

**Draft Charing Cross Precinct Meeting Minutes**  
**Wednesday 5 February 2025, 7 -9pm**  
**Lugar Brae Community Hall**

**1. Welcome and Apologies**

Late welcome Councillor Paula Masselos, Councillor Spicer, Councillor Fabiano

Welcome Waverley College School Principal Graham Leddie and Director of ICT Campus and Innovation Simon Potter

Apologies: Mayor Nemesh, Danny Caretti, Julie McAlpin, Councillor Westwood, Councillor Spooner

Chairs: Mia Vaux, Mora Main, Emily Edwards

Minutes taken by: Emily Edwards

**2. Minutes from previous meeting and actions**

**Motion**

James F moved that the minutes of the previous meeting be adopted as a true and correct record

Seconded by: Mora M

Adopted: Unanimously

**3. Waverley College Development Update**

The CCP welcomed Graham Leddie (GL), School Principal Waverley College and Simon Potter (SP), Director of ICT Campus and Innovations Edmund Rice Education Australia (EREA)

Chair notes Council's primary objections to the development which are

*'The increased student and staff population and, subsequent increase of vehicular and pedestrian traffic impacts on surrounding road networks.*

*The bulk and scale impact of the proposed building works on the amenity of the public domain, surrounding properties and the character of the locality'.*

- GL provided an overview of his background at Waverley College (WC), noting he has spent ten years at WC, which has just launched the new strategic plan
- WC has been operating since 1903
- GL noted the heritage institutions of the area, the history of the school and discussed student size, specifically that there would be a maximum of 1530 students across junior (300) and senior (1250)

STATE SIGNIFICANT DEVELOPMENT APPLICATION

- GL outlined the development aims of WC: a science and innovation centre in the school
- 15 sites within the SSDA – internal upgrades in heritage buildings
- WC applied for an SSDA due to the total value of the project
- Currently, the project has undergone two reviews before the panel
- The next step will be for an SSDA to be applied
- 52 submissions were received in the SSDA process, which are available on the NSW planning website
- Construction will occur over 20-30 years

#### **CAR PARKING**

- 95% of staff currently park on campus
- High rates of PT use by students + walking and biking
- Off-site parking used by WC with arrangement at the Bowling Club
- Cars are a primary means of transport for staff who principally live further away (140 drivers)

#### **Q&A**

Phillip S. from Langlee -

- Consultation – absent – no community members consulted directly
  - o Website – not available and not current
  - o Traffic Plan – needs to be part of the planning application, not post approval
- There are 55 apartments in the Langlee + the locality is highly congested with traffic
- Consultation-see: <https://waverley.nsw.edu.au/information/waverley-college-stage-1-master-plan/>

Byron C. Langlee Resident

- Questioned the need for extra parking
- Noted he received no response to his email to the school
- Noted that letterboxing alone is inadequate; requests consultation to be re-opened
- Requested that the school publish the public's questions and concerns and their response
- GL noted that consultation commenced with Mirvac, prior to the completion of the building
- Byron indicated that the developer has no lasting investment in the amenity of the apartments beyond their initial sale, while residents will live with the consequences for the duration of development (2-3 decades).

Claire O . Langlee Resident

- Noted that the development will threaten a Port Jackson fig on Henrietta Street, which is on the Significant Tree Register
- Excavation of stormwater catchment tanks, car park, and other works will jeopardise the tree roots and the tree
- Requested that the plans be revisited to remove risk to the tree
- GL noted that the largest fig tree in the southern hemisphere is on the junior campus – the school works to preserve and protect
- Rely on expert advice as to tree protection
- SP – the tanks cannot be relocated
- GL notes that the construction of the Langlee affected 15 metres of the tree's street frontage
- How does the school plan to deal with community and parking over the projected 20 years of the project?
- Providing parking is a key element to attracting and retaining staff
- Query - use of Langlee parking for WC
- GL The first building is \$41 m
- Timeline is influenced by the availability of funding to build the project
- GL provided his email for future communication:  
[Principal@waverley.nsw.edu.au](mailto:Principal@waverley.nsw.edu.au)
- SP provided his email [spotter@waverley.nsw.edu.au](mailto:spotter@waverley.nsw.edu.au)
- EREA owns WC
- If the building is approved, there is currently no funding available; construction will likely commence in two years
- Traffic management – will be communicated subsequent to approval
- See portal  
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=PDA-38597532%2120220419T224900.514%20GMT>
- The meeting attendees expressed widespread concern that traffic management planning after approval was entirely unacceptable, particularly given the 20-30 year planned impact on residents, local traffic and the narrow, one-way access to the site via Henrietta Street
- It was further noted that the plans externalise construction impacts away from the school and onto the surrounding community and ratepayers.

**Motion:**

Byron moved that: Noting the precinct's concern regarding the threat to the Heritage listed fig tree on Henrietta Street, the precinct requests that Waverley Council calls on the Department of Planning to require current plans are amended to remove the risk to the tree root system.

Seconded by: Richard L

Adopted: Unanimously

- GL – WC will review and respond to the community in conjunction with consultation with expert arborists
- GL committed to send a WC representative to every CCP meeting in 2025

#### **4. Charing Cross Streetscape Update written report from Nick Prell read to the meeting**

- Undergrounding works are completed from the southern end of site to the Robinhood Hotel (near intersection of Carrington Rd/Victoria St/Bronte Rd).
- Nightworks due to commence from 10 Feb for a span of three weeks.
- Noise restrictions have been imposed by Council from midnight onwards. Please report any noise breaches past midnight to the Project Manager of Council.
- First Ausgrid cutover booked in for southern end of site early March 25.
- Contractor will continue the trenching and conduit installation around each arm of the Carrington Rd/Victoria St/Bronte Rd intersection in close consultation with TfNSW.
- Estimated completion for all works is late-May 2025.
- Civil Works:
- Civil Works SP1 has commenced at southern end of site.
- Stage 1 currently in construction –estimated duration 3 weeks.
- Stage 2 to commence from 17 Feb estimated duration of 3 – 4 weeks.
- Civil Works staging plan can be found at the following link: [Civil Works SP1 Staging Plan](#)
- Further scheduling updates to be provided by the Contractor as subsequent stages are activated.
- Minimum notification period of two weeks required for all stage activations.
- Estimated completion for all works associated with the Civil Works SP1 is late-November 2025.

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#### **5. Questions from CCP executive to Council after meeting with Nick Prell and Cameron Eccles on 30 January 2025**

- Can Council provide a breakdown of proposed plantings?
- Can Council provide a plan for awning inspections so that there is a baseline from which any future deterioration is measurable?
- Can Council provide heritage-sensitive seats?
- Can the Council provide heritage-sensitive bins?

- Can the Council provide heritage-sensitive water fountains?
- Can Council apply for NSW heritage grants and use funds to restore building facades?
- Can Council establish grants and a fast-track process for facade restoration?
- Can Council advocate for underground pits for future Ausgrid transformer upgrades?
- Can Council OHS team work with CCP on long-term solutions to the bin issues?

## **6. Pubs and Residents report**

- a. Steve Bodnar: No update

## **7. St Catherine's Update -**

- There is no update from St Catherine's as the next CCC meeting is not until 18 February. However, if you have had any issues since the school year began Julie and Danny will take them to the next CCC meeting.

## **8. War Memorial Hospital Update –**

- James and Bridget noted that Uniting has appointed a new Village Manager and Housing team for Conrad Beard Court. Residents have sent a thank you to the CCP for the help that they received
- Uniting have assisted with the relocation of residents, funding moving costs, believed to be due to the advocacy of the CCP with Allegra Spender
- Currently the community is awaiting the further response of Uniting
- Uniting has promised to build new accommodation (in 10 years) for The Men's Shed
- Currently, there is no interim solution – could the old Council building be a site?
- Councillor Ludovico Fabiano noted that the building is not set up to have an industrial workshop, but the council is looking at opportunities to support the Men's Shed, which is unlikely to be in the old building, although how to redeploy the building is a live issue
- Councillor Joshua Spicer – Council supports the Men's Shed and is actively looking for options

## **9. Development Applications Other Business**

DA - 439/2022/B & DA – 542/2021/C – Charingfield Residential Aged Care  
282A Bronte Road

*Which request that Council approve modifications to alter internal layouts to building, window and door locations, and various other changes.*

**Motion:**

Barry S moved that Waverley Council makes DA – 439/2022/B and DA – 542/2021/C approval conditional upon remediation of the footpath access from Bronte Road to Charingfields to make the footpath wheelchair and walking frame accessible, a new handrail and two trees for shade and amenity in the footpath

Seconded by: Emily E.

Adopted: Unanimously

**Motion:**

Nigel H moved that the precinct asks the Council to review the planned removal of the Bronte Road slip lane into Carrington Road due to the massive consequences for traffic flow

Seconded by: Stephen B

Adopted: Unanimously

- Councillor Ludovico Fabiano noted that the change was made in response to risk to pedestrians and safety -CCP requests that he seek data on accident incidents to provide to the following meeting.
- Robin noted the ongoing concerns regarding Ausgrid's impact on shop awnings
- Patrick F, living on the corner of Henrietta and Salisbury Streets intersection noted that the rain garden is full of rubbish and thus the garden doesn't collect rain, but instead overflows into the downhill guttering

**Motion**

Patrick F moved that: The precinct requests that the Council consult with immediate residents and review the design and maintenance of the intersection, Henrietta and Salisbury Streets, noting the bollards have been knocked over by vehicles and, the risks to bike riders, particularly speeding e-bikes on Henrietta Street, are significant. Possibly a stop sign moved forward and a traffic count.

Seconded by: Sheryl B  
Adopted: Unanimously

Councillor Joshua Spicer advised that he would take this issue up with the traffic committee.

**Motion**

Phillip F moved that: The precinct calls on the Council to require Waverley College to provide a transparent and publicly available website that will provide real-time updates on the SSDF and a record of the questions received from the public and their responses.

Seconded by: Byron  
Adopted: Unanimously

**10. Other Business**

Rats and dumped rubbish

Simone Brennan Manager of Environmental Health Services Waverley Council reviewed vermin/rat complaints and, has conducted an audit of commercial waste practices in Charing Cross and will continue to monitor waste dumping. Simone has officers training in vermin management.

Langlee residents note the frequent breaches of noise restrictions by the Bowling Club, notwithstanding the recording and monitoring technology onsite.

**Motion**

Byron moved that: Council monitor and review microphone sound monitoring data at 163 Birrell Street and enforce the sound restrictions in place, and report back to the CCP / Langlee residents

Seconded by: Ron R  
Adopted: Unanimously

Councillor Ludovico Fabiano will provide an update from Council  
Barry S will act as coordinator for Langlee residents  
See consent conditions of development approval  
Check sp10491

Meeting closed at 8:40 pm

Next meeting 9 April at Lugar Brae Church Hall