUTS
Apex Building Services Pty Ltd T/AS
Complete Office Fitouts
ACN: 622 286 382 | ABN: 99 622 286 382
Ph: 1300 60 93 93 | Mob: 0411 620 200
info@completeofficefitouts.com.au

Project	Internal Fitout	Description	SECOND FLOOR		
Client	AH&MRC Of NSW		Existing Floorplan		
Address	35 Harvey Street	Date	Nov 2025	Job No.	Issue No.
	Little Bay, NSW 2036	Drawn by:	VS	0005	A
	Australia	Scale @ A3	1:150		

PRINCE HENRY AT LITTLE BAY COMMUNITY ASSOCIATION – DP270427

Building Works Application Process for Owners and/or Subsidiary Schemes

1. INTRODUCTION

The Prince Henry at Little Bay Community Association DP270427 (PHCA), comprises a number of entities, including:

- **Neighbourhood and Strata Schemes** (Subsidiary Schemes), and
- **Individual Lots** (those not part of any Subsidiary Scheme).

The PHCA Management Statement (CMS) was established by the NSW State Government (Landcom) under the *Community Land Management Act 1989*. Its purpose is to uphold the integrity of the Prince Henry Master Plan and ensure compliance with the PHCA By-laws and Design Guidelines.

The CMS is administered by the PHCA. Any Owner or Subsidiary Scheme wishing to undertake works must first obtain **written approval from the PHCA** prior to commencing works. In some cases, **Randwick City Council approval** (via a Development Application or DA) may also be required following PHCA approval.

2. PURPOSE

The Building Works Application Process is to assist Owners and Subsidiary Schemes to submit a **compliant works application** in accordance with Section 1 of the CMS.

All applications must be **comprehensive** and submitted to the PHCA **before** any works begin. The PHCA is committed to a prompt and professional assessment of all applications. This process depends on all parties fulfilling their responsibilities in good faith.

3. APPLICATION PROCESS

Step 1: Submission of Application

- The Owner must complete the attached in full and submit it initially to:
 - The **Managing Agent of their Subsidiary Scheme** (if applicable), or
 - The **PHCA Managing Agent**, if not part of a Subsidiary Scheme.

***Note:** If an Owner or Subsidiary Scheme is unsure whether a DA is required for their proposed works, they should contact Council for advice before submitting a **WAF** to the PHCA Managing Agent.*
- The WAF must include all necessary documentation to enable a thorough assessment. This may include:
 - Site and building plans
 - Drawings (including elevations and visual impact)
 - Specifications

- Certificates
 - Any other supporting documents that may be required by the PHCA or its external consultant
-

Step 2: Subsidiary Scheme Approval (if applicable)

- The WAF must be reviewed and **approved by the Subsidiary Scheme's committee** and recorded in minutes of a general meeting.
 - If Council approval is required, the Subsidiary Scheme must:
 - Authorise the applicant to submit a **DA to Council** following **receipt of PHCA approval**
 - Approve the use of the Subsidiary Scheme's **common seal** on the DA documentation.
-

Step 3: Submission to PHCA

- The WAF, once approved by the Subsidiary Scheme, must be submitted to the **PHCA Managing Agent**.
 - The application will be included in the agenda of the next **PHCA Association Committee (AC) meeting**, and the PHCA's external consultant will then be appointed to review the proposal.
-

Step 4: Notification of Decision

- Once the AC has received the external consultant's review and a decision has been made, the PHCA Managing Agent will notify the:
 - Subsidiary Scheme Managing Agent, or
 - Individual Owner (if no Subsidiary Scheme applies),

of the outcome, including any **conditions of approval**.

Step 5: Council Submission (if required)

- If a DA is required, the applicant must submit it to the PHCA before submitting to **Randwick City Council**.
 - If the Council determines that no DA is needed, **written confirmation from Council** must be provided to the PHCA Managing Agent.
-

Step 6: Post-Completion Requirements

- Within **21 days of completing the approved works**, the applicant must provide the PHCA Managing Agent with a **Certificate of Completion** from a suitably qualified professional,

confirming that the works were completed in accordance with the PHCA and (where applicable) Council approval.

Step 7: Finalisation

- On receipt of the completion certificate, the PHCA Managing Agent will:
 - Make a notation in the works register, and
 - Send a copy of the Certificate of Completion to the relevant Managing Agent or Individual Owner.
-

4. RESPONSIBILITIES

All parties must accept and act on their responsibilities as outlined in this process to avoid delays. Where uncertainty arises, the PHCA Managing Agent will, in consultation with the PHCA Association Committee, determine the appropriate course of action. This decision will be final and binding on all parties.

PRINCE HENRY AT LITTLE BAY COMMUNITY ASSOCIATION DP270427
Works Application Form

Owner's Name(s): Surf Life Saving Sydney

Address: 16 Murra Murra Place, Little Bay

Lot Number: _____

Phone Number: 9019 0722

Email Address: dp@sls.sydney

Location of Proposed Works:

16 Murra Murra Place, Little Bay

Description of Proposed Works:

Refurbishment of the internals within the existing building
Renovate the Bathrooms
Redesign the kitchen
Change office layout to open plan

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 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):	_____ <input type="checkbox"/> Yes – DA form attached
7. Council approval required?	<input checked="" type="checkbox"/> No – Council advice attached
8. Estimated duration of works:	<u>8</u> weeks
9. Proposed commencement date:	<u>late 2026</u> (Subject to all required approvals)
10. Other (please specify):	_____

Submitted by:


Name: Gary Driscoll

Date: 24 May 2026

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: 24 May 2026

DESIGN DEVELOPMENT

DIAMOND BUILDING GROUP

Surf Life
Saving Club

Document Control

revision	date	issue
A	01.08.25	For Information
B	03.10.25	For Review

CONTENTS

1 Location

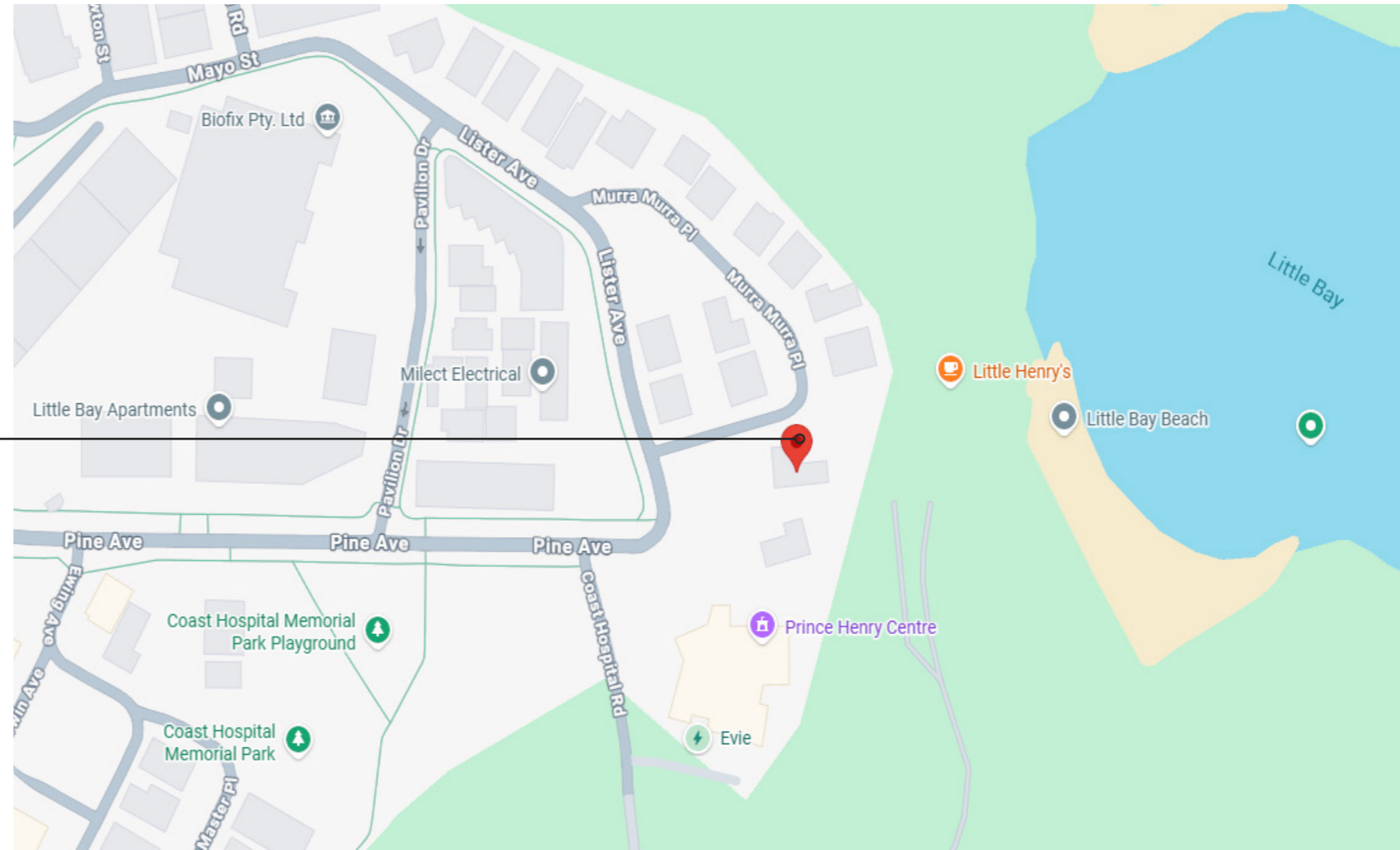
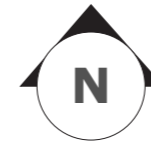
2 Floor plans

3 Moodboards



LOCATION

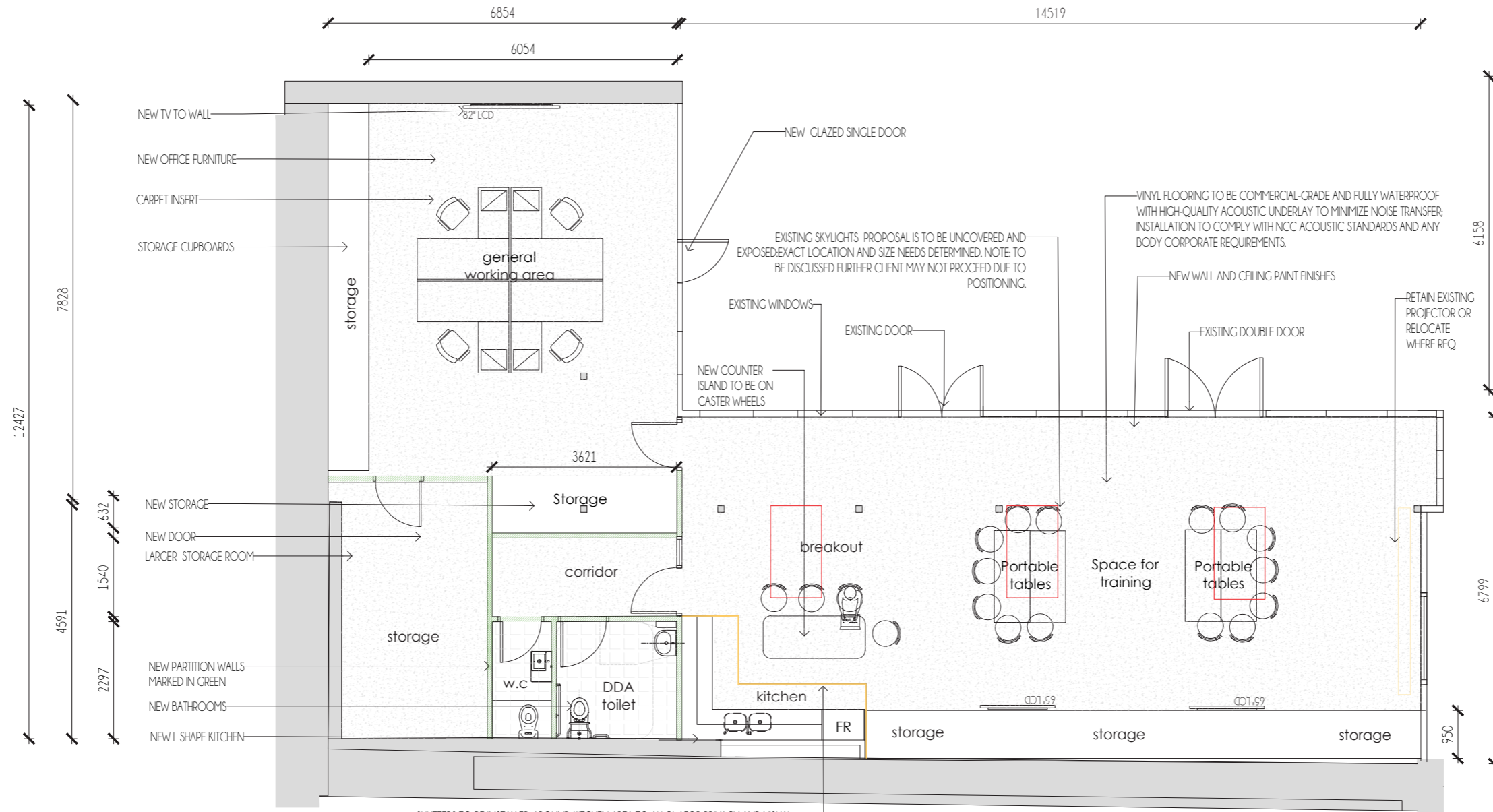
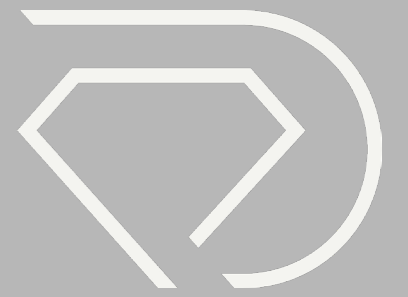
16 Murra Murra Pl,
Little Bay Sydney
NSW 2036



SCALE NTS



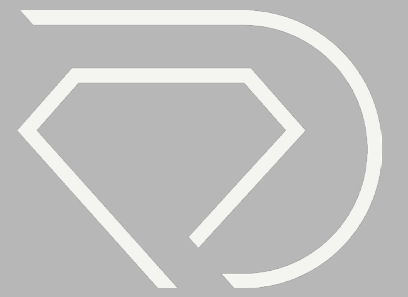
GA PLAN



SHUTTERS TO BE INSTALLED AROUND KITCHEN AREA TO ALLOW FOR PRIVACY AND VISUAL SEPARATION FROM OPEN WORKSPACE. DESIGN INTENT IS TO ENABLE THE KITCHEN TO BE CLOSED OFF WHEN NOT IN USE. TO BE DISCUSSED WITH CLIENT DUE TO POTENTIAL HIGH COST IMPLICATIONS.

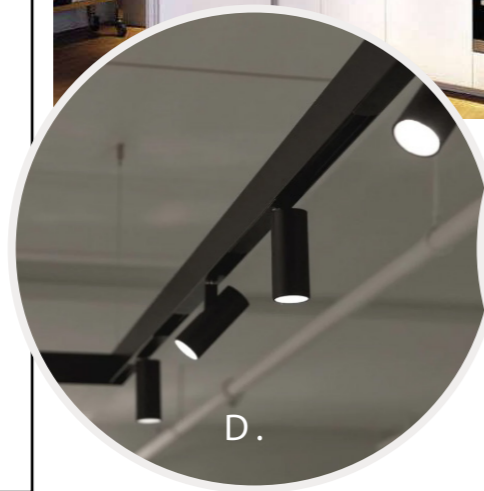
SPACE PLAN LEGEND	
Total area Sqm -	184 Sqm approx.
Total Number of Staff -	4 Persons
Density -	46 Sqm/ person approx.
Workstations -	4
Flexible Work Space -	1
Breakout -	1
Kitchen -	1
DDA toilet	1
Toilets -	1

MOODBOARD



KEY NOTES:

- A. Kitchenette Inspo
- B. Storage
- C. Working desks
- D. Track lighting to ceiling beams
- E. White paint to existing ceiling
- F. Counter Island
- G. Feature Lighting
- H. Paint
- I. Paint
- J. Vinyl Flooring



H.

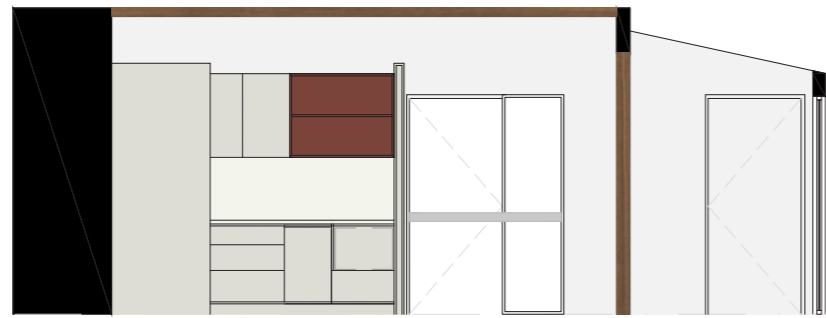
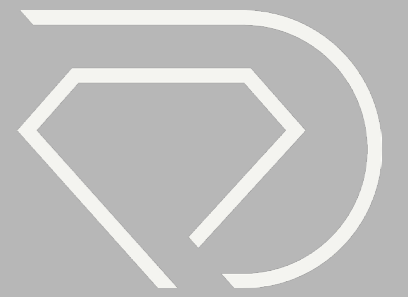


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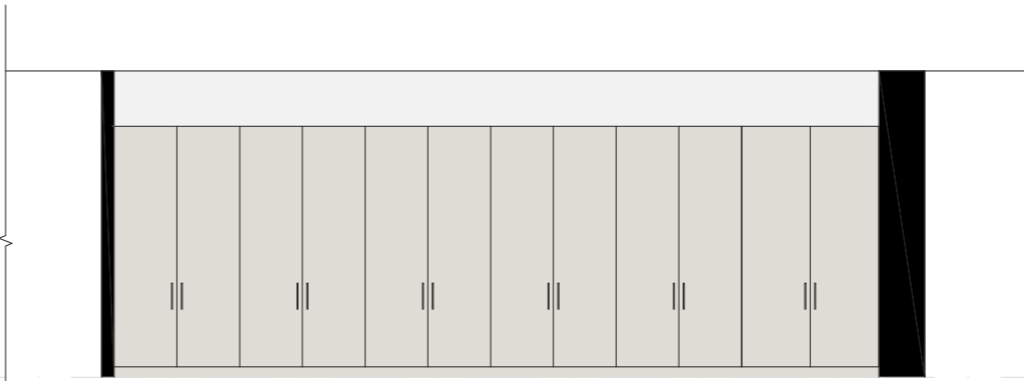


J.

ELEVATION AND SCHEDULE



01 ELEVATION
CD-711 SCALE 1:50 ELEVATION



02 ELEVATION
CD-711 SCALE 1:50 ELEVATION



Wall & Ceiling Paint
Dulux - Lexicon Half



Joinery Paint
Dulux - Rottnest Island



Joinery Feature Paint
Dulux - Reddy Brown



03 ELEVATION
CD-711 SCALE 1:50 ELEVATION



Vinyl Flooring
Clever Choice - Libra



Carpet flooring GH
Commercial
Visual Connections



Tap Finish
Brushed Nickel



Stone
Smartstone
Bellini Bianco



Floor bathroom tiles &
skirting - National Tiles
Ascoli Travertine Crosscut
Bianco Tile



CONTACT US

IF YOU HAVE ANY QUESTIONS,
COMMENTS OR SUGGESTIONS
IN REGARDS TO OUR PROPOSAL
PLEASE CONTACT US...