

NEUTRAL PRECINCT ANNUAL GENERAL MEETING MINUTES
Tuesday 9 December 2025, meeting commenced at 7:00 pm

1. Apologies: LM, NMCC
2. Additional items added to the Agenda:
 - i. Nature Strip maintenance 20 Premier Street (See item 7)
 - ii. Council's proposed SRV (see item 6)
3. Business from October minutes:
 - i. November 2025 minutes endorsed by JL, seconded by TP
 - ii. There were no Council responses to Precinct motions
4. Updates:
 - i. Warringah Freeway Upgrade – December & January work schedule
The road works will take a break from 20 December to 4 January.
From 5 January to 26 January roadworks will proceed 24/7.

Two residents related recent Saturday night experiences of driving into the city and it then taking 1 hour plus to drive home due to a single lane north across the Bridge and closed exits at Milsons Point and High Street North Sydney. They recommended taking a bus to Crows Nest or North Sydney and catching the Metro to the city and return on weekends.

- ii. Young Street Plaza
GC spoke on behalf of the Precinct to the Council meeting 8 December. He confirmed the Precinct's preference to keep the Plaza area fully closed and supported a motion for a safety review on opening one lane to exit onto Military Road. Precinct believes Council and TfNSW will not be able to control how people queue at the crossing, therefore blocking visibility. Council's decision was to proceed with the works as planned and to conduct a safety review when the work was completed.

GC also reported that the Council has had to adopt a new Code of Conduct for Council Meetings imposed by the State Government that limits the processes of public forums to outside meeting times. The Mayor made it clear that she supported the long history of North Sydney Council conducting of Public Forums at the beginning of each Council meeting. If necessary the Mayor indicated that she will open a Council meeting, defer the meeting, allow the public forum, then restart the Council meeting.

- iii. 27-37 Bydown Street Heritage Assessment
It was noted that the owners of the six cottages have lodged an appeal, with the Land and Environment Court, against the Interim Heritage Order placed on the site by the Council.

Due to the appeal Council has extended the exhibition period for the development application to 20 December.

The Heritage Assessor has been given the communities research into the history of the properties.

In a related matter it was noted that a petition has been established on the State Parliament Legislative Assembly website seeking to investigate the new housing reform laws that came into effect this year. If they receive 40,000 signatures, the Government must review its process that currently permit developers to take advantage of the SEPP and LEP planning controls.

Link to the petition: <https://www.parliament.nsw.gov.au/la/Pages/ePetition-details.aspx?q=3LJsOn5GienehH6Wlw296g>

iv. Barry St / Yeo St corner - no stopping area

Councillor Shannon Welch advised the Precinct Committee Secretary that Council's Director for Open Space had agreed to paint lines on the road surface in an attempt to dissuade vehicles from parking in the No-Stopping Zone.

A single faint yellow line has been painted against the gutter. It was noted by a resident that before the paint had had time to dry that a courier van had driven into the space with consequent yellow paint on the vehicles tyres.

It was agreed that time will tell if the single yellow line deters vehicles from parking there.

v. Extended notification time for DAs

Noted that Council has extended the notification time to all DAs lodged between 17 November and 12 December.

5. Council's Special Rate Variation (SRV)

Council will hold an Extraordinary Meeting on Monday, 19 January 2026 to consider the report on the proposed special rate variation.

Residents who wish to address the meeting were advised to register asap. Seats in the gallery will be for registered speakers.

The Public Forum will commence at 6:00pm and the meeting will follow. For further information on registering to attend, please visit: [Attend a Council meeting – North Sydney Council](#)

6. Nature Strip maintenance 20 Premier Street

A resident raised an issue of lack of maintenance on the nature strip outside 20 Premier Street. The area was originally part turfed and part planted with lomandra grass. The area is steep and sections of the edging have

collapsed, the turf has died and the lomandra is untidy and needs cutting back. The Council's contractor who looks after nature strips has ignored the area.

The resident was advised to contact the Council to have the issue investigated and the issue included in the minutes which are read by Council officers.

7. Development Application 456/2025/1 16 Watson Street

Noted that this DA is on the site of two semis immediately behind the Watson Street Bus Stop. The proposal is to demolish the existing buildings and structures and construct a nine storey residential flat building plus 3 basement levels; comprising 14 units including three affordable rental units under the infill affordable housing provisions of the SEPP Housing and associated landscape and tree works. Submissions close on 9/1/2026

Discussion points:

- Adjacent properties will probably lose a significant part of their northern solar access.
- The development should contain the maximum amount of landscaping in keeping with the current treed landscape of the street.
- The existing narrow laneway beside the site would not be suitable for truck movements as trucks would be required to reverse out over Watson Street.
- There will be a significant impact on the Watson Street Bus stop during demolition/construction. Currently, waiting passenger lines for the bus stop extend down the western side of Watson Street during peak morning travel times.
- Watson Street is already significantly impacted by traffic during peak times. Waiting times to turn into Watson Street from Military Road are long and the waiting lanes are not always fully cleared on a single traffic light change.
- Conditions of consent to any development should include :
 - no movement of trucks during the morning and evening peak periods
 - Access for waiting passengers during the morning peak period.

The Precinct Committee will make a submission on the issues raised.

8. The following upcoming meetings were noted:

i. [Neutral Precinct](#) – 10 February 2026

Meredith Trevallyn-Jones, Chair of Willoughby Bay Precinct and Community member on the North Sydney Local Planning Panel has accepted an invitation to present and discuss implications of the State Government's Low and Mid-Rise Housing Policy.

It was also agreed to invite Councillor James Spenceley to a meeting early in the new year.

ii. [Council](#) –

Noted the 19 January Extraordinary meeting and that the 2026 dates are yet to be advised.

GC closed the meeting and invited Neutral Precinct resident Helen Williams to conduct the election of office bearers for 2026.

The meeting ended at 7:40

9. Office Bearers election

HW declared all Committee positions vacant and called nominations open for the positions of Convenor and Secretary. The following residents were endorsed unopposed:

Co – Convenors – Glen Curyer, Chris Boseley and Tim Moon

Secretary – Cathy Peters