

Phillips Landing Community Association DP 270051
247 Burwood Road Concord NSW 2137
www.phillipslanding.net

Minutes of Association Committee Meeting
Held on Monday 7th July 2025 at 6.00pm

Present	P Sheldon (Wentworth); S Johnson (Hunter); G Patterson (Macquarie); B Ko (Bligh)
Chairman	P Sheldon
1. Attendance – Building Representatives	T McGann (Premier Strata Management); G Creech (REP - Scarborough); P Marques (REP - Lindsay); N. Dennis (REP – Elizabeth); B. Vespa (REP - Fitzroy)
Attendance - Visitors	D. Hansen (Chisholm - Lot 5)
2. Apologies	NIL
3. Quorum	It was noted that a quorum was present, and the meeting opened at 6:10 pm
4. Minutes	It was RESOLVED that the minutes of the Association Committee meeting held on 6 th May 2025 be confirmed and adopted.
5. Financials	<p>Current Funds:</p> <p>a) Financial Position: It was RESOLVED that the financials be reviewed and accepted as at 30/6/2025 funds balance was \$33,563.15 for the Administrative Fund and \$121,484.81 for the Capital Works Fund.</p> <p>b) Levy Arrears: It was noted that NO schemes were in arrears as at 30/06/2025.</p>
6. Renovation Approvals	<p>– Building Landscape Code Applications:</p> <p>a) SP 52910 – Flinders Building – External Painting: It was RESOLVED that the Philips Landing Community Association grant the Buildings Landscapes Code consent to the scheme based on the application presented, and in observance to the colour scheme as approved at the previous AGM. That the Strata Managing Agent be instructed to sign the consent form and return it to the Scheme.</p> <p>b) SP 49660 – Lot 7 – Air Con - Hunter Building It was RESOLVED that the Phillips Landing Community Association grant the Buildings Landscapes Code consent to the Lot 7, based on the application presented. It was noted the consent specified the exterior base unit must be placed on the ground within the lot property, including courtyard and not attached to the wall; and that any conduit must not be horizontal to the building.</p>

<p>6. Renovation Approvals cont'd</p>	<p>ACTION: The Strata Managing Agent to sign the Building Code Form and inform the applicant.</p>
<p>7. Existing Matters from previous EC meetings</p>	<p>a) Phillip's Landing website</p> <p>BK ADVISED that he was working on the existing requirements and parameters before proceeding to transfer the current website to a new platform. Bk indicated that once requirements were finalised, he would circulate to committee members.</p> <p>b) Wharf Repairs SJ advised that he is scheduling a start date for the works.</p> <p>c) Community Land Survey This matter considered by the committee, at the end of the meeting. The committee resolved to defer such an appointment at this time.</p>
<p>8. Correspondence</p>	<p>a) Correspondence from Chisholm Building Lot 6 – With respect to the pavers dropping: David Hansen (50915) was given leave to speak to the PLCA with respect to the above matter. He stated the schemes view that the integrity of the retaining wall and or the trees atop it, were causing the pavers of lot 6 to slip. It was his belief that the soil has leached underneath the subsoil. It was the belief of the Chisholm Strata Committee that the landscaping including the retaining wall were the responsibility of the community association. He indicated that documents provided by the developer and held at council may show such delineation. He offered to send the committee his contact at council who he believed would be able to provide such documents submitted at time of the registration of the community scheme. DH further mentioned that lot 6 had a builder look at the paving issue. DH was unable to provide the report or name the builder.</p> <p>ACTION: The committee resolved to seek access to lot 6, so as a couple of committee members and tradesman could personally view the damage to the paving works personally and then report back to the PLCA before engaging a surveyor or determining the next appropriate course of action. PS and SJ undertook to conduct this task.</p>
<p>9. Maintenance of community property</p>	<p>a) Retaining Wall (near Captain's Club): SJ reported that this work had been completed by SM Handyman Services. It was noted that the area now required better illumination, quotes are to be sort for such.</p>
<p>10. Changes to Strata Laws</p>	<p>a) Sustainability Guidelines as a result of Strata Law changes coming into effect from July 1st. 2025. An excerpt from the Bannerman's Lawyers reform summary was presented to the committee.</p> <p>b) It was noted that under s79(2)(e1), s139B & Sch1 cl6(e) of the SSMA 2016. The agenda for each AGM must include an item to consider environmental sustainability within the scheme, including consideration of the common property annual energy and water consumption and expenditure.</p>

<p>11. Changes to Strata Laws cont'd</p>	<p>At each AGM an owner's corporation must estimate expenditure for installation, replacement or repair of infrastructure, fixtures and fittings which form part of the common property for the purpose of sustainable use. This includes electricity meters, solar panels and sustainable building materials.</p> <p>By-laws preventing the installation of sustainability infrastructure solely to preserve the external appearance of the common property or a lot are of no force or effect, except where the common property is heritage-listed or within a heritage conservation area.</p> <p>c) It was noted that this conflicted with stipulation in the Management statement:</p> <p style="text-align: center;">PART 1 BY-LAWS FIXING DETAILS OF DEVELOPMENT</p> <p>These by-laws relate to the control and preservation of the essence or theme of the Community Scheme and as such may only be amended or revoked by a unanimous resolution of the Community Association (See Section 17(2) Community Land Management Act 1989).</p> <p style="padding-left: 40px;">1. A person or a corporation must not make or allow it to be made:-</p> <p style="padding-left: 80px;">(a) Any change to the appearance, design or structure of any improvements or landscaping within its strata scheme that would be visible from outside the strata scheme.</p> <p style="padding-left: 80px;">(b) Any building or construction work, or the installation of any fittings or fixtures, within the strata scheme that would be visible from outside the strata scheme.</p> <p>ACTION: It was resolved that a working party would need to look at amending this wording and putting it forward for adoption at a general meeting.</p>
<p>12. Gardening Report</p>	<p>A verbal gardening report was delivered by PS.</p> <p>a) It was reported that the tree loppers would attending Thursday 10th July 2025, to remove a gum tree at the back of the Golden Grove building. That there may be disruption to visitor parking bays to provide access to their truck in situ during this operation.</p> <p>b) PS advised he was obtaining advise from a botanist as to the best time to conduct the grinding of the palm tree stumps. Further that the advice would include recommendations as to a suitable substitute for the palms, which have been removed.</p>

<p>13. Other items</p>	<ul style="list-style-type: none"> a) Paving work by SM Handyman Services - SJ undertook to review the work. b) Hydrant review - The Fahrenheit review of Hydrants was deferred to the next meeting. The SM to seek clarification about the contents of the fee proposal as the needs of the Community Association. c) Eastern Pergola – It was reported that sections of the Pergola had rotted. A quote from Hire A Hubby for \$20,790 had been received. SJ undertook to obtain further quotes. d) Hot Water System – it was reported that the hot water system had in the Captain’s Club Room had failed. It was resolved to have it replaced, like for like 120 L. e) Pool Fencing Height: It was queried if the 1.8m fence height would be extended to the part adjacent to the Captains Club. It was explained that as no plants existed it was not a requirement. Also it would unnecessarily enclose the space. f) Gym equipment: - It was reported that new straps were required on the rowing machine and that one of the treadmills was not working whilst the other should also receive a service. A plastic piece of one treadmill needed to be reattached. A Work Order to Life fitness had been dispatched to service the equipment. g) Fencing; - It was advised that the Durham St West boundary fence had now been replaced as it was fallen down. A payment from the neighbouring property had also been received in consideration for their portion of same. h) Fence Height Extension: Lot 8 of Alexander (47656) asked if the height of her rear fence with the neighbour could be extended to 8 ft. The committee consider the matter and determined, that whilst any fence between two parties would be a matter for the person requesting it and the neighbour to the rear of her property in general terms. Because such would require subsequent approval under the Landscapes Building Code. That it would be unlikely to satisfy the requirements to have one part of a dividing fence 8ft whilst the remainder was 6ft. i) Gym Access for deed holders. SJ as Treasurer reported that he had performed a reconciliation of CPI increase since the time of deed signing and such an increase in line with the terms of the deed would result in the invoicing from next January to be \$348.33 + CPI from January 2026. j) Damaged Convex Mirror: PS reported that this would be removed by Peter Smilek the gardener. k) Captains Club Gutters and Facia’s: It was RESOLVED that a quote from Hire A Hubby for \$3770 incl GST be accepted. l) Water feature: there had been reports of a leak to the water feature. It was noted that the water tended not to leak when the water level was low. It was believed that a pressure test was needed by a pump specialist to determine the cause of the leak. It was RESOLVED that New World Pumps be sent to conduct such a pressure test. m) Community Assoc Forum at Canada Bay Council: The Phillips Landing Community Association representative. This motion was withdrawn.
<p>Next Meeting</p>	<p>The next PLCA committee meeting will be held on Monday day 20th October 2025, commencing at 6.00pm in the Captains Club Room.</p>
<p>Closure</p>	<p>- The meeting closed at 8:30 pm.</p>