

Neutral Precinct
North Sydney Council's Community Precinct
System



Minutes of Meeting: Tuesday 14 April 2026

Commenced at 7.00 pm
Chair: TM (Co-Convenor) Minutes: CP
(Secretary)
Attendance: 17
Apologies: GC; BH
Concluded: 8:00 pm

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1. Additional item added to the Agenda.
 - i. Update on DA12/2026/1: 54-64 Barry Street (see 3v)
2. March 2026 minutes were endorsed by CB and seconded by TP.

Council responses to Precinct motions

i. Proposed cycle way from Mosman to Neutral Bay

Council thanked the Precinct for sending through the following motion. Council acknowledged receipt of the motion and associated concerns and requests and advised the correspondence will be included as part of the submissions received for the project and considered alongside all feedback provided during the consultation period.

Neutral Precinct does not support the creation of one way traffic in Barry and Harrison Streets to enable the proposed cycle lane along Yeo St, Wycombe Rd and Harrison St. for the following reasons:

- *The Project's Traffic Assessment Report does not address the impact on traffic circulation networks, focusing primarily on major intersection performance. Creating one way traffic in Barry Street northbound concentrates nearly half of the project's displaced parking onto a single residential street. It places a disproportionate burden on Barry street directing traffic, through narrow Lindsay Street, towards Neutral Bay's busiest school and childcare zones potentially increasing safety risks in an area heavily used by children.*
- *The creation of one way traffic in Harrison Street and the loss of parking spaces on one side of the street will impact parking required for the health clinic and potentially increase the congestion at the Rangers Road /Yeo Street exit to Military Road and the right hand turn into Murdoch Street. Neutral Precinct requests the Council to:*
 1. *Undertake a new traffic assessment, during the peak periods, of the proposed project area to identify the impact on traffic circulation networks created by the proposed establishment of one way traffic in Barry and Harrison Streets; and*
 2. *Seek funds from the Department for Transport to upgrade the Barry Street Car Park to accommodate the loss of parking spaces from Yeo Street.*

ii. Hayes Street Wharf

Council advised that the Precinct's request would be forwarded for consideration

Neutral Precinct requested the Council:

1. *To consider installation of permanent benches and tables at the park as a priority infrastructure project; and*
2. *To consider the area as a location to receive trees from the Warringah Freeway Upgrade 2 for 1 tree replacement program.*

3. Updates:

i. Warringah Freeway Upgrade and Disabled Access to Ridge Street Overpass.

TM advised that consecutive weekend day and night work is continuing along the freeway and intersections in North Sydney, Neutral Bay, Cammeray & Naremburn. Weekend work will be along Warringah Freeway northbound and southbound lanes between Milsons Point and Willoughby Road, Mount Street bridge, & Arthur Street. Expect delays throughout these weekends, with multiple ramp and lane closures between:

- 10pm Friday 17 April to 6pm Sunday 19 April
- 10:30pm Saturday 25 April to 6am Sunday 26 April

The meeting deferred 'Disabled Access to Ridge Street Overpass' to the next meeting when GC will provide information.

ii. Proposed Neutral Bay to Mosman Cycle way

CB confirmed with Sam Clark, Community Engagement Officer at Council that the cycleway project is still moving forward, countering earlier rumours that it was being paused or put on hold. The meeting re-iterated concerns regarding parking/traffic changes on Barry Street and emphasised the need for careful planning to address this concern. CB advised it appears that NB Public School is supporting the proposal, noting the recent installation of numerous bike racks and the school's support for cycling initiatives.

iii. DA456/2025/1: 16 Watson Street

TM advised that the North Sydney Local Planning Panel met on 1 April and resolved to refuse the Application for a range of reasons including:

- It fails to satisfy some of the objectives of encouraging development of sites for high density housing if such development does not compromise the amenity of the surrounding area or the natural or cultural heritage of the area, and ensuring that a reasonably high level of residential amenity is achieved and maintained.
- It does not comply with a number of provisions pursuant to the North Sydney DCP 2025 and does not satisfy the provision of State Environmental Planning Policy (Housing) 2021 or the provisions of SEPP (Housing) 2021 and is inconsistent with some of the provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021.
- No owners' consent has been provided for works within the right of way or carriageway.
- And finally, the development is not considered to be in the public interest or suitable for the subject site.

There will be a conciliation conference in the Land and Environment Court in May between the Developer and the residents who hold access to the right of way. The Precinct congratulated local residents and the community effort that contributed to the achievement of such a comprehensive refusal to the non-compliant DA on this site.

iv. DA 89/2026/1: 19-21 Barry Street

TM advised that the Exhibition period for this DA was held between precinct meetings, however, the Precinct Committee reviewed the DA documents and made a submission on behalf of affected residents on the following grounds:

- Excess height, bulk and scale: The rooftop terraces would function as a 7th level and increase the perceived height of the building. This would impact the visual and acoustic privacy of residents in adjacent and opposite dwellings.
- Inadequate setbacks: The front setbacks are inadequate relative to neighbouring properties creating a built form not sympathetic to the street environment. The side setbacks appear below typical ADG guidance for habitable room separation. In parts, the proposal relies on the “non-habitable” Apartment Design Guide (ADG) setback provisions while simultaneously illustrating bedrooms within these zones.

v. DA 12/26/1: 54-64 Barry Street and the Planning process

PV, a Barry St resident said they did not fully understand the process now being taken on this DA and how/when impacted residents can participate.

CP advised that more than 10 submissions/objections to a DA triggered referral to the North Sydney Local Planning Panel (NSLPP). CP explained the process, including registration to speak at NSLPP meetings, site meetings, and online presentations, emphasising the importance of direct resident involvement and coordinated advocacy.

The meeting made suggestions for community coordination and advocacy, discussed organising speakers to register to address a NSLPP meeting, suggesting that residents directly impacted should present specific concerns such as privacy, setbacks to address solar impact, and traffic issues. Creating a WhatsApp group was identified as a tool for coordination, and the Precinct Committee offered support but stressed the effectiveness of impacted resident-led advocacy.

The meeting agreed to invite a Council Planner to a future meeting to educate residents on DA and PP processes, including the impact of the state government LMR Housing policy. The importance of staying informed via the council DA tracker on their website and participating in regular precinct meetings was highlighted.

vi. 27-37 Bydown Street – heritage assessment

TM advised that the Land and Environment Court held a site meeting on 19 March. Around 30 members of the community attended to show visible support for the Interim Heritage Order placed on the site by Council. The Court is yet to publish its decision regarding the owners’ appeal against the Interim Heritage Order.

Despite this, last night Council endorsed Planning Proposal 1/26 to amend the North Sydney Local Environmental Plan 2013 such that the properties be identified as local heritage items through their listing within Schedule 5 – Environmental Heritage and identification on the Heritage Map.

Council resolved to:

- (i) Forward the Planning Proposal to the Department of Planning, Housing and Infrastructure, seeking a Gateway Determination; and
- (ii) If Gateway is approved, the Planning Proposal be publicly exhibited and the outcomes reported to Council.

The Precinct Committee will monitor progress and keep the Precinct informed.

4. Street tree planting in Neutral Bay

AB presented concerns about Council's street tree replacement strategy in Neutral Bay, advocating for alternative species due to issues with tulip and plane trees, and described their impact from research he has undertaken. The meeting expressed concern at Council's lack of communication with the community about the tree replacement work currently underway.

5. Upcoming meetings were noted: [Neutral Precinct](#) – 12 May 2026; [Council](#) – 11 May, 25 May