

## Neutral Precinct

North Sydney Council's Community Precinct  
System



### Draft Minutes of Meeting: Tuesday 12 May 2026

Commenced at 7.00 pm  
Chair: GC (Co-Convenor) Minutes: CP  
(Secretary)  
Attendance: 10  
Apologies: CB; BH; HW; R MacL  
Concluded: 8:45 pm

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1. No additional items were added to the Agenda.
2. April 2026 minutes were endorsed by TM and seconded by TP.
3. Updates:
  - i. Warringah Freeway Upgrade and Disabled Access to Ridge Street Overpass.

GC led a detailed discussion about the accessibility challenges at the Ridge Street Overpass, highlighting the inadequacy of the new footpath for people with disabilities, tabling photos and proposing that the Council and Transport for NSW be asked to widen the footpath and ensure proper disabled access to the new lift.

#### Discussion:

- The new Ridge Street Overpass, while wider and featuring a new lift, has a footpath that is too narrow for people with disabilities, forcing pedestrians to walk on the road, which is unsafe given the 50 km/h speed limit. The original design had a gentler ramp and wider access, but the upgrade has reduced accessibility.
- North Alfred Street from Military Road is the most logical way to access the new 'all abilities elevator' for Ridge St Overpass. North Alfred Street below the overpass (from North Sydney) is way too steep and Winter Ave is 250 metres of 3 blind corners and only 20 metres of footpath. It is a 250 metre shared zone.
- North Alfred Street between Winter and Rose is the issue, the path here is 1000mm wide (under 900mm where the existing and proposed street signs are), similar to before the WFU works. Not wide enough to pass anyone using a mobility device, pram or trolley. There used to be a half footpath on the western side of the street, 700mm wide, it is still there but raised 1 metre to be unusable. The single lane road which is 5,000mm wide! at this point has been prioritised over pedestrian safety.
- The narrow footpath affects not only residents with mobility issues but also service providers like postmen and garbage collectors, who struggle to navigate the area. See photos at end of minutes.
- Noted that garbage collection in Winter Ave. is conducted using a small truck however garbage collection from the property on the corner of Winter and Alfred St North can only be made by regular truck in North Alfred St. This is problematic because multiple large bins are left on the narrow footpath. See photo.

- Agreed that there is a need for ongoing community advocacy to address accessibility shortcomings left by major infrastructure projects.

**MOTION: The Precinct asks the Council to request Transport for NSW to widen the footpath to at least 1.2 metres and ensure that the Ridge Street Overpass lift is accessible from the eastern side, to ensure that people with disabilities can safely use the overpass.**

**VOTE: For:10; Against: Nil; Abstain: Nil**

ii. State Significant Development (SSD 82875708) Woolworths Rangers Rd & Yeo St

The meeting noted the Department of Planning has granted consent for a mixed-use development at Rangers Rd and Yeo St, including 8 and 12 storey buildings with a supermarket, shopping centre, medical centre, commercial premises, and 97 residential units. The meeting noted that it is understood the inclusion of a medical centre allows for the additional parking spaces.

Discussion:

- Noted the Precinct's request that delivery vehicles enter and exit in a forward direction is a condition to the approval.
- Noted that another condition to approval is to demonstrate that a minimum of 167 bicycle spaces and associated end-of-trip facilities are to be provided. Given the proposed Neutral Bay to Mosman Cycleway would bypass this section of Yeo Street it would seem logical to re-route the cycleway past the entrance to the site, rather than via Harrison Street.

iii. DA 12/26/1: 54-64 Barry Street NSLPP meeting 6 May

Noted the North Sydney Local Planning Panel (NSLPP) has refused the development application due to non-compliance with height and local environmental planning standards. The developer did not speak at the NSLPP meeting. It is presumed because they had lodged an appeal to the Land and Environment Court prior to the meeting. Impacted neighbour PV advised that a Land and Environment Court (L&EC) conciliation site meeting is scheduled for 10 July. GC & CP advised the protocols for the community to address a L&EC site meeting along with advice for impacted residents to present their case, focusing on specific personal impacts such as loss of northern light, and impact on visual and acoustic privacy.

iv. 27-37 Bydown Street – heritage assessment and DA

GC reported the L&EC refusal to the owner's appeal against the Interim Heritage Order for 27-37 Bydown Street. The Council's unanimous support for a local heritage listing, was noted. Council has submitted a Planning Proposal to the Department of Planning for rezoning the site as local heritage. Also, noted again the community efforts included a petition with 560 signatures and ongoing advocacy to protect the area from inappropriate development.

A L&EC site meeting was held on 11 May preliminary to conciliation between the Council and the developer regarding the Development Application. Impacted residents and GC, on behalf of the Precinct, spoke.

#### 4. Proposed State-wide Community Participation Plan – NSW Government Consultation

GC outlined the state government's new consultation on planning reforms, including changes to consultation timeframes and notification processes. The Plan proposes to extend consultation periods for strategic plans, standardise notification for complying developments (with only 7 days' notice to neighbours), and reduce the number of local development types requiring exhibition.

##### Discussion:

- Residents expressed concern that the changes would diminish community consultation and local Council input with planning decisions with real implications for local democracy.
- The new rules would mean fewer people are notified about developments, and for complying developments, there is no opportunity to object. The short notice period of 7 days before work begins is particularly problematic at seasonal holiday times such as Christmas and school holidays.
- The Precinct should make formal submissions on the proposed changes and request local MP Felicity Wilson to represent our views to the Minister and to raise in the Parliament.
- Individual residents also need to write to Felicity Wilson MP and to complete the survey at this link:
- In related discussion it was noted that Mosman Council and 11 other Councils are developing LGA-wide place based plans to submit to the State Government as an alternative to the Government's Low and Medium Rise (LMR) Policy. North Sydney Council has not publicly addressed the issue.
- We need to ask North Sydney Council why they have not considered a place-based plan to counter the increasing number of LMR DAs, to build 8-9 storey apartment blocks, scattered among single storey dwellings removing solar access, impacting visual and acoustic privacy and devaluing existing dwellings.
- It was noted the Neutral Bay Village Planning Study was developed and agreed before the LMR Policy was implemented.
- Concern was also raised about pressure on infrastructure capacity (public transport, water, sewerage, power) to service the increased development in areas experiencing rapid growth including the Transport Oriented Development (TOD) areas. Concerns were also expressed on the impact on heritage and the environment.

##### **MOTION:**

- i. **The Precinct write to Felicity Wilson MP with our objections to the proposed State-Wide Community Participation Plan and request Ms Wilson represent our objections to the Minister for Planning and raise our objections in the Parliament.**
- ii. **The Precinct requests the Council advise on the development of an LGA wide Place Based Plan for North Sydney to replace the State Government LMR Policy.**

**VOTE: For: 10; Against: Nil; Abstain: Nil**

5. Do we need an additional pedestrian crossing at Barry St/Yeo St?

- AB spoke to the need to improve pedestrian safety and traffic calming in Yeo Street Neutral Bay, including suggesting a new pedestrian crossing at Barry St/Yeo St corner, concerns about speed and traffic flow on Yeo Street. AB has established a petition for a new pedestrian crossing at this link: <https://www.change.org/p/yeo-st-new-pedestrian-crossing-at-barry-st-to-reduce-speeding>
- The meeting agreed to monitor progress, noting that previous efforts to establish new pedestrian crossings e.g. Watson St/Yeo St corner took several years to achieve.
- TM suggested the need for additional speed humps and other traffic calming measures on Yeo Street, where vehicles are reported to travel at excessive speeds, especially at night. Suggestions included speed humps and increased enforcement. It was noted that speed cameras are only installed after multiple accidents.
- The meeting agreed to continue advocating for safety improvements, and revisit the status of responses at future meetings.

6. Current Council Consultations

GC informed the meeting about the following council consultations and encouraged residents to participate and provide feedback.

- i. [Young Street, Neutral Bay - naming of new plaza](#) – Consultations close 22 May

Residents were encouraged to submit names for the Plaza.

- ii. [Young Street, Neutral Bay Project Completion Review](#) – Consultations closes 24 May

Discussion:

- The new Plaza is well designed and a significant improvement on the temporary plaza. The inclusion of power to charge electronic devices is good. We presume the safety issues of child access and weather proofing of the power points has been addressed.
- The grassed play area at the southern area close to Military Road would have been better located at the northern end for improved child safety.
- The left turn restriction from Grosvenor Lane into Young Street has improved pedestrian safety in Grosvenor Lane with a noticeable reduction in traffic, in particular trucks, now using the Lane.
- A pedestrian crossing is needed at the northern end from the Plaza across to the footpath outside the Grind Café as a safety measure. Currently pedestrians and traffic mingle at the intersection.
- The intersection at Grosvenor Street and Young Street remains problematic for drivers as no one knows who gives way now that the roundabout has been removed.

- iii. [Draft Disability Inclusion Action Plan 2026 – 2030](#). Consultation closes 20 May 2026

Noted the previous discussion above re accessibility issues to the Ridge Street overpass of the Warringah Freeway.

- iv. [Draft Fees and Charges for Commercial Activities and Group Use of Open Space](#) – Consultation closes 17 May

Discussion:

- Endorsed the proposal
- Discussed the significant use of St Leonards Park by multiple schools, some of which have built over their own playgrounds and now rely on public space.
- Suggested that schools should pay more for their use of the park, especially given their financial resources, to support maintenance and fair access.

- v. [Draft Delivery Program 2025 - 2029 and Operational Plan and Budget 2026-2027](#) – Consultation closes 14 May

The Precinct has responded to this previously.

- vi. [Draft Fees and Charges Schedule 2026-27](#) – Consultation closes 13 May

Discussion:

- The meeting reviewed the draft fee schedule for local swimming pool access, including single entry, multi-visit passes, and concessions, as well as availability of multi-visit passes.
- It was suggested that the Council should consider additional discounts for ratepayers and seniors, given the demographic profile of the area and the community's investment in the facility.

7. Upcoming meetings were noted: [Neutral Precinct](#) – 9 June 2026; [Council](#) – 25 May, 29 June

Woman using Walker coming up North Alfred St from Winter Ave



Postman with trolley walking down North Alfred to Winter



WFU Truck parked on footpath near Rose Ave looking north.



WFU Truck parked on footpath at North Alfred near Rose Ave, looking south.

