

NOTICE OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021

**Members of Prince Henry Community
Association
DP 270427
Anzac Parade, Little Bay NSW 2036**



**The Meeting will be held on Wednesday, 14 October 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 26 August 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 September 2026 be tabled and received.

***Explanatory Note:** The financial report is prepared by Acumen Strata and attached to this notice of meeting.*
- 4. Capital Works Fund Plan**

That the Association Committee receives an update regarding the Capital Works Fund Plan tender.
- 5. 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**
 - (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, 21 October 2026	Leonard Ryan
Wednesday, 25 November 2026	Pavlos Totsis

6. Sub-Committee Reports

That Association Committee Members provide the following updates:

a. Architect Compliance/Liaison

- i. Lot 2 / 62 Gubbutteh Road: Works application has been reviewed and a meeting is being organised between the applicant and PHCA architect to resolve any outstanding issues. Currently awaiting confirmation from the property owner.

This matter was previously considered at the committee meetings held 16 February 2026, 8 April 2026, 10 June 2026, and 26 August 2026.

- ii. Lot 75 / 2 McMaster Place: Property owner has previously advised works to be conducted, involving only like-for-like repairs and painting. On the basis no changes to external appearance, no application or approval was deemed necessary. PHCA has subsequently become aware that the works appear to include major works to the rear balcony, likely requiring approval. The property owner has been contacted requesting clarification on conducted works.

b. Council Site Meetings | Items Ongoing

- i. Site meeting with Council – 10 June 2026
PHCA to follow up with Council re various outstanding issues relating to the 10 June 2026 minutes
- ii. Daniel Merrick, Community Consultation Officer and PHCA liaison person at Council has requested PHCA to nominate a date for a subsequent meeting with Council. It's important that PHCA thoroughly reviews all outstanding issues and submits its requirements to Council before arranging a further meeting.

c. Randwick City Council | Southern Coastal Walkway

Randwick City Council has established a Southern Coastal Walkway Working Group to bring stakeholders together to help shape the coastal walkway. AC member, Michael Macintosh, was nominated to represent PHCA. Michael attended the inaugural meeting on 9 September 2026, and will provide an update at this 14 October AC meeting.

d. Landscaping Liaison

- i. The Managing Agent provided a summary of landscaping easements to the sub-committee for reference.
- ii. The existing contractor (Gardens in Mind) has been asked to provide an updated proposal for PHCA landscaping works, including new details of scope of works, pricings, insurances and business registration. Proposal anticipated to be received in near future.

e. Website/Marketing

- i. Three existing sponsors have re-signed and paid for sponsorship.
- ii. A newsletter is overdue and will be drafted in the coming weeks.
- iii. Input from Association Committee members is encouraged. All new ideas welcome. Members must be prepared to participate in progressing their ideas.

f. Site Monitoring

- i. **Parking notices available for Committee use:** Copies of parking by-law breach notices are available at this meeting for Association Committee use. It's important for each Association Committee member to monitor breaches and provide appropriate reports to Acumen for follow up.

- ii. **Lot 116 / 12 Gubbuteh Road – Appearance:** In motion 13 of the ACM held 26 August 2026, the Managing Agent was instructed to prepare correspondence to the lot 116 owner apologising for delays in responses, and offering an on-site meeting with the PHCA Chairperson and Treasurer. The lot owner advised on 9 September that an on-site meeting would be welcomed.
- iii. **Lot 16 / 50 Gubbuteh Road – Appearance:** A breach notice was issued on 26 June to the Deposited Plan managing agent. The hoop has not been removed, and an additional notice was issued on 7 October.
- iv. **Lot 19 / DP286162 5 Gubbuteh Road:** PHCA has been advised of water ingress at 5 Gubbuteh Road, from the adjacent laneway. MJP Plumbing report advises this is due to inadequate stormwater drainage. The property owner has advised the allegedly inadequate drainage may be a PHCA responsibility to address due to applicable easements.
- v. **Signage opposite 5-23 Gubbuteh Rd:** Heavily deteriorated signage near 5-23 Gubbuteh Road requires replacement. The Managing Agent has requested the reporter provides exact locations on a map to determine whether these are a Randwick Council or Crown Lands responsibility.
- vi. **Lot 7 SP79613 (Cardita) – Tree Pruning:** The tree on the corner of Millard Drive and Jenner Street has been a cause of concern for Cardita, Lot 7 for some time. Council has advised that a contractor has been appointed to undertake required pruning works of the large *Banksia integrifolia*, to be completed within the next 4-6 weeks. Acumen to liaise with the strata scheme managing agent and advise the Association Committee when the works have been completed.
- g. **Prince Henry Telecommunications**
Michelle Morgan to provide an update on PHCA Sub Committee initiative to source providers for audit and mapping of telecom ‘black spots’ within the PHCA area.
- h. **Nurses Walk Tree Removal | Tree Removal Site Wide**
Trees have recently been removed from Nurses Walk without advising PHCA. Council has advised that the trees were deceased, they were located on Crown Land, and no information is available regarding replacement of the trees.

Acumen to contact Council and Crown Land to request that PHCA is included in the loop whenever tree removal is contemplated anywhere on the Prince Henry site. Acumen to contact Council and Crown Land to request:

- appropriate root base removal
- trees to be replaced in same location following root base removal
- a timeline for the works

Because several of the existing species have died and had to be removed, it may be necessary for an arborist to be contracted to determine whether replacing like for like is appropriate or whether an alternative species, sympathetic to the heritage value and practical needs of the walkway, would be a better option.

It’s been noted that several deceased trees throughout the site have been removed but the root base remains. In some locations, replacement trees have been planted adjacent to the intended tree location, which could contradict the Master Plan’s intention for the allowance of through views. Acumen to contact Council to request as above.

- 7. Lot 46 / 2-6 Brodie Ave – Line Marking Application** That the Association Committee receive an update regarding the application submitted by PHHTNA (Lot 46, 2-6 Brodie Avenue, Little Bay) in relation to line marking and the possible installation of parking inhibitors and regulatory signage within the car park area at the southern end of the museum along Brodie Lane, and provide instructions accordingly.
- 8. Lot 36 / 2 Murra Murra Place – Works Application** That the Association Committee receive the proposal design in relation to the proposed works at 2 Murra Murra Place, for consideration and review, and provide any comments or feedback regarding the proposed design and works.
- 9. PHCA Traffic & Parking Signage** That the Association Committee considers design guidelines to ensure consistent no parking signage across subsidiary schemes within the Community Association.
- 10. Fleming Street Yellow Line Marking** That the PHCA determines the appropriate yellow line markings in Fleming Street, considering submissions from Coastal Quarter Lot 127 and East Village Lots 52, 53, 57, 58, 59.
- 11. Censure of Acumen Strata** That the PHCA resolves to formally censure Acumen Strata Management Pty Ltd in relation to the ongoing and unacceptable lack of communication, including unanswered emails and unreturned phone calls, and the limited action taken over several months in relation to matters requiring attention, with these issues having deteriorated further in recent times.
- That the PHCA notes that Acumen Strata is the managing agent appointed by the PHCA and that its functions are exercised pursuant to the delegation of functions under the Community Land Management Act 2021, and pursuant to the terms of its management agreement with the PHCA.
- That the PHCA considers that the level of communication and responsiveness demonstrated by Acumen Strata has not met the standard reasonably expected in the exercise of its delegated functions or in keeping the PHCA appropriately informed of matters relating to those functions.
- That the PHCA resolves to request an urgent meeting with Acumen Strata’s principal and the PHCA office bearers to address these concerns, review outstanding matters, establish clear communication and reporting protocols, and agree on specific actions and timeframes for their resolution.
- That, should the matters identified above not be satisfactorily addressed, the PHCA will consider the further remedies available under the Community Land Management Act 2021.
- That the PHCA requests a copy of the minutes of the General Meeting at which the three year extension of the initial Agency Agreement (expiring in October 2024) was ratified.
- 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, 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: 8 October 2026

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

MINUTES OF ASSOCIATION COMMITTEE MEETING

Community Land Management Act 2021



ACUMEN STRATA

Members of Prince Henry Community Association DP 270427

Anzac Parade, Little Bay NSW 2036

The Meeting was held on Wednesday, 26 August 2026

Commenced at 6:03PM

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

Present	Apologies	In Attendance
Susan Graham Michael McIntosh John Pearson Leonard Ryan Pavlos Totsis Linda Mearing Georgina Ryan <i>arrived at 6:05pm</i> Chairperson: John Pearson	Michelle Morgan	Maria Strugarevic (Lot 30) Doug McMillan (Lot 51) Colin Flint (Lots 52, 53, 57, 58 & 59) Fiona Yeum (Acumen Strata) Helen Wells (Acumen Strata)

- 1. Declaration of Interest**

Pursuant to Clause 16 of Schedule 2 of the Community Land Management Act 2021 the meeting noted 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 **resolved** how that declaration shall be accommodated at the meeting:

John Pearson in relation to motion 11 regarding the request to install line marking at the Museum, due to John being a volunteer of the museum. The Association Committee agreed that John not be excluded from the discussion and voting on the matter.
- 2. Minutes**

Resolved that the minutes of the Association Committee Meeting held 10 June 2026 be confirmed as a true and accurate account of that meeting.
- 3. Financial**
 - Report: Resolved** that the financial accounts ending 31 July 2026 be tabled and received. It was **NOTED** that there were two outstanding rental invoices for Gardens in Mind but since the date of these accounts, payment has been received.
 - Aged Arrears: Resolved** that the Committee received the aged arrears report dated 20 August 2026.
- 4. RBA Credit Card Payments**

Resolved that Association Committee tabled the correspondence issued by Acumen on behalf of Strata Pay in relation to the upcoming changes made by the Reserve Bank of Australia and determine not to continue to accept credit card payments for levies.

Note: Merchants will be responsible for the merchant fees from 1 October 2026 (*the Community Association considered the Merchant*).

5. 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 10 June 2026. It was noted that:

- Although the Association Committee did not support the installation of a raised pedestrian crossing and mini roundabout in Pine Avenue, the raised pedestrian crossing has been installed. The proposal for a mini-roundabout will not proceed.
- Randwick Council had advised that the action to replace the missing plaque from Macartney Oval had been completed. However, the replacement has yet to be undertaken.
It was **NOTED** that the Association Committee had already followed up with Council and would do so again.
- The Minutes from the 10 June 2026 meeting have been received and follow up is required for several issues. If CA members have any comments or can assist with expediting some of the items raised, this would be useful.

(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, 21 October 2026	Leonard Ryan
Wednesday, 25 November 2026	Pavlos Totsis

- Association Committee Member, Linda Mearing attended the August meeting.
- Various items were raised:
 - i. Beach lifeguard signage is inadequate
 - ii. Request for a bus shelter
 - iii. La Perouse amenities
 - iv. Council BioBlitz event on 11 September
 - v. Pot holes around the precinct that require repair.
- Association Committee Member, Michelle Morgan was also in attendance and provided detailed information regarding the marine reserve project. Michelle will provide further information to the Association Committee.
- At the meeting, the attendees were advised that the Mills pond overflow occurs frequently as a result of heavy rain, due to a weakness in the infrastructure which causes sewage overflow. Those in attendance had put a motion to Randwick City Council communicating this recurring overflow issue and should be addressed.

6. Sub-Committee Reports

Resolved that Association Committee Members provide the following updates:

a. **Architect Compliance/Liaison**

- i. **Lot 2 (62 Gubbuteh Road):** Further drawings have been received by the PHCA architect. However, the applicant has indicated these would undergo further revision and accordingly could not be regarded as finalised. It was noted that upon receipt of finalised supporting documentation, the matter would again be referred to the PHCA architect for review.

This matter was previously considered at the committee meetings held 16 February 2026, and 8 April 2026.

It was **noted** that the Architect and Association Committee are still concerned regarding the proposed side setback of the design. The Architect has agreed to meet with the applicant noting that a further formal review may be required after the meeting has taken place. Costs for the meeting and potentially for a further review are payable by the applicant.

b. **Council Liaison | Items Ongoing**

i. **Site meeting with Council – 10 June 2026**

A meeting was held with Randwick Council on 10 June 2026, minutes have been provided. However, they do not outline actions to be taken by Randwick City Council

A summary was provided:

- PHCA advised Council it did not support installation of a raised crossing at Pine Avenue. Council indicated this installation would nonetheless proceed.
- Mini roundabout installation would not be proceeding.
- Council advised the missing plaque at Macartney Oval had been replaced. However, those present at the meeting confirmed the plaque had not. PHCA to follow up and request Council to investigate and advise.
- PHCA advised Council that road markings throughout the estate required refreshment. Council advised that line markings throughout Randwick were regularly reviewed and were rated 1-5. Only those line markings with a 5 rating would be refreshed and the lead time was long.
- Tree maintenance throughout the estate was discussed. Council has undertaken some essential pruning. A tree located in Fleming Street has been tagged for likely maintenance.
- Council nominated a primary liaison person, Daniel Merrick, Consultation Officer, for tracking active issues involving PHCA.

ii. **Parking Signage Design Guidelines**

Noted that Council had advised it would be installing no stopping road markings (yellow lines) to roads where “No Stopping” signage had been removed.

c. **Randwick City Council | Southern Coastal Walkway**

Randwick City Council has established a Southern Coastal Walkway Working Group to bring stakeholders together to help shape the coastal walkway. The group will provide an opportunity to share information, discuss project milestones and support developments of this important community asset.

The first scheduled meeting will be held on 9 September 2026 at 9:30am.

The Association Committee confirmed that Mr. Michael McIntosh of the Association Committee has been endorsed to represent the PHCA at this meeting and report back.

d. **Landscaping Liaison**

i. **Regular Maintenance**

Noted that regular maintenance was continuing as anticipated, and that a review of the existing landscaping contract was being conducted.

The Community Managing Agent was requested to contact Gardens in Mind to obtain updated business details and compliance items for invoicing within the contract.

ii. **Responsibility Areas & Easements**

Noted that a review of easements, including those with PHCA responsibility for landscaping and gardening, was being conducted to enable a Capital Fund audit to be commissioned. Noting the previous audit was undertaken in 2016. Acumen advised that the firm appointed to conduct the audit was responsible for assessing responsibility and whether or not to include as a PHCA responsibility in the Capital Fund Audit.

e. **Website/Marketing**

i. **Sponsorship**

The Committee noted that two (2) existing sponsors have re-signed and paid for a continuing sponsorship. The third existing sponsor has requested an invoice which will be issued shortly.

Sponsors raised concerns regarding the value of the sponsorships. It was suggested that the PHCA hosted events during the year, relating to lifestyle and interest of the PHCA. The committee agreed that this would require Community Association funding and approval, this proposal was not supported.

Council's Little Bay BioBlitz has been promoted on the website, this is to take place 11 September 2026 at Macartney Oval, details are located on the PHCA Website, located in the section named 'What's On'.

ii. **Newsletter**

Noted that the Secretary and Linda Mearing are drafting a newsletter for PHCA and would welcome input from Association Committee members.

f. **Site Monitoring**

The meeting noted ongoing compliance issues throughout the Association. A supply of breach notices is available for Association Committee members use. It's important for each Association Committee member monitor breaches and provide appropriate reports to the Managing Agent for follow up.

It was **NOTED** that new boats and trailers have been identified within the area.

g. **Prince Henry Telecommunications**

A subsequent provider has been contacted for advice, they are currently mapping the 'blackspots' to identify where the weakest areas are within the PHCA area. It was noted that this had been investigated in the past, but no solution was achieved.

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

The Association Committee confirmed the replacement of the signage at Lot 17 has been undertaken and that this matter is concluded.

- 8. Capital Works Fund Plan Update**
- Resolved that the Association Committee requested the Managing Agent to provide a draft Invitation to Tender (ITT) to seek fee proposals from Solutions In Engineering, Leary and Partners and BIV. Copies of the CMS, Design Guidelines, detailed location plans and maps of the area be provided with the ITT, together with a copy of the 2015 audit report and fund forecast.
- The Committee will consider tender proposals and select a preferred provider.
- Note:** It is important that the consultant understands the responsibilities of the Community Association which include specific power poles, pathways, driveways and PHCA-managed easements.
- 9. Correspondence Received – SP 86466**
- Resolved** that the Association Committee received the correspondence submitted by SP 86466 (Lots 52, 53, 57, 58 & 59) in relation to kerb line marking along Fleming Street Verges and 2 corners adjoined to Curie Avenue and provide instructions accordingly.
- A number of residents within (SP86466 - East Village) had raised concerns, and submitted complaints to Randwick Council regarding removal of “No Stopping” signage by Randwick Council.
- The Committee noted that a number of issues were raised by members at the meeting regards in the appropriate signage/lines/location etc (Curie, Fleming and Darwin Street). As Council had requested guidance from the Community Association the committee agreed that Leonard Ryan, Linda Mearing and Georgina Ryan would propose a solution to address these issues to present to the committee for review, endorsement and submission to the Council traffic engineer.
- 10. Lot 46 / 2-6 Brodie Ave – Line Marking Application**
- The Association Committee received the application submitted by PHHTNA (Lot 46, 2-6 Brodie Avenue, Little Bay) in relation to line marking and regulatory signage within their on title parking spaces at the southern end of the museum along Brodie Lane. The Association Committee agreed in principle with the proposal subject to more detailed plans being provided to the Association Committee.
- It was **NOTED** that the request for bollards would require further consideration from the Association Committee if they intended to proceed with this aspect of the proposal.
- 11. Lot 75 (DP286017) / 18 Ewing Avenue - Works**
- Resolved** that the Association Committee:
- Acknowledge minor amendments were submitted by Lot 75 in relation to the works as identified by the owner’s structural engineer,
 - Acknowledge and accept the review undertaken by the Architect and their recommendation, and;
 - Provided approval to the minor amendments.
- 12. Lot 16 (DP285908) / 40 Gubbuteh Road – Notice to Comply**
- The Association Committee **noted** no response had been received to the request for further information and requested the Managing Agent to write to DP285908 Managing Agent again to obtain the information requested.
- The Association Committee considered the proposed action and agreed that they would reach out to the owner and try to resolve the matter amicably and defer issuing a notice to comply.

**13. Lot 116 / 12
Gubbuteh Road –
Notice to Comply**

It was agreed that the Managing Agent be asked to draft an apology to the owner for not responding in a timely fashion to their very strong objection to the PHCA request to remove basketball and netball apparatus from their front courtyard. A previously drafted message to be updated **as a matter of urgency** to include an offer to meet with the Chairperson, John Pearson, and Treasurer, Pavlos Totsis, to discuss and find a way forward. The Association Committee again acknowledged that it does not have authority or discretion to waive any by-law.

**14. Next Meeting
Date**

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

Meeting Date	Time	Meeting Location
Wednesday, 14 October 2026	Commencing from 6:00pm	Frangipani Room, Coast Centre for Seniors, Little Bay NSW 2036
Wednesday, 9 December 2026		
Wednesday, 10 February 2027		
Wednesday, 10 March 2027 (AGM/ ACM)		

**Correspondence
Received**

The Chairperson addressed the meeting and tabled an anonymous letter that had been mailed directly to a member of the Association Committee. The correspondence was considered threatening and inappropriate.

The Association Committee unanimously agreed that correspondence of this nature is unacceptable. The Committee noted that decisions are made collectively by the Association Committee and, accordingly, individual Committee members should not be singled out, personally targeted or subjected to threatening or inappropriate correspondence as a result of decisions made by the Committee.

The Association Committee reaffirmed that its role is to administer and maintain the obligations and requirements of the Community Association in accordance with the Community Land Management Act and the registered documents applicable to Prince Henry, including the Community Management Statement and the Design and Landscaping Guidelines, with the objective of maintaining the integrity and standards of the Community.

The Committee further noted that all owners and residents have a corresponding responsibility to comply with the obligations, requirements and standards set out in the applicable legislation and the registered Community documents.

Resolved that the draft letter tabled at the meeting be issued to all owners and owner's representatives of the Community Association to reinforce the legal obligations and responsibilities of owners to comply with each by-law contained in Community Management statement.

Closure: There being no further business, the Chairperson declared the meeting closed at **7:53 PM**.

Community Association D.P. No. 270427

BALANCE SHEET

AS AT 30 SEPTEMBER 2026

	ACTUAL 30/09/2026	ACTUAL 31/12/2025
<u>OWNERS FUNDS</u>		
Administrative Fund	39,883.10	20,286.81
Capital Works Fund	232,615.93	229,160.67
<u>TOTAL</u>	<u>\$ 272,499.03</u>	<u>\$ 249,447.48</u>
<u>THESE FUNDS ARE REPRESENTED BY</u>		
<u>CURRENT ASSETS</u>		
Cash At Bank	64,318.00	46,569.82
Investment A/C Capital Works	112,158.81	109,965.53
Investment A/C Capital Works 2	125,002.40	122,423.62
Levies In Arrears	1,253.23	1,287.52
Other Arrears	27.77	159.50
Interest On Overdue Levies	33.33	67.95
Secondary Debtors	0.50	236.50
<u>TOTAL ASSETS</u>	<u>302,794.04</u>	<u>280,710.44</u>
<u>LIABILITIES</u>		
Gst Clearing Account	920.83	295.52
Arrears Clearing Account	(27.50)	(27.50)
Creditors	394.69	0.00
Accruals	0.00	3,282.77
Levies In Advance	29,006.99	27,712.17
<u>TOTAL LIABILITIES</u>	<u>30,295.01</u>	<u>31,262.96</u>
<u>NET ASSETS</u>	<u>\$ 272,499.03</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 SEPTEMBER 2026

	ACTUAL 01/01/26-30/09/26	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	82,500.21	110,000.00	75.00	110,000.28
Administrative Fund Discount	0.01	0.00		0.00
Certificate Fees	218.00	0.00		436.00
Inspection Fees	0.00	0.00	0.00	31.00
Recovery - Rental	1,935.00	2,580.00	75.00	2,580.00
Sundry	0.00	0.00	0.00	2,462.73
Website Sponsorship	2,460.00	2,500.00	98.40	0.00
Interest On Overdue Levies	133.50	0.00		274.15
<u>TOTAL INCOME</u>	87,246.72	115,080.00		115,784.16
<u>EXPENDITURE - ADMIN. FUND</u>				
Accounting - Bas Preparation	834.77	1,100.00	75.89	1,084.77
Auditors - Audit Services	460.00	500.00	92.00	500.00
Bank Charges	156.56	210.00	74.55	205.24
Consultancy	0.00	1,000.00	0.00	568.18
Electrical Repairs	616.40	3,000.00	20.55	8,563.04
Garden & Grounds	16,400.00	40,000.00	41.00	36,407.60
Insurance - Premium	5,162.37	5,000.00	103.25	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	21,352.41	28,800.00	74.14	27,169.28
Management Fees - Additional	1,299.78	4,500.00	28.88	4,550.00
Management Fees - Disbursement	6,665.69	9,200.00	72.45	8,909.50
Meeting Room Hire	540.00	900.00	60.00	1,050.00
Certificates S184 - S26	218.00	0.00		436.00
Inspection Fees	0.00	0.00	0.00	31.00
Sundry Expenses	108.60	500.00	21.72	437.10
Utilities - Electricity	2,030.23	3,000.00	67.67	2,094.23
Utilities - Elect Street Light	9,478.98	15,000.00	63.19	14,013.84
Website	2,326.64	4,500.00	51.70	4,368.97
<u>TOTAL EXPENDITURE</u>	67,650.43	122,210.00		114,943.42
<u>SURPLUS (DEFICIT)</u>	<u>\$ 19,596.29</u>	<u>\$ (7,130.00)</u>		<u>\$ 840.74</u>
Opening Admin. Balance	20,286.81	20,286.81	100.00	19,446.07
<u>ADMINISTRATIVE FUND BALANCE</u>	<u>\$ 39,883.10</u>	<u>\$ 13,156.81</u>		<u>\$ 20,286.81</u>

Community Association D.P. No. 270427

STATEMENT OF INCOME AND EXPENDITURE

FOR THE PERIOD 01 JANUARY 2026 TO 30 SEPTEMBER 2026

	ACTUAL 01/01/26-30/09/26	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	4,772.06	8,000.00	59.65	7,946.74
<u>TOTAL INCOME</u>	<u>4,772.06</u>	<u>8,000.00</u>		<u>9,446.93</u>
<u>EXPENDITURE - CAPITAL WORKS</u>				
Contingency	0.00	5,000.00	0.00	0.00
Income Tax Instalments	1,316.80	0.00		0.00
<u>TOTAL EXPENDITURE</u>	<u>1,316.80</u>	<u>5,000.00</u>		<u>0.00</u>
<u>SURPLUS (DEFICIT)</u>	<u>\$ 3,455.26</u>	<u>\$ 3,000.00</u>		<u>\$ 9,446.93</u>
Opening Capital Works Balance	229,160.67	229,160.67	100.00	219,713.74
<u>CAPITAL WORKS FUND BALANCE</u>	<u>\$ 232,615.93</u>	<u>\$ 232,160.67</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 September 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
01/05/26	Prepare&Lodge Tax 25	Thomas Davis & Co	143.00
01/05/26	GST		-13.00
01/05/26	Lodge BAS Mar 25-26	Thomas Davis & Co	143.00
01/05/26	GST		-13.00
15/05/26	BAS Preparation	Acumen Strata	198.00
15/05/26	GST		-18.00
15/05/26	Tax Preparation	Acumen Strata	236.25
15/05/26	GST		-21.48
17/08/26	BAS Preparation	Acumen Strata	198.00
17/08/26	GST		-18.00
	Total:		834.77
12505	Administrative Fund	AUDITORS - AUDIT SERVICES	
10/09/26	Audit 25/26	Thomas Davis & Co	506.00
10/09/26	GST		-46.00
	Total:		460.00
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
29/05/26	StrataPay Trans/Svce		18.05
29/05/26	GST		-1.64
30/06/26	StrataPay Trans/Svce		25.10
30/06/26	GST		-2.28
31/07/26	StrataPay Trans/Svce		8.55
31/07/26	GST		-0.78
31/08/26	StrataPay Trans/Svce		17.10
31/08/26	GST		-1.55
30/09/26	StrataPay Trans/Svce		29.85
30/09/26	GST		-2.71
	Total:		156.56
13405	Administrative Fund	ELECTRICAL REPAIRS	
07/06/26	Repair street light	Jolt Electrical Contractors	678.04
07/06/26	GST		-61.64
	Total:		616.40



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1 January 2026 to 30 September 2026

<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
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
16/05/26	Gardening 12/05	Gardens In Mind	1,804.00
16/05/26	GST		-164.00
29/05/26	Gardening 27/05	Gardens In Mind	1,804.00
29/05/26	GST		-164.00
12/07/26	Gardening 06/07	Gardens In Mind	1,804.00
12/07/26	GST		-164.00
19/07/26	Gardening 20/07	Gardens In Mind	1,804.00
19/07/26	GST		-164.00
	Total:		16,400.00
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
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



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15005	Administrative Fund	MANAGEMENT FEES	
15/05/26	Management Fees	Acumen Strata	2,609.74
15/05/26	GST		-237.25
15/06/26	Management Fees	Acumen Strata	2,609.74
15/06/26	GST		-237.25
15/07/26	Management Fees	Acumen Strata	2,609.74
15/07/26	GST		-237.25
15/08/26	Management Fees	Acumen Strata	2,609.74
15/08/26	GST		-237.25
15/09/26	Management Fees	Acumen Strata	2,609.74
15/09/26	GST		-237.25
	Total:		21,352.41
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
15/05/26	Issue Work Order/Quo	Acumen Strata	24.75
15/05/26	GST		-2.25
15/05/26	Consultancy	Acumen Strata	240.00
15/05/26	GST		-21.82
15/06/26	Consultancy	Acumen Strata	60.00
15/06/26	GST		-5.45
15/07/26	Consultancy	Acumen Strata	60.00
15/07/26	GST		-5.45
15/09/26	Consultancy	Acumen Strata	660.00
15/09/26	GST		-60.00
	Total:		1,299.78
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



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<u>Date</u>	<u>Details</u>	<u>Payee</u>	<u>Amount</u>
15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
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
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
15/05/26	Disbursements-Fixed	Acumen Strata	674.48
15/05/26	GST		-61.32
15/05/26	Archive Storage	Acumen Strata	49.50
15/05/26	GST		-4.50
15/06/26	Disbursements-Fixed	Acumen Strata	674.48
15/06/26	GST		-61.32
15/06/26	Archive Storage	Acumen Strata	49.50
15/06/26	GST		-4.50
15/06/26	Levy Notice Inc Post	Acumen Strata	29.40
15/06/26	GST		-2.67
15/07/26	Disbursements-Fixed	Acumen Strata	674.48
15/07/26	GST		-61.32
15/07/26	Archive Storage	Acumen Strata	49.50
15/07/26	GST		-4.50
15/07/26	Term Deposit Mgnt	Acumen Strata	82.50
15/07/26	GST		-7.50
15/07/26	Photocopying	Acumen Strata	3.30
15/07/26	GST		-0.30
15/08/26	Disbursements-Fixed	Acumen Strata	674.48
15/08/26	GST		-61.32
17/08/26	Archive Storage	Acumen Strata	49.50
17/08/26	GST		-4.50



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15015	Administrative Fund	MANAGEMENT FEES - DISBURSEMENT	
17/08/26	Levy Notice Inc Post	Acumen Strata	21.00
17/08/26	GST		-1.91
15/09/26	Disbursements-Fixed	Acumen Strata	674.48
15/09/26	GST		-61.32
15/09/26	Archive Storage	Acumen Strata	49.50
15/09/26	GST		-4.50
15/09/26	Levy Notice Inc Post	Acumen Strata	29.40
15/09/26	GST		-2.67
	Total:		6,665.69
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
05/08/26	Room hire	Little Bay Coast Centre	132.00
05/08/26	GST		-12.00
	Total:		540.00
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
22/06/26	Trade monitor 26/27	Trades Monitor Ebix Australia	102.08
22/06/26	GST		-9.28
	Total:		108.60
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



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17005	Administrative Fund	UTILITIES - ELECTRICITY	
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
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
25/03/26	Electri Dec-Mar 26	Agl 33837	239.10
25/03/26	GST		-21.74
20/05/26	Electric Feb-Mar 26	Energy Australia - (97410)	98.14
20/05/26	GST		-8.92
20/05/26	Electric Feb-Mar 26	Energy Australia - (97410)	86.85
20/05/26	GST		-7.90
20/05/26	Electric Mar-Apr26	Energy Australia - (97410)	84.05
20/05/26	GST		-7.64
20/05/26	Electric Mar-Apr 26	Energy Australia - (97410)	94.97
20/05/26	GST		-8.63
30/06/26	Electric Mar-Jun 26	Agl 33837	229.59
30/06/26	GST		-20.87
03/07/26	Electric May-Jun 26	Energy Australia - (97410)	170.90
03/07/26	GST		-15.54
03/07/26	Electric May-Jun 26	Energy Australia - (97410)	193.11
03/07/26	GST		-17.56
04/08/26	Electric Jun-Jul 26	Energy Australia - (97410)	82.16
04/08/26	GST		-7.47
04/08/26	Electric Jun-Jul 26	Energy Australia - (97410)	90.44
04/08/26	GST		-8.22
03/09/26	Electric Jul-Aug 26	Energy Australia - (97410)	82.01
03/09/26	GST		-7.46
03/09/26	Electric Jul-Aug 26	Energy Australia - (97410)	90.19
03/09/26	GST		-8.20
23/09/26	Electric Jun-Sep 26	Agl 33837	339.69
23/09/26	GST		-30.88
	Total:		2,030.23
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



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17007	Administrative Fund	UTILITIES - ELECT STREET LIGHT	
27/01/26	GST		-101.09
04/02/26	Electricity Jan 26	Energy Australia - (97410)	1,140.80
04/02/26	GST		-103.71
04/03/26	Electri Feb 26	Energy Australia - (97410)	1,112.22
04/03/26	GST		-101.11
20/05/26	Electri Mar 26	Energy Australia - (97410)	1,346.47
20/05/26	GST		-122.41
20/05/26	Electri Apr 26	Energy Australia - (97410)	1,417.88
20/05/26	GST		-128.90
04/06/26	Electri May 26	Energy Australia - (97410)	1,564.04
04/06/26	GST		-142.19
06/07/26	Electri Jun 26	Energy Australia - (97410)	1,561.66
06/07/26	GST		-141.97
04/08/26	Electric Jul 26	Energy Australia - (97410)	1,172.64
04/08/26	GST		-106.60
04/09/26	Electric Aug 26	Energy Australia - (97410)	1,111.18
04/09/26	GST		-101.02
	Total:		9,478.98
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
30/04/26	Website Updates&Main	Highland Creative	197.54
30/04/26	GST		-17.96
01/07/26	Website maint 12mont	Highland Creative	435.60
01/07/26	GST		-39.60
31/07/26	WebsiteUpdates & Add	Highland Creative	274.09
31/07/26	GST		-24.92
23/08/26	cPanel Hosting 26-28	WebCentral	68.99
23/08/26	GST		-6.27
24/08/26	cPanel Hosting 26-27	WebCentral	219.99
24/08/26	GST		-20.00
28/08/26	WebsiteUpdates & Add	Highland Creative	343.75
28/08/26	GST		-31.25
07/09/26	Domain name register	Highland Creative	99.00
07/09/26	GST		-9.00
29/09/26	Website Updates&Main	Highland Creative	55.00
29/09/26	GST		-5.00
	Total:		2,326.64



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24205	Capital Works Fund	INCOME TAX INSTALMENTS	
01/05/26	Income tax 2025	Ato - Income Tax Payments	1,045.80
30/06/26	PAYG Jun 26	Ato - Bas Payments	271.00
	Total:		1,316.80



Prince Henry Hospital Trained Nurses Association Inc.

ABN 19 429 143 343

2 Brodie Avenue, Little Bay, NSW 2036

6th October 2026

To: Acumen Strata

Attention: Vincent Wan

Re: Works Application Form to Prince Henry Community Association

Dear Vincent,

In the absence of any communication regarding progress for this application, we have reviewed the recent minutes from the PHCA meeting on the 26/08/2026.

We note conditional approval for the line marking on the north side of Brodie Lane on PHHTNA property.

Additional information and photographs below

Attached are photos and copy of Crown Lands plans for the Museum curtilage parking areas of Lot 46, which is leased to the PHHTNA.

- Diagram 1 Aerial picture of Lot 46 leased from Crown Lands
- Pictures 1,2 and 3 outlining location of line marking and signage location proposed

We look forward to your response as soon as possible so that we may proceed with sourcing formal quotations.

Regards

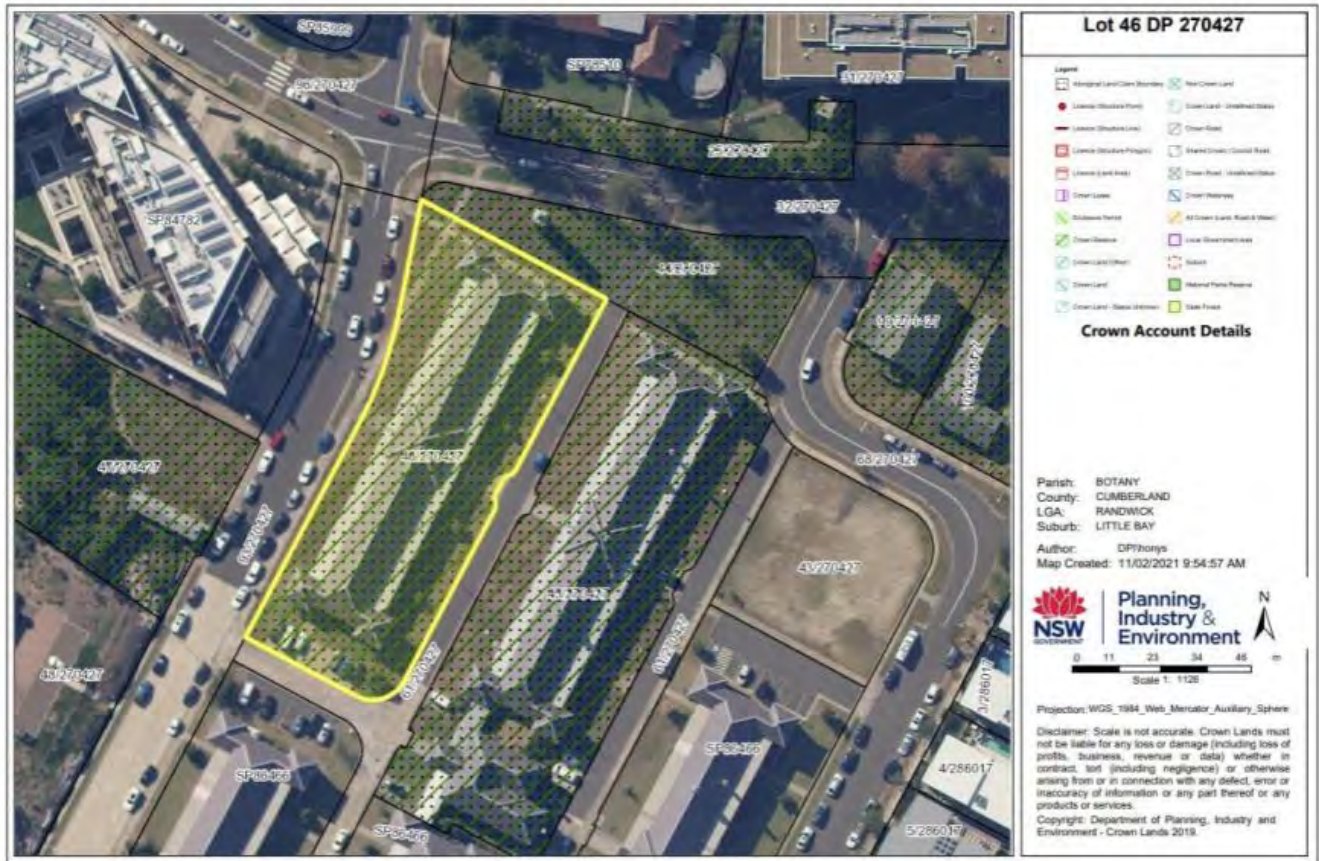
Per

Adrienne Pearson

Secretary

Prince Henry Hospital Trained Nurses' Association

Diagram 1 – Location



Picture 1

Lot # 46 – Prince Henry Hospital Medical and Nursing Museum, at 2 Brodie Avenue Little Bay
Application to PHCA for approval of proposed line marking and MUSEUM PARKING signage
on north side of Brodie Lane, Little Bay.

Picture 1 Brodie Lane – north side Museum parking lot for line marking. Unmarked parking zone Brodie Lane for Museum volunteers and visitors.



Picture 2

Recent white line marking by Council on north side of Fleming St (East Village Strata). Museum proposal is to use same line width and spacing between lines.



Picture 3

Museum parking proposes white line width/spacing to match Council Standards in Fleming Street Little Bay for standard white line. Kerb signs will comply with PHCA and Randwick Council requirements for letter colors, background color, sizing style of letter and fonts





Dear Little Bay Community Association,

Please find attached the Concept Design Package for the proposed façade improvements to 2 Murra Murra Place, Little Bay.

The intent of the proposal is to enhance the presentation of the existing dwelling while maintaining the established character of the streetscape and broader Prince Henry precinct. The design has been developed with consideration of the Prince Henry Design Principles and seeks to deliver a contemporary coastal outcome through modest architectural intervention, refined material selection and improved façade articulation.

DESIGN PRINCIPLE RESPONSE

Contemporary Coastal Character : The Prince Henry Design Principles encourage contemporary architecture that responds to the coastal landscape through appropriate materials, texture, form and colour. The proposal adopts a restrained palette of natural stone cladding, light rendered finishes and timber-look battens, creating a contemporary coastal character consistent with the Little Bay precinct. The selected materials are durable, low maintenance and appropriate for the coastal environment.

Building Form and Articulation : The Design Principles promote simple building forms with articulated façades, avoiding excessive visual bulk while creating architectural interest. The existing dwelling form is largely retained, with only minor modifications proposed to the eastern and western façade wings. The introduction of subtle curved elements provides additional articulation and visual softness, helping break down the existing façade and enhancing its presentation from the public domain. The arched entry feature further reinforces the sense of arrival and creates a clearly defined and weather-protected entry.

Materials and Colours : The Design Principles encourage the use of natural stone, rendered masonry and lightweight elements that contribute to a relaxed coastal character. The proposal incorporates natural lay stone cladding to the existing balustrade walls, white textured render, and timber-look battens to selected elements including the new bin enclosure. The primary colour palette remains light and neutral, consistent with the recommended coastal colour strategy for Little Bay.

Relationship to Existing Streetscape : The proposal has been deliberately developed as an enhancement to the existing dwelling rather than a significant redevelopment. Existing windows are retained, the overall scale and massing remain unchanged, and the design builds upon the established character of the residence. The works are intended to improve visual presentation while maintaining consistency with neighbouring development and the landscaped character of the estate.

Landscape and Site Character : The Design Principles seek to preserve the open coastal character of the Prince Henry estate and encourage high-quality integration between architecture and landscape. The proposed works are primarily limited to façade treatments and do not introduce substantial changes to site coverage or built form. The minor driveway extension has been proposed only to improve accessibility and vehicle manoeuvrability and would remain subject to further approval and detailed survey investigation. Whilst open form fencing is recommended and encouraged, a portion of the existing open form fencing is proposed to be changed to a solid stone clad fence to ensure there is no loss of amenity for the occupants, particularly in reference to privacy and use of the existing swimming pool. This solid form fence proposal aims to limit views from the street / footpath of the pool whilst retaining views of the Golf Course and headland. Alternatively, a solid stone balustrade up to 780mm and 220mm of open style fencing may be an appropriate middle ground.

Conclusion

Overall, the proposal represents a modest and sympathetic upgrade to the existing dwelling that aligns with the Prince Henry Design Principles. Through the use of natural materials, a light coastal palette, improved façade articulation and a contemporary architectural expression, the design contributes positively to the character of Little Bay while respecting the existing built form and surrounding streetscape.

We look forward to receiving the Community Association's feedback and warmly welcome any comments for consideration as the design progresses.

Kind Regards,

Director,
Callum Sweet
URHAUS DESIGN STUDIOS

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URHAUS DESIGN STUDIOS

LITTLE BAY by URHAUS

TWO MURRA MURRA PLACE LITTLE BAY



DECOWOOD 50X50 BATTEN - **CURLY BIRCH**



GATHERCO NATURAL LAY STONE - **PEROLA (OR SIMILAR)**



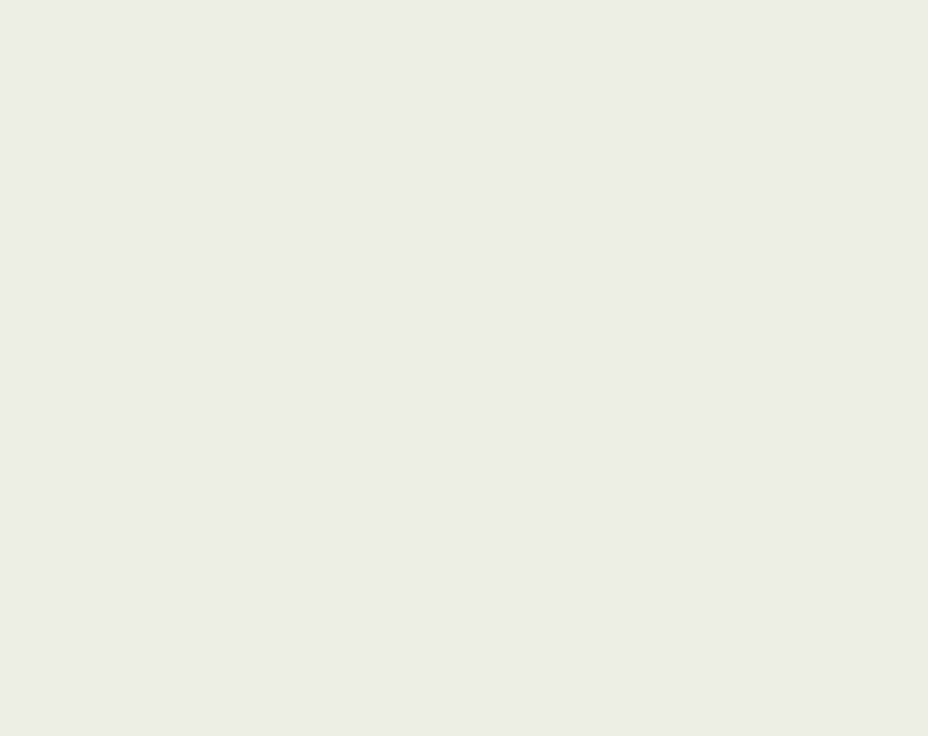
TEXTURED RENDER - PAINTED WHITE



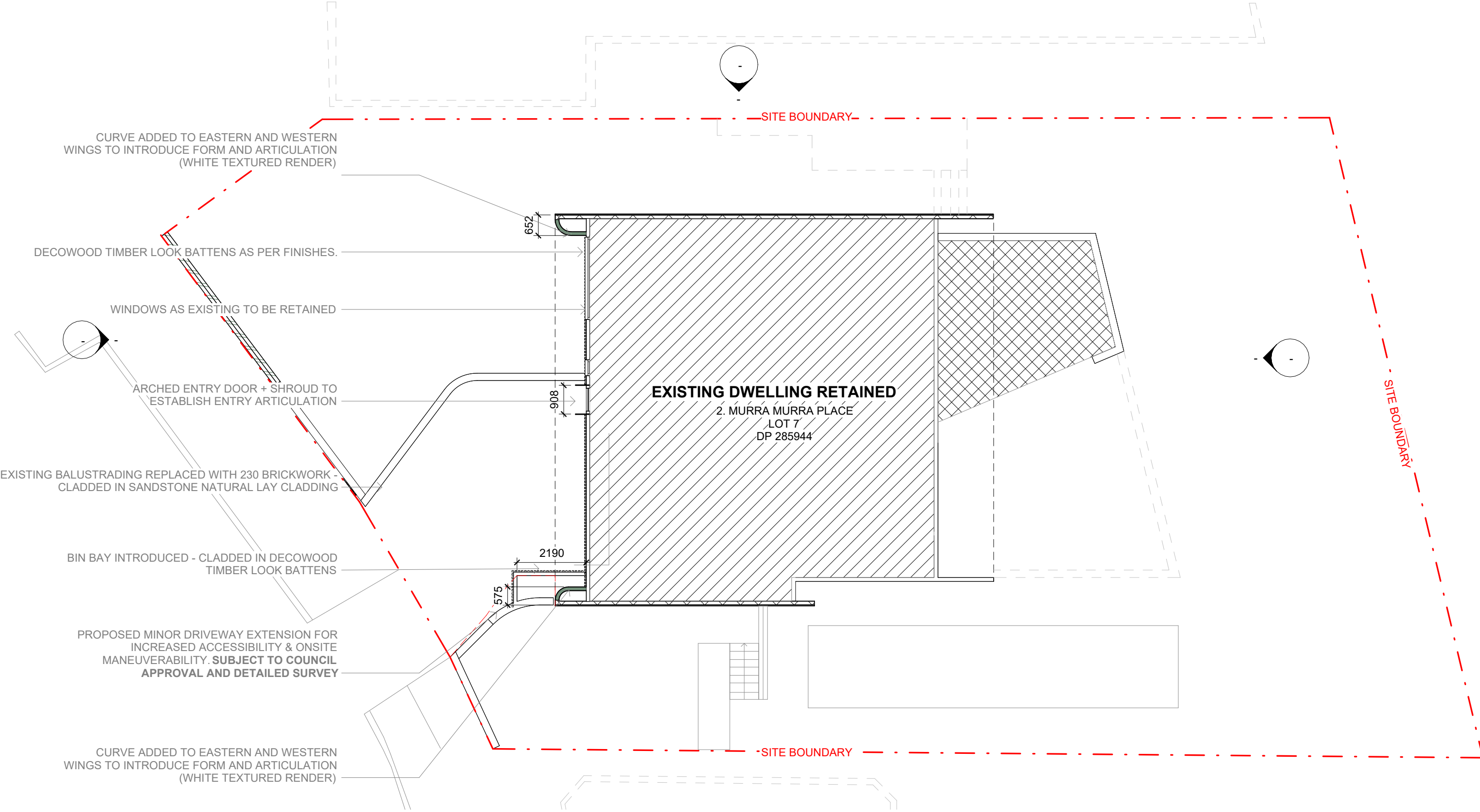
NUVOU ARCH DOOR - **REEDED GLASS + WHITE OAK**



WHITE UP/DOWN WALL LIGHTS



DOOR SHROUD + RENDER - **DULUX SNOWY MOUNTAIN HALF**





TWO MURRA MURRA PLACE LITTLE BAY



TWO MURRA MURRA PLACE LITTLE BAY





TWO MURRA MURRA PLACE LITTLE BAY