

NOTICE OF AN EXECUTIVE COMMITTEE MEETING
THE OWNERS – DEPOSITED PLAN NO. 270427

ADDRESS OF THE COMMUNITY SCHEME: PRINCE HENRY AT LITTLE BAY
ANZAC PARADE, LITTLE BAY, NSW 2036

DATE, PLACE &
TIME OF MEETING:

An Executive Committee Meeting of The Association, Deposited Plan No. 270427, Prince Henry Community Association will be held on Tuesday, 11th February 2020 in the Hibiscus Room, Coast Centre for Seniors at Curie Avenue, Little Bay. The meeting will commence at 6:00pm.

The agenda for the meeting is:

1. WELCOME & APOLOGIES:

- 1.1 That the Chairperson welcome all in attendance and that the Secretary record any apologies.

2. CONFLICTS OF INTEREST:

- 2.1 That the Secretary record any conflicts of interest to be raised within the agenda below.

3. MINUTES:

- 3.1 That the minutes of the last executive committee meeting held on Tuesday, 10th December 2019 be confirmed as a true record of the proceedings at that meeting.

Refer Appendix "A"

Explanatory Note – notice of an executive committee meeting must include or be accompanied by a motion confirming the minutes of the last executive committee meeting.

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4. THE COAST GOLF CLUB:

- 4.1 That the Executive Committee reviews, discusses and resolves an action(s) (if required) on the following matter(s) nominated below:

The Coast Weekender 2020 Consultation

Update (if any) on matters raised at last meeting

- Road closure, risk, noise, waste and transportation;
- On-going consultation during event management planning;
- Distribution methods for the local resident passes;
- Detailed plans of the egress method including use of bollards/tape on Pine Avenue;
- Dilapidation Report for Pine Avenue and other ingress/egress routes;
- Traffic Management Plan from TMC – especially where vacant buses will be queued;
- Access to and effect on Nurses Memorial Chapel bookings; and
- Benefits to the Community, contribution to heritage conservation or other community works.

Explanatory Note: - at the EC meeting on 10 December, it was agreed that the CA could not take a position on behalf of the whole of the Prince Henry community and would remain neutral. However, it is recommended that each executive committee member reviews the proposal and makes a personal objection or support submission as deemed necessary.

5. OUTSTANDING MATTERS FROM PREVIOUS MEETING:

- 5.1 That the executive committee reviews, discusses and resolves actions on the outstanding matters from the previous meeting(s) nominated below:

5.1.1 Lap and Cap Fence at Lot 102 (SP 87551) 19 – 21 Lister, Avenue

5.1.2 Summary of Easements

5.1.3 Banning Spearfishing in Little Bay

5.1.4 Upgrade to Website
Brief with budget to be put to next PHCA general meeting.

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5.1.5 Lot 36 (DP285944) – Landscaping meeting with majority of NA owners

5.1.6 Little Bay Cove – Meriton’s Proposed Development
Objection Letter to RCC – 29.10.19
Email to PH Community – 31.10.19

5.1.7 Yarra Bay Cruise Ship Terminal

5.1.8 Telstra Mobile Phone Tower, Mark Moran at Little Bay

5.1.9 Lot 81 (DP286146) – 18 Jenner Street DA/598/2019
Breach of By-law approval process prior to DA submission
Inground swimming pool and landscaping
DA submitted direct to Council without following Prince Henry review & approval process.

Letter of Objection sent to RCC 19.12.19
Copy sent to Strata Manager 06.01.20 who passed to Committee & Owner.

NA Committee provided minutes of meeting 11.12.19 which only approved the works, in principal, subject to:

1. A favourable Geotechnical report;
2. Engineer's report and drawings;
3. Comprehensive Indemnity Insurance to protect the Neighbourhood and Community Associations;
4. Providing a heritage impact statement is also required.

Note: Upon receipt of the above the NA would then apply to the Community Association for approval.

5.1.10 Heritage Maintenance Plan - Pending

Explanatory Note – it is recommended that the executive committee review and monitor outstanding matters from previous meetings until completion.

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6. FINANCIALS:

- 6.1 That the accounts for the period ending 31st January 2020 as circulated/tables be adopted.

Refer Appendix "B"

Explanatory Note: - this motion, if approved, adopts recent financial statements concerning the administrative and sinking funds of the community association.

- 6.2 That the executive committee resolves a community association administrative and sinking funds budget for 1st January 2020 to 31st December 2020 as circulated for consideration at the upcoming annual general meeting.

Explanatory Note: - this motion, if passed, will allow the executive committee reviews, discusses and resolves the proposed budget for the coming financial year.

7. RANDWICK CITY COUNCIL (RCC) MATTERS:

- 7.1 That the executive committee reviews, discusses and resolves an action(s) (if required) on the Randwick City Council matter(s) nominated below:

- 7.1.1 Wrong Concrete Mix Used & to be rectified with other concrete works.
- Murra Murra footpath repairs
- Lister Avenue footpath repair
- 6 Lister Avenue driveway/footpath

Explanatory Note – it is recommended that the executive committee review and monitor outstanding matters with Randwick City Council until completion.

8. SITE MONITORING:

- 8.1 That the executive committee reviews, discusses and resolves an action on the outstanding site monitoring matters from the previous meeting(s) nominated below:

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- 8.1.1 Lot 75 (DP286017)
- Antennas on the Roof of 4 Meyler Close – Breach Letter 13.01.20
 - Landscaping at 9 Meyler Close
Breach follow-up 08.10.19, reported rectified & awaiting confirmation
 - Noxious Plants at 6 McMaster Place
Breach letter issued 13.01.20
 - Noxious Plants at 8 McMaster Place
Breach letter issued 13.01.20
- 8.1.2 Lot 52 (SP86466) Flowers Ward – Various Breaches
- Laundry on balconies U7 & U8 of 8 Brodie Ave
 - Bamboo screening
 - Storage of items on balconies
Breach Letter issued 08.10.19
Strata Manager advised seeking Strata Committee instruction 28.10.19
Breach follow-up 02.12.19
- 8.1.3 Lot 13 (SP84782) Manta – Various Breaches
- Footpath & Entry Broken Tiles – Notified 28.10.19
 - Public TWH&S trip Hazards – Notified 28.10.19
Awaiting confirmation rectified.
- 8.1.4 Lot 5 (DP285909)
- Antenna on the Roof of 41 Gubbuteh Rd – Breach Letter issued 28.11.19
Awaiting confirmation rectified
- 8.1.5 Lot 79 (SP78510) Coperture
- Satellite Dish on Roof – Breach Letter issued 28.11.19
Awaiting confirmation rectified.
- 8.1.6 Lot 9 (SP90272) Rockpool
- Telecom Equip/Dish on Roof – Breach Letter issued 28.11.19
Awaiting confirmation rectified.

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- 8.1.7 Lot 48 – Moran’s Nursing Home
Unkept Nature Strips – Breach Letter issued 18.11.19
Grass encroaching on pathway, edging to be rectified
Awaiting confirmation rectified.
- 8.1.8 Lot 40 - Pine Cottage – Appearance of lot
Breach Letter issued 06.01.20
- 8.1.9 Lot 102 (SP87551) Seaside Pavilions
Lot Bamboo Screening – Breach issued 13.01.20 / follow-up 31.01.20
Strata Manager advised 03.02.20 that owner/SC member will respond
directly.

Explanatory Note – it is recommended that the executive committee review and attend to the outstanding site matters until completed.

9. TELECOMMUNICATIONS:

- 9.1 That the executive committee reviews, discusses and resolves action on the outstanding telecommunications matters from the previous meeting(s) nominated below:
 - 9.1.1 Prince Henry Telecommunications
(Landcom/PIVIT/NBN/LBN Co.)
 - 9.1.2 Prince Henry “Adequately Served” classification
- Process to Repeal Carrier Licence Conditions

Explanatory Note – it is recommended that the executive committee review and attend to the outstanding telecommunications matters raised above until completed.

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10. OTHER MATTERS:

- 10.1 That the Executive Committee reviews, discusses and resolves an action on the following matters nominated below:

COMMUNITY SCHEMES LAWS CHANGES | PUBLIC CONSULTATION

- 10.1.1 That the Executive Committee consider the changes proposed to the Act governing the operations of the Community Association; and decide if any formal response by 28 February from the CA is needed.

Background:

The NSW Government is seeking public feedback on the drafting of the Community Land Management Bill 2019 and the Community Land Development Bill 2019. The Bills completely rewrite NSW community schemes laws. They are aligned with the major 2015 strata scheme reforms, make community land development legislation more flexible and incorporate feedback from the implementation of the strata laws. Key measures in the draft Community Land Management Bill 2019 include:

- improving transparency and accountability in the way schemes are managed
- providing greater flexibility to deal with association property
- simplifying dispute resolution within schemes
- encouraging greater participation of scheme members, owners and tenants, including through the use of technology
- instituting cps on legal fees
- providing a simpler mechanism for the restructuring of CAs and NAs

Refer Appendix "C"

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The CA Executive is requested to review the draft Community Land Management Bill 2019 to provide feedback by 28 February. A comparison table for the Bill and the proposed Bill itself are attached.

Refer Appendix "D"

LANDSCAPING

10.1.2 That the Executive give notice to all strata's fronting Anzac Parade that from 1 May the CA will no longer fund the costs of mowing their verges, nor attending to any of their landscaping on their Anzac Parade frontage.

Background:

- Historically the CA has funded, out of its levies, the mowing of all verges along Anzac Parade, which made sense when the community was in its development stage, but last year in the process of developing the new Community Management statement it was clarified that there was no legal obligation for the CA to continue to do so.
- The mowing of all verges along Anzac Parade is the major component of the CA Landscaping contract which is currently \$40,000 per year (40% of the current administrative budget)
- All lot owners in the community are required to maintain their own lots, including grass verges, at their own expense or be issued with a breach (By-law 1.12, p. 12), that the CA funds the mowing of the verges on Anzac Parade. Those strata's should incur the cost of verge maintenance in the same way other community lot owners do.
- The current practice of mowing all verges along Anzac Parade appears to confer a benefit on some owners but not all owners, which would be a contravention of the By-laws in the Community Management statement and of the Community Land Management Act.

10.1.3 That the Executive reconstitute a Landscaping sub-committee to review landscaping priorities and prepare a brief proposal and budget for the CA AGM.

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10.1.4 That the Landscaping sub-committee liaise with the Council to explore them taking over landscaping of the pedestrian accessways to Prince Henry which is currently also paid for out of CA levies.

Background

- The CA used to have a landscaping sub-committee to help with the work of reviewing and prioritising, all potential landscaping requirements liaising with the Council, monitoring compliance and preparing a budget and explanatory paper for the AGM.
- These two motions simply re-establish that committee to help share the work and help to reduce unnecessary expenditure on landscaping by the CA.

10.1.5 Other matters (if any)

10.1.6 Next Meetings are the Annual General Meeting & Executive Committee Meeting to be held on Tuesday, 14 April 2020 at 6:00pm

Explanatory Note: - this motion, if passed, will allow the executive committee to consider the above other matters.

Date of Notice: Tuesday, 4 February 2020

EXPLANATORY NOTES TO THIS NOTICE:

Your Community Association Manager

The name of your Community Association Manager is Ms. Kathryn Milne, who is located at Suite 412, Level 4, 350 George Street, Sydney.

Please do not hesitate to contact Ms. Kathryn Milne on either 02 8203 3111 or kathryn@changestrata.com.au if you have any questions regarding this notice.

Definitions

Act – Community Land Management Act 1989

Regulations – Community Land Management Regulation 2007



