

## Neutral Precinct

North Sydney Council's Community Precinct System



### Minutes of Meeting: Tuesday 9 June 2026

Commenced at 7.00 pm

Chair: GC (Co-Convenor) Minutes: CP (Secretary)

Attendance: 8

Apologies: TM

Concluded: 8:10 pm

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1. Apology: TM
2. Additional item added to the Agenda: Kelly's Place Child Care Centre, Crows Nest. (see 7 below).
3. May 2026 minutes were endorsed by GC and seconded by CP.
4. Council responses to Precinct motions

#### *Ridge Street Overpass (3.1)*

The Precinct asked 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. Council has forwarded Precinct's request to Transport for NSW.

#### *Proposed State-wide Community Participation Plan – NSW Government Consultation (4.ii).*

The Precinct requested the Council advise on the development of an LGA wide Place Based Plan for North Sydney to replace the State Government LMR Policy. Council to respond.

#### *Draft fees and charges*

The Precinct suggested that the Council should consider additional discounts for ratepayers and seniors entrance to North Sydney Olympic Pool, given the demographic profile of the area and the community's investment in the facility. The request has been forwarded.

#### 5. Updates:

##### i. Warringah Freeway Upgrade -

##### McIntosh Lane - Landscaping & Exclusion Fence

A resident raised concern about a 1.8 metre high Cyclone exclusion fence built around the landscaped area. This fence both visually and physically restrains the residents on Neutral Bay from the landscaped area. Photos were tabled.

##### Discussion points:

- It is out of character with the residential area, looking more like a worksite.
- The fence is not on the approved Landscaping Plans

- This area has traditionally had a fence on the freeway boundary, behind landscaping
- The fence serves no purpose for half of its length. It is a 1.8m high fence protecting a 2.5m to 4m high ramp
- While it appears to be a formidable barrier both visually and physically, in reality you could walk 10 metres south of the fence and jump the 900mm high concrete barrier to access the Freeway.
- Residents recall that when asked about trees for this area, they were shown images without any fence. It would have been rejected if shown at the time.
- Trees were requested by residents to camouflage the ramp, but only one tree and grasses have been installed.

### **Motion**

**The Precinct to write to the Warringah Freeway Project Team requesting the McIntosh Lane Landscaping and Exclusion fence is removed from its current position and relocated against the Freeway boundary. The letter to be copied to the Council.**

**VOTE: For (8) Unanimous; Against: Nil; Abstain: Nil.**

- ii. Special Rate Variation approved by IPART  
Noted that despite strong opposition from the community the Independent Pricing and Regulatory Tribunal (IPART) approved Council's application for a permanent 52.66% increase in general income over 3 years, clearing the way for residential rates to rise by an average 52.3% by 2028-29.

GC advised that it is understood a Council meeting will discuss the IPART decision and vote on whether to impose the full or part rate increases. If the full amount is endorsed by Council it will mean an increase in minimum rates for residential and business ratepayers from \$743.85 in 2025-2026 to \$1,216.70 by 2028-2029, an increase of \$473.

- iii. Barry Lane / Bydown Street no stopping zone  
Noted that Council has repainted a wider, darker yellow line along the no-stopping zones on corner of Barry Lane and Yeo St aiming to improve safety for both pedestrians and vehicles. The meeting expressed thanks to Tim Moon and to Councillor Welsh for their advocacy on achieving this outcome.
- iv. North Sydney Olympic Pool  
Noted the Council has announced the Pool will reopen on 7 August. CB outlined the entry costs.  
Casual Passes: Adult single entry-\$11; Child single entry (3-5 years) -\$8.80; Concession single entry - \$8.25; Family pass (2 adults + 2 children) \$31.70; Additional Child (Family supplement) \$7; Spectator entry (non-swimmer) \$7.50. Multi-Visit Passes: Adult 10 visit pass \$99; Adult 20 visit pass \$187; Child 10 visit pass \$79.20; Child 20 visit pass \$149.60; Concession 10 visit pass \$74.25; Concession 20 visit pass \$140.25. Term Passes: 3 month Adult pass \$429; 6 month Adult pass \$715; 3 month child pass \$343.20; 6 month child pass

\$572; 3 month-Concession pass \$321.75; 6 month-Concession pass \$536.2

AB asked if there was any feedback on the Council seeking sponsorship for the Pool. The Committee will follow-up and report back.

## 6. Development Applications

- i. 6 Raymond Road & 25 Thrupp Street Neutral Bay 2089 – DA209/2026/1. Submissions close 17/6/2026  
Noted the proposal is for demolition of existing structures and construction of a four storey residential flat building comprising of 10 units above basement parking, tree removal, landscaping and associated site works.

Noted the 4 storey height was in keeping with other residential flat buildings in Raymond Road and Thrupp Street. No impacted resident attended the meeting.

- ii. 3 and 5 Yeo Street Neutral Bay – State Significant Development SSD-122143490  
Noted the proposal is for demolition of the existing building and construction of an 8-storey residential flat building consisting of three levels of basement carparking, 28 residential units including affordable housing units and associated landscaping.

3 Yeo Street is a 4 storey residential flat building of no particular heritage value, however, preliminary research conducted by the Precinct Committee, with the assistance of the North Sydney Heritage Centre at the Stanton Library, discovered information in relation to 5 Yeo Street which suggests the house has cultural significance to the local area and should be saved.

5 Yeo Street is known as 'Highmoor' and is a c1905 Arts and Crafts Federation dwelling designed, built and lived in by a well-known architect Frederick Moorhouse (1883-1924). Moorhouse was the architect of several well-known Sydney buildings including the former Menzies Hotel in the City (part of which has been saved within a recent modern development) and the Chapel at The Kings School, Parramatta.

The Precinct Committee wrote to the Mayor asking that an IHO to be placed on 5 Yeo Street. Unfortunately, planning legislation precludes the Council from placing an IHO on items located on land which is subject to a development for which the Minister for Planning is the consent authority or approval authority.

Because the application is for a State Significant Development on 3 and 5 Yeo Street, to be determined by the Minister for Planning, Council is unable to impose an IHO.

**MOTION**

**When State Significant Development (SSD 122143490) (3-5 Yeo Street Neutral Bay) goes on exhibition, the Precinct Committee to make a submission to the Department of Planning requesting an independent heritage assessment be undertaken on the dwelling known 'Highmoor' 5 Yeo Street Neutral Bay and that the cultural significance of 5 Yeo Street to the local area be considered in the Minister's decision on the SSD application**

**Should the SSD be rejected by the Minister for Planning, the Precinct Committee requests the Council to seek advice on the application of an Interim Heritage Order on 5 Yeo Street Neutral Bay.**

**VOTE: For (8) Unanimous; Against: Nil; Abstain: Nil.**

7. Kelly's Place Child Care Centre

AB raised a concern that the Kelly's Place Child Care Centre was being evicted to make way for additional green space in Crows Nest.

GC advised that the Council owned premises occupied by the Centre were part of Council's delivery of the Hume Street Park expansion project. He was aware that the Council had made offers of a number of alternative Council-owned sites including the community centre in Forsyth Park Neutral Bay which had been rejected by the Centre as not meeting their needs. The Forsyth Park community centre has since been leased to the Montessori School.

8. The upcoming meetings were noted: [Neutral Precinct](#) – 14 July 2026;  
[Council](#) – 29 June