



**Dynamic Property Services Pty Ltd**

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**The Executive Committee  
By email**

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**MINUTES OF A MEETING OF THE EXECUTIVE COMMITTEE OF THE OWNERS OF  
COMMUNITY ASSOCIATION DP NO. 270207 HELD ON TUESDAY 24 NOVEMBER  
2009 AT NEWINGTON COMMUNITY CENTRE, CNR OF AVENUE OF EUROPE AND  
AVENUE OF ASIA COMMENCING AT 6.35PM.**

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**PRESENT:**

Gennie Sheer  
Sue Du Kamp  
James Donkin  
Rob de Ridder  
James Corrie  
Antije Siefken  
Vin Thompson

**APOLOGIES:**

Stella Francis  
Linh Mai

**IN ATTENDANCE:**

Richard Williamson (Lot 187)  
Reena Van Aalst (Dynamic Property Services)

**CHAIRPERSON:**

Gennie Sheer

**1. MINUTES:**

**RESOLVED** that the minutes of the last Executive Committee meeting held on 27 October 2009 be confirmed as a true record and account of the proceedings at that meeting.

**2. SUBSTITUTE COMMITTEE MEMBER:**

- (i) **RESOLVED** that the Executive Committee consent to the appointment of Vin Thompson as acting executive committee member for Linh Mai for this meeting of the executive committee in accordance with Section 31 of the Community Land Management Act 1989.
- (ii) That the Executive Committee consent to the appointment of Linh Mai as acting executive committee member for Stella Francis for this meeting of the executive committee in

accordance with Section 31 of the Community Land Management Act 1989. (***motion withdrawn as Linh Mai was not present***).

### **3. MATTERS ARISING**

All matters arising are noted under the relevant Sub-Committee reports.

### **4. SUB-COMMITTEE REPORT:**

**RESOLVED** to receive status reports and vote on listed recommendations of the following Sub-Committees:

#### **(a) Finance:**

- (i) **RESOLVED** that the Financial Statements dated 31 October 2009 as presented by the Managing Agent be adopted. The Managing Agent was instructed to provide the financial statement to 31 December 2009 to the treasurer in January 2010 for his analysis.

#### **(b) Gardening:**

- (i) **RESOLVED** that the quotation from NatureWise Landscape Management dated 27 October 2009 in the sum of \$160 plus GST to remove the dead tree on Grey Gum Walk be accepted.
- (ii) The letter dated 3 November 2009 from the Managing Agent of Strata Plan 62002 (17-19 Pearce Avenue) regarding the maintenance of the garden area at the rear of the Strata Scheme was tabled and discussed.

Rob de Ridder to schedule a walk around with SOPA to confirm the location of areas that are SOPA's responsibility and to obtain written confirmation from SOPA of this.

SOPA has indicated that maintenance of any garden areas by them will be undertaken at a standard set by SOPA, which may not necessarily be the standard required by the Strata Scheme.

The Managing Agent was instructed to respond to the letter advising that SOPA have been contacted and that the Executive Committee will meet with SOPA and advise the strata scheme of the outcome of the meeting.

#### **(c) Newington Community:**

- (i) Sizzling Santa will be held on Saturday 12 December 2009 from 4pm to 7pm.
- (ii) An email was sent regarding the light rail proposal to all residents who have signed up to receive communication on the Newington Community website and around a dozen response received and forwarded to Irene Simms.
- (iii) The Combined Newington Working Group meeting will be held on 4 December 2009.

#### **(d) Security:** Nothing to report.

#### **(e) CMS Compliance:**

- (i) **RESOLVED** that the Managing Agent be instructed to submit an application for mediation to the Strata and Community Schemes Division of the Consumer, Trader and Tenancy Tribunal in relation to breach of the Architectural and Landscape Standards of the Community Management Statement by the resident of Lot 47 (1 Newington Blvd) of DP 270207 by the painting of their front door in a colour that does not comply with Architectural and Landscape standards.
- (ii) **RESOLVED** that the Managing Agent be instructed to submit an application for mediation to the Strata and Community Schemes Division of the Consumer, Trader

and Tenancy Tribunal in relation to breach of By-Law 17.1 of the Community Management Statement by the resident of Lot 321 (22 Newington Blvd) of DP 270207 by the bins being visible from outside the lot.

- (iii) **RESOLVED** that the Managing Agent be instructed to submit an application for mediation to the Strata and Community Schemes Division of the Consumer, Trader and Tenancy Tribunal in relation to breach of By-law 3 and 4.3 of the Community Management Statement by the resident of Lot 82 (31 Newington Blvd) of DP 270207 by the installation of a satellite dish which can be seen from outside the lot.
- (iv) **RESOLVED** that the Managing Agent be instructed to submit an application for mediation to the Strata and Community Schemes Division of the Consumer, Trader and Tenancy Tribunal in relation to breach of By-law 3 and 4.3 of the Community Management Statement by the owner of Lot 285 (8 Popov Ave) of DP 270207 by the installation of a satellite dish which can be seen from outside the lot.
- (v) **22 Watt Ave and air conditioning**– The Managing Agent advised those present that the owner had contacted her yesterday to seek advice in relation to the concealment of the air conditioning unit which can be seen from outside the lot. The Executive Committee advised that there were no comparable approvals in Precinct 2 and as per the resolution of the previous meeting the owner is to relocate the air-conditioning unit to it cannot be seen from outside the lot.

**(f) Traffic:**

- (i) Mr Thompson provided an update regarding the Newington Traffic Sub-Committee Meeting held 20 November 2009.

Pedestrian crossing lighting has not yet been completed for three crossings and council are waiting for Mirvac design posts to arrive which should be in place in December 2009. A spotlight for the pedestrian crossing will also be installed.

V8 Supercar event – Signage will be installed on mobile trailers to advise of resident parking provisions. The committee noted that, despite earlier undertakings by organisers and state government, advertising of the event has not included communication regarding patrons using public transport due to lack of parking availability at Olympic Park.

40 km speed zone is being investigated by Council in conjunction with RTA for Newington side streets.

**(g) MATV:**

- (i) An update regarding schedule of works for repairs to MATV system was provided by Pacific Satellite. Precinct 2 East will commence on 7 December 2009 and will conclude on 5 March 2010. A note will be posted on the website.
- (ii) It was noted that that Arabic channels cannot be provided by Pacific Satellite.

**5. APPLICATIONS AND APPROVALS:**

- (i) **RESOLVED** that pursuant to By-Law 3, 4.4 and 4.5 of the Community Management Statement that the application dated 30 October 2009 from the owner of Lot 271 (1 Louis Ave) to install an air conditioning unit installed be approved. The two air-conditioning units at back of the property are acceptable as long as the ducting is painted same colour as the wall. The front unit must not be visible from the street otherwise it will have to be removed.
- (ii) **RESOLVED** that pursuant to By-Law 3, 4.4 and 4.5 of the Community Management Statement that the application dated 13 November 2009 from the owner of Lot 6 SP 62605 (12/1 Mockridge Ave) to install an air conditioning unit installed be approved.

- (iii) **RESOLVED** that pursuant to By-Law 3, 4.4 and 4.5 of the Community Management Statement that the application dated 2 November 2009 from the owner of Lot 364 (15 Zatopek Ave) to install an air conditioning unit installed be approved.
- (iv) **RESOLVED** that pursuant to By-Law 3, 4.4 and 4.5 of the Community Management Statement that the application dated 13 November 2009 from the owner of Lot 15 SP 61724 (15/7 Nurmi Ave) to install an air conditioning unit installed be approved.
- (v) **RESOLVED** that pursuant to By-Law 3, 4.4 and 4.5 of the Community Management Statement that the application dated 10 November 2009 from the owner of Lot 11 SP 62605 (11/7 Mockeridge Ave) to install an air conditioning unit installed be approved.
- (vi) **RESOLVED** that pursuant to By-Law 3, 4.1 and 4.2 of the Community Management Statement that the application dated 10 November 2009 from the owner of Lot 41 SP 61724 (20/9 Nurmi Ave) to install an cat net enclosure within their Lot be approved.
- (vii) **RESOLVED** that pursuant to By-Law 3, 4.4 and 4.5 of the Community Management Statement that the application dated 16 November 2009 from the owner of Lot 20 SP 61724 (20/7 Nurmi Ave) to install an air conditioning unit installed be approved.

**6. CORRESPONDENCE:**

No correspondence was tabled.

**7. OTHER BUSINESS:** No other business was discussed.

**8. NEXT MEETING:**

**RESOLVED** that the next Executive Committee meeting of the Community Association be held on Wednesday 27 January 2009 due to the Australia Day public holiday on Tuesday.

**CLOSURE:**

There being no further business the Chairperson declared the meeting closed at 7.55pm.

\_\_\_\_\_  
**CHAIRPERSON**

\_\_\_\_\_  
**DATE**