

Charing Cross & Bronte Beach Precincts Meeting

Lugar Brae Parish Hall
2a Leichardt Street, Bronte
11 March 2026

1. Welcome and Apologies

Councillor Kerri Spooner
Councillor Paula Masselos
Councillor Josh Spicer

Apologies:

Mayor Councillor Will Nemesh
Councillor Lauren Townsend
Susan Ryan
Lilian Marcell
Kate Marshall
Byron Camino
Julie McAlpine

Attendance: 70

Conveners: Mia Vaux, Mora Main, Virginia Milson, Susan Hely
Secretary: Emily Edwards

2. Emma Rogerson, Acting Manager, Strategic Planning Waverley – Presentation and Q&A

- The Housing Delivery Authority (HDA) was created in 2025 by the NSW Government, with three individuals on the panel
- It is empowered by the NSW Govt by legislation, facilitating a pathway for development to be considered a state significant development (SSD)
- Successful applicants benefit from fast-tracked timeframes and the removal of Local environmental planning (LEP) requirements
- The initial application is a few sentences and is assessed by the panel against the criteria
- Criteria: High-density dwellings, typically 100+ units
- Exclusions include those proposals in fire or flood zones, and when there has been a recent development application

Process

- HAD recommendations to the Minister for Planning & Public Spaces, Paul Scully MP, are published
- The Minister declares publicly whether the project is suitable to progress through the SSD pathway
- This permits applicants to bypass the council and go through the NSW government

- Application detail is equivalent to the local government area (LGA), but includes a CONCURRENT REZONING CONDITION, which does not address the LEP.
 - The rezoning then becomes the new benchmark precedent.
 - SSDs remove decision-making power from the LGA.
 - LGAs can only make recommendations to the Minister
-
- Documentation required from the applicant is project-specific
 - Compliance is likewise individualised
 - Councils advise and have no direct control
 - Councils are advocating that the SSDs be required to meet LEP standards

Community Feedback

- Applicant responses published
- Determination within 275 days by the minister
- Any community member or council can provide feedback within the public exhibition period – originally 28 days, now 14 days

SSDs in Waverley

- Applicants must provide assessments on impacts: roads, water, etc.
- Waverley Council will review all applicant documents and will conduct an audit to present to the NSW Government
- Social impact reports must be provided for review by the NSW Government, including mitigation measures
- Waverley Council can forward community feedback, but only if it's received within the tight timeframe dictated by NSW Gov.

Questions re: 122-128 Hewlett Street

Q: Fortis is attempting to buy 118 Hewlett – this would mean that the current plan will be enlarged. What are the implications for the proposal?

A: Fortis will have to go back to the drawing board and start it again because they are introducing additional land – SSD approval is specific to the land nominated in the application

Q: What funding does Council receive for its role in the new process?

A: Council costs incurred in the feedback process are not met by the developer or defrayed by the NSW government.

No additional funding has been provided for councils to review SSD applications: application fees are paid to the State, not the LGA

Q: How is the additional Infrastructure required to support the development (parking, road upgrades, etc) paid for by developers?

A: Councils can charge an infrastructure contribution, but this depends on whether the NSW Government approves the application and discretionarily approves a condition for an infrastructure levy t paid to the LGA

See section 7.12 contributions – typically 1%, up to 2% for specific applications

Community Comment:

The SSD criteria of a minimum \$60 million investment and/or 100 units + incentivises massive development in breach of LEP

<https://www.planningportal.nsw.gov.au/development-and-assessment/state-significant-development>

Community Comment:

Bronte is flooded with sewage during heavy rain. The infrastructure cannot cope with the existing quantities of runoff during heavy rainfall periods, which is released straight into the sea. See: [Beach Watch reports](#).

Q: How will Sydney Water assess and respond to the increased demand on its aging infrastructure, and additional water runoff from the increase in hard surfaces/loss of soft landscape?

A: Sydney Water will not respond to Waverley Council within the two-week feedback period, but will liaise directly with the NSW government

Q: How do projects progress through the new system?

A: The “orange light” for an SSD is based on the initial brief sentences

The NSW government prioritises fast-tracking, with a requirement that there is a 2-year commencement from the approval date before the approval lapses

Q: How will the NSW government respond to LGA feedback?

A: For example, if a council identifies View loss as a problem, the department can disregard this as a problem if they don’t agree, and can remove a standard LGA approval, which would have a view loss analysis requirement

Community Comment:

These HDA and SSD applications are not addressing the character, future needs and Economic impacts of the changed profiles of the affected LGA

Q: How will it impact tourism? Community engagement, long-term planning, streetscape character, where bulk and scale has been a priority concern of the LGA in government representation?

A: The new process means the Government’s responsiveness to community and LGA feedback is untested.

WC can anticipate the most salient response to the proposals by virtue of the floor space ratio and mass modelling. Council estimates the impacts based on the data available which can be finessed in the 14-day period when the full brief is published

Q: The coastal landscape is critical to the economic value of the area with tourism.

In March 2023, Premier Minns announced the NSW government’s [Coastal Design Guidelines](#), featuring Bronte as the exemplar. How can the Fortis Development in Hewlett Street be considered consistent with these guidelines?

A: 122-128 Hewlett Street falls on the other side of the perimeter street.

Council cannot place restrictions on use beyond the scope of state legislation

Council Explanatory Comment

- Council notes there appears to be a large number of new applications from developers
- Council will advise all precincts regarding the applications when they are open for public feedback

Community Feedback Channels

- Waverley Council “Have your say” portal
- Council will duplicate development application information published on the NSW Planning Portal on the Council website

Presentation from Helen Barrow– Bronte Community Association

- The new association was formed to respond to the development
- The argument: Density done well, not nimbies
- The organisation will include people with expertise in government, legal, media, and communications.
- The association will engage with urban planners, transport planners, indigenous peoples, and water specialists, amongst other experts.
- Aims for a membership of thousands.
- Currently commencing engagement with the Council and other precincts and is planning a town hall meeting.

State Parliamentary Representation

- Lachlan, a representative from MP Marjorie O’Neill’s office (Member for Coogee), advises that she will be submitting an objection if it proceeds in its current form
- Lachlan notes the request for MP Marjorie O’Neill’s office (Member for Coogee), to attend the next meeting and the request for Ms O’Neill to make further representations to the NSW government.

Motion:

The Bronte Beach and Charing Cross Precincts call on our members for Coogee, Marjorie O’Niell and Vaocluse, Kellie Sloan to raise the issue of SSD in parliament, asking how these will benefit those needing affordable housing in the affected areas where the median rents start at \$1,000 and are typically \$500 per bedroom, where “affordable” is a 20% reduction on the median, and the requirement expires in 15 years.

Proposed by: Mora

Seconded by: Susan

Adopted unanimously

Motion:

The Bronte Beach and Charing Cross Precincts request that Waverley Council provides

an information evening on SSD and HDA to assist residents in understanding the implications of future developments in their area.

Proposed by: Susan

Seconded Greg

Adopted: unanimously.

3. Minutes from the previous meeting and actions

Motion

It is moved that:

The minutes of the previous meeting of Charing Cross Precinct are adopted.

Proposed by: Steve B

Seconded by: Mora M

Adopted: unanimously

Motion

It is moved that:

The minutes of the previous meeting of Bronte Beach Precinct are adopted.

Proposed by: Greg

Seconded by: Adrian C

Adopted: unanimously

4. Matters arising

- Waverley Council responses to the previous meeting are found [here](#)
- The precincts note that there is no current timeframe for the development of stage 2 of Charing Cross streetscape redevelopment.

5. Waverley College Update

- The SSD has been approved, Waverley College advises that two of the smaller projects will commence this year: student bathroom facilities at the pool house, and chiller replacement at the Performing Arts Centre.
- Any SSDA requirements for community engagement will be met when required
- All other previously notified projects are currently on hold, subject to fundraising.
- The science building is unfunded and will not proceed in the near future.

6. Pubs and Residents Committee

- Steve Bodnar advised that he has met with the two publicans in Charing Cross, and there are no current concerns.

7. Charing Cross Street Upgrade

- The Charing Cross Precinct and meeting attendees noted their thanks to Nick Prell for all his hard work and perseverance.
- Nick Prell provided a written report for the meeting advising that stage 1 electrical will be complete by the end of March, and paving, etc., will be finished by the end of April.
- The issue of rain garden flooding at 328 Bronte Road is being remediated, works commencing 23 March.

Motion

It is moved that:

The Charing Cross Precinct again calls on Waverley Council to urgently implement stage 2 (SP2), or, at a minimum, upgrade existing paving.

Proposed by: Emily

Seconded by: Steve

Adopted: Unanimously

8. War Memorial Hospital Update

- Mora noted that the application is still in the Department of Planning “in assessment”.
- It was noted that the Heritage Office has objected to the construction of the building at the corner, next to the heritage gates and garden.
- Councillors noted the Council objected to the DA, which breaches LEP, but the developers bypassed Council approval via SSD
- The outcome will be 12-18 months.

9. St Catherine’s School Community Committee

- St Catherine’s school pedestrian crossing will receive an upgrade, which involves widening the footpath, as advised by a Transport for NSW consultant
- The school has currently lodged a DA for the development of Jane Barker Hall, to be renovated and turned into a library and classrooms.
- 6 month project, 20 car spaces lost during works

10. Phillip House – DA 94/2021/C

- Waverley Council, the Charing Cross Precinct, and the Bronte Beach Precinct oppose the change in purpose from aged care to a boarding house.
- The proposal has had several iterations, each eroding the commitment to aged and community care.
- Danny represented the Charing Cross Precinct, and Susan represented the Bronte Beach Precinct at the Land and Environment Court conciliation.
- Conciliation failed, and the matter will return to the Land and Environment Court in December 2025

11. General Business

19 Prospect Street, DA 7/2026 Waverley Development Application

Demolition of existing structures on site and construction of a double-storey dwelling with a basement, swimming pool and associated landscaping.

PAN-606048

Motion

That Waverley Council make any development application consent conditional on the completion of the repair and restoration of the stormwater easement from High Street to Prospect Street, which is on the southern boundary of the property.

That Waverley Council make financial and logistical provisions for the completion of the repair and restoration of the stormwater pipes in this stormwater easement.

Rationale

The stormwater easement is in disrepair, and Council engineers agree that the pipe is too narrow at the Prospect Street end.

Herbert Lam, Project Manager – Civic Infrastructure, Major Projects, Waverley Council, advises that the pipe needs to be replaced to prevent flooding in High Street.

In 2024, when the stormwater easement, from High Street and the drains in High Street were upgraded (Waverley Council Reference D24/41224), the pipe at the Prospect Street end of the easement could not be widened because of the proximity of the boundary wall of 19 Prospect Street.

A condition of consent of this DA must require the replacement of the stormwater pipe.

Moved by: Mora

Seconded by: Steve

Passed: Unanimously

DA 128 Macpherson St

- It was noted that a development application has been approved to repurpose the Indian takeaway into a fine-dining Japanese restaurant for 60 people, open from 12-10 pm, seven days a week.
- Restrictions include no BBQ or cooking with fire

Charing Cross Festival

- Cr Paula Massellos advised that a festival will be held in Charing Cross on the 30th of May to celebrate the new upgrade with entertainment

Charing Square DA-417/2025

- The former DA for Charing Square has been withdrawn. The precinct notes its concern that this may indicate the developers intend to apply via the HDA/SSD pathway

- Should a new application eventuate, the Charing Cross Precinct requests a presentation from Dan, the owner of Robin Hood, to explain the development to the community.

Meeting dates to note for 2026:

25 November – AGM

Meeting closed: 9.30pm

Next Charing Cross Precinct Meeting: Wednesday 15 April

Next Bronte Beach Precinct Meeting: 29 April