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**The Executive Committee
By email**

MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS OF COMMUNITY ASSOCIATION DP NO. 270336 HELD ON MONDAY 13 SEPTEMBER 2010 AT THE NEWINGTON COMMUNITY CENTRE LOCATED ON THE CORNER OF THE AVENUE OF EUROPE AND THE AVENUE OF ASIA AT NEWINGTON VILLAGE COMMENCING AT 6.33PM.

PRESENT:

Paul Meldrum, Jane Lindsay, George Darnton, Richard Heather, David Coop, Wei Mo and John Blackwell

IN ATTENDANCE:

Chris Bastic (Homebush Motor Racing Authority) arrived at 7.58 pm
Jodie Smithson (Dynamic Property Services)

CHAIRPERSON:

David Coop

1. MINUTES:

RESOLVED that the minutes of the last Executive Committee meeting held on 9 August 2010 be confirmed as a true record and account of the proceedings at that meeting.

2. CHAIRPERSON'S REPORT:

RESOLVED that the Chairperson's report be received.

It was noted that new Sub-Committees will be appointed at the next Executive Committee meeting. The Managing Agent was instructed to include this matter on the next Executive Committee meeting agenda.

3. TREASURER'S REPORT:

RESOLVED that the Treasurer's report be tabled and received.

3.1 RESOLVED that the financial statement as presented by the Managing Agent dated 21 August 2010 be adopted.

3.2 RESOLVED that an update on outstanding levy arrears be received.

4. CMS APPROVALS:

4.1 RESOLVED that pursuant to By Laws 3.1, 3.15 and 4.1 of the Community Management Statement that consent **NOT** be granted to the Owner of Lot 72 (8 Lukin Place) of DP 270336 for pergola works as per their application dated 26 August 2010.

The Managing Agent was instructed to obtain additional information on the specific dimensions and location of the pergola to be installed.

4.2 RESOLVED that pursuant to By-law 3, 4.1 and 4.3 of the Community Management Statement that consent be granted to the Owner of Lot 139 (21 Beaurepaire Avenue) of DP 270336 to install a Satellite dish to the lot as per their application dated 18 August 2010.

It was noted that there is a satellite dish already installed at the property on the top of the roof on the right hand side. The Managing Agent was instructed to advise the Owner of the Lot that the application is approved subject to the current dish being removed from the property.

4.3 RESOLVED that pursuant to By-law 3, 4.5 and 4.6 of the Community Management Statement that consent be granted to the Owner of Lot 112 (26 Owens Avenue) of DP 270336 for the installation of 3 air-conditioning units at the lot as per their application dated 24 August 2010.

The Managing Agent was instructed to advise the Owner of the Lot that the application is approved subject to the air-conditioning outdoor units being located on the ground and on the basis any conduit installed matches the exact paint colour of the external façade.

5. SUB-COMMITTEE REPORTS:

RESOLVED that the following Sub-Committee reports be tabled and discussed;

5.1 CMS Compliance:

5.1.1 RESOLVED that an update on CMS Compliance matters be received. It was noted that the Compliance Sub-Committee undertook a by-law breach inspection on 10 September 2010.

It was noted that a listing of all outstanding by-law breaches has been provided to the Managing Agent for issuing letters and updating the by-law breach spreadsheet.

The Managing Agent was instructed to draft a by-law information flyer to be issued to Owners regarding the following matters;

- Applications are required for any exterior building works, alterations and Air Conditioning.
- Owners are responsible for garden edges and there is to be no over hanging plants on footpaths.
- All bins are to be behind fences or out of sight if no gate to side of house
- Parking is not permitted on Community Association property or Council property.
- White pebbles not permitted.

5.1.2 That the CMS Compliance correspondence be tabled and appropriate action determined. **Motion withdrawn as there was no correspondence.**

5.2 Newington Wide (incl "Combined Newington Working Group & NNA"):

5.2.1 RESOLVED that an update on the Newington Wide matters be received.

It was noted that the Newington Neighbourhood Association Sizzling Santa event is to be held on 11 December 2010. All details of the event will be on website and brochures will be issued to Residents.

5.3 Traffic Management:

5.3.1 RESOLVED that an update on the Traffic Management be received.

It was noted that a legally parked boat in Thiele Avenue is obstructing vision of cars. Auburn Council Rangers have advised that they are going to discuss this matter with the Owner to see if it can be relocated further from the corner of the street. The Newington Traffic Sub-Committee for safety reasons have requested Auburn Council apply to the RTA for "Avenue Of Europe" & 30 Metres of Avenue Of Oceania to be made shared zone which would impose a 10kph speed limit.

Auburn Council and the RTA are still reviewing the possibility of making the streets throughout Newington 40 km/hr speed zones. The Traffic Sub-Committee are still awaiting advice on the matter.

Auburn Council has received various complaints regarding the parking around Newington Public School and will endeavour to investigate the matter.

Correspondence from Mr Vin Thompson of the Executive Committee of Precinct 2 to Auburn Council regarding the Crown Development and associated potential parking issues was tabled and discussed.

5.3.2 RESOLVED that Chris Bastic of Homebush Motor Racing Authority be invited to address the meeting regarding the V8 Super Car Event being held in December 2010.

Mr Chris Bastic of Homebush Motor Racing Authority addressed the meeting regarding the V8 Super Car Event to be held on the first weekend in December 2010. It was noted that there will be few changes to the course however it is currently being discussed to install a new bridge at beginning of the track.

Guns and Roses will be playing at the event on the Saturday Night and they are hopeful the event will be as successful as last year.

VMS signage will be installed at the entrances to Newington advising "Resident Parking Only" and there will be an increased Police presence in the area as per last year.

The Executive Committee requested that Chris Bastic investigates the traffic safety at Carter Street.

5.4 Landscaping:

5.4.1 RESOLVED that an update on the landscaping be received.

It was noted that Haywards Landscaping have completed stage 2 of the upgrade works to the entrance at Wing Parade and the tree boxes along Wing Parade to Newington Boulevard. It was noted that the work is a great improvement to the street scape.

After numerous requests SOPA has completed the landscaping and mulching of the sides of Wing Parade bridge and adjoining areas.

September and October landscaping maintenance will include weed spraying and fertilising. Mulching will also commence in late October.

Stage 1 upgrade works to the street scape from Owens Avenue (east) to Pereira Street will commence shortly. This work will include the replacement of dead and missing trees and plants within this area.

The Managing Agent was instructed to write to the Residents of Diamond Court and 32 and 30 Owens Avenue advising they are not permitted to park on the grass verges or roadway within Diamond Court but only in the driveways of their lot.

The Managing Agent was instructed to write to the Managing Agents of Strata Plan 72202 and 71512 requesting their garbage bins be located on same side of the road to assist Auburn Council.

5.5 Security:

5.5.1 **RESOLVED** that an update on the security be received.

It was noted that the day patrols have been increased to 3 hours per day from 10 August 2010. Secom have been reminded that the patrols are to be random.

No security issues have been reported to the Security Sub-Committee.

The Managing Agent was instructed to write to the Managing Agent of DP 270217 enquiring of their intentions with security patrols next Financial Year and whether or not they are proposing to place the matter on the annual general meeting agenda for consideration.

5.6 MATV:

5.6.1 **RESOLVED** that an update of the MATV be received. The Managing Agent noted that there have been 3 repairs required this month with individual homes reporting poor television reception.

Correspondence from Pacific Satellite dated 2 September 2010 regarding the installation of digital channel 35 for Community NSW was tabled and discussed.

It was **RESOLVED** that the quotation from Pacific Satellite dated 7 May 2010 in the sum of \$3,960.00 plus GST for the installation of an additional FTA digital channel 35 for Community and NSW Channels **NOT** be accepted at this stage.

6. CORRESPONDENCE:

That correspondence be received and ratified. **Motion withdrawn as there was no correspondence.**

7. NEXT MEETING:

RESOLVED that the next Executive Committee meeting of the Community Association be held on Tuesday 19 October 2010 at 6.30pm.

CLOSURE:

There being no further business the Chairperson declared the meeting closed at 8.02pm.

CHAIRPERSON

DATE