

Neutral Precinct

North Sydney Council's Community Precinct
System



Minutes of Meeting: Tuesday 14 July 2026

Commenced at 7.00 pm

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

Attendance: 15

Apologies: GC, CB

Concluded: 8:00 pm

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1. Apologies: GC, CB
 2. Additional item added to the Agenda:
 - Update on DA12/2026/1 54-64 Barry Street – see Item 5 iii
 3. An amendment to the June 2026 minutes was accepted to correct the spelling of Councillor Welch. The minutes were then endorsed by PV and seconded by CP.
 4. Council responses to Precinct motions
Item 6.2: 3 and 5 Yeo Street. State Significant Development (SSD – 122143490.
Precinct motion: 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. Council response: Request forwarded to the Executive Assessment Planner working on this project. He would be happy to respond to any concerns or questions the Precinct may have.
 5. Updates:
 - i. Warringah Freeway Upgrade
Noted from 8pm Friday 10 July 2026, the right turn from the Pacific Highway northbound off ramp to High Street heading eastbound has been permanently closed. New directional signs and pavement markings that will be in place on approach to and at the High Street intersection. Access will be maintained to Kirribilli and Neutral Bay via Arthur Street, Mount Street and Alfred Street North from the Sydney Harbour Bridge and Pacific Highway off ramp.
Discussion:

Noted that following representations from the Precinct, Transport for NSW and the WFU contractor reviewed the fence arrangement at MacIntosh Lane and have confirmed they will reposition the fence so it is in line with the freeway, to the rear of the landscaped area and behind the tree that has been planted there. This will be carried out toward the end of July (weather permitting), once work to remove the Merlin Street temporary car park and reinstate the reserve has been done.

Noted Transport for NSW (TfNSW) has rejected the Precinct's request to widen the footpath to at least 1.2 metres in North Alfred Street 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.

RESPONSE:
"Transport for NSW is unable to widen the footpath as requested due to operational, safety and spatial constraints within the corridor."

To accommodate the new dedicated bus lane, a partial acquisition of the Alfred Street North road reserve was required. The remaining road pavement width must provide sufficient clearance to enable vehicles to safely pass a broken-down vehicle. In addition, the traffic barrier adjacent to the retaining wall must be located far enough from the wall to ensure that the movement of a heavy vehicle in the event of a collision does not impact the noise wall posts attached to the retaining wall.

As a result of these constraints, the existing footpath width has been reduced to 1 metre. While narrower than 1.2 metres requested, the path remains compliant with the minimum width requirements for general pedestrian use and continues to provide pedestrian access through the area.

It is also noted that the footpath was not Disability Discrimination Act (DDA) compliant prior to the project. The path has a longitudinal grade of approximately 12.5 per cent, which exceeds the grades typically required for accessible paths. While the project has altered the path width, it has not changed the existing longitudinal grade. Accordingly, the footpath was not DDA accessible before the project and remains non-DDA accessible after the project works.

Achieving a 1.2 metre wide footpath at this location would require substantial redesign and reconstruction works, including relocation of drainage infrastructure and modification of the pavement layout. Even with these works, the footpath would still not achieve DDA compliance due to the existing longitudinal grade.

Given these constraints, and noting that the surrounding footpath network in the vicinity of the Ridge Street Shared User Bridge is similarly constrained, the modified footpath is considered to provide a functional pedestrian connection while balancing the project's safety and operational requirements.

*James McKenzie
Warringah Freeway Upgrade
Planning, Integration & Passenger
Transport for NSW"*

Discussion:

- Residents noted the now constraints but very disappointed a solution could not be found to provide an accessible footpath access.
 - The whole of North Alfred Street has undergone significant redesign and reconstruction works over the past few years. A compliant footpath under the Disability Discrimination Act should have been incorporated into the original design specifications for the street.
- ii. Hayes Street Wharf furniture
Noted Council has allocated funding for the installation of tables and chairs in the public area near Hayes Street Wharf. A design brief will be prepared for the tables and chairs including a site visit for the Access and Inclusion Committee, followed by community consultation on the proposal.
- iii. DA12/2026/1 54-64 Barry Street.
Noted the conciliation conference held last Friday failed to reach an agreement. The matter will now proceed to a formal hearing in the Land and

Environment Court later this year. Council's solicitor will advise objectors when the hearing is listed. Residents will have another opportunity to speak during a future site inspection before the court hearing.

Discussion:

- Residents thanked JN for her coordination and support through the process of preparing submissions and speaking/attending the L&EC site hearing.
- Acknowledgement that Barry Street represents one of the first LMR developments within the Precinct.
- Discussion centred on how LMR developments are intended to encourage additional housing through increased building height in exchange for affordable housing.
- Residents expressed concern about transparency and the potential precedent these developments may create.
- A resident raised the need for clearer guidance for residents on the planning process, in particular the L&EC processes.
- CP advised that the Precinct Committee has prepared a planning guide explaining the planning process, how to prepare effective submissions, relevant planning legislation, links to planning policies etc. The guide is expected to be distributed to Neutral residents shortly.

6. Development Applications

DA 242/2026/1 17-19 and Lindsay Street and 26-28 Barry Street: Demolition of existing structures and construction of an eight-storey residential flat building comprising thirty-seven units, two levels of basement car parking with access from Lindsay Street, associated infrastructure and landscaping.

Three residents of the four town houses at 15 Lindsay St/30 Westleigh Lane, directly impacted by the proposal, attended the meeting.

Discussion:

- Residents advised they had engaged an independent town planner to review the DA's impact on 15 Lindsay Street and 30 Westleigh Lane. They noted the advice concluded the proposal does not adequately address the planning principles relating to isolated sites and expressed concern that the proposal removes the future redevelopment potential of their property under the Low and Mid-Rise Housing Policy.
- Residents questioned whether the proposed 4.5 m setback to the townhouses provides adequate building separation, privacy and amenity. They also raised concerns that greater setbacks may be required for the four-storey and eight-storey building elements to mitigate the impacts arising from the disparity in building heights, given the adjoining isolated site is unlikely to achieve redevelopment under the current proposal.
- Residents expressed concern that the proposal would require alteration or removal of the entrance pillars and front fencing at 15 Lindsay Street to achieve driveway sight lines, impacting private strata property to achieve compliance.
- Residents also raised concerns about the proposed basement excavation along the boundary with 15 Lindsay Street and its potential impacts on their land during construction.
- Other issues raised were:

- The impact on the liveability of the adjacent apartment block in Barry St removing both solar and acoustic privacy. It is understood residents of this block have submitted objections to the DA;
- Concerns for the safety of children walking past the site to Neutral Bay School and to the 'All About Children' Childcare Centre at 11-13 Lindsay Street; and
- The impact on the heritage listed St. Joseph's church opposite the DA site in Lindsay Street.

MOTION:

The Precinct objects to DA 242/2026/1 17-19 and Lindsay Street and 26-28 Barry Street for the following reasons:

- Residents' concerns that the DA does not adequately address established planning principles relating to isolated sites and may compromise the future redevelopment potential of 15 Lindsay Street / 30 Westleigh Lane.
- Residents' concerns that the proposed setbacks and building separation may not adequately address the objectives of the Apartment Design Guide in relation to privacy, amenity and neighbouring development.
- Residents' concerns that the DA assumes alterations to fixtures on 15 Lindsay Street, including the entrance pillars and front fencing, in order to satisfy its design and compliance requirements, notwithstanding that these works are located on adjoining land outside the development site.
- Residents' concerns regarding the proposed two-level basement excavation adjacent to 15 Lindsay Street and the need for appropriate measures to protect the adjoining land and structure during construction and maintain critical access and egress paths.

VOTE: For: 14; Against Nil; Abstain: Nil

7. Miyawaki (Tiny Forests) in the North Sydney Local Government Area
Noted that on 29 June Council agreed to explore the feasibility of possible sites for Miyawaki (Tiny Forests), with possible sites to include the land identified by Transport for NSW (TfNSW) for return to Council's care control and management upon completion of certain stages of the Warringah Freeway Upgrade (WFU) project.

Discussion:

Precinct members suggested the following land pockets be considered for Miyawaki (Tiny Forests): Merlin Street Reserve including MacIntosh Lane, the northern corner of Ilbery Reserve at Westleigh and Barry Streets; the northern bushland section of Forsyth Park; Weaver Park at top of Murdoch Street; parts of Kurraba Point Reserve against the cliff and along sections of Ernest Street to reduce the visual impact of WFU buildings in Cammeray Park.

8. Council consultations
Precinct members were encouraged to provide feedback to Council on their Events Program. The Program includes a wide range of events throughout the year to bring the community together, celebrate local culture, support local businesses. Feedback through 'Have Your Say' on Council's website.

9. The upcoming meetings were noted: [Neutral Precinct](#) – 11 August 2026; [Council](#) – 27 July, 10 August