

Neutral Precinct

North Sydney Council's Community Precinct
System



Minutes of Meeting: Tuesday 11 August 2026

Commenced at 7.00 pm

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

Attendance: 10

Apologies: HW, JN

Concluded: 8:15 pm

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<https://www.facebook.com/NeutralPrecinct/>

1. Additional items added to the Agenda:

- i. State significant development (SSD-122143490) 3–5 Yeo Street, Neutral Bay
(See item 5)
- ii. Kiosk Ilbery Park (See item 6)

2. The July minutes were endorsed by TM and seconded by PV.

3. There were no Council responses to Precinct motions

4. Updates:

- i. Warringah Freeway Upgrade and Sydney Marathon
Noted from 10pm Friday 14 August to 6pm on Sunday 16 August that some lanes will be closed for road resurfacing work.

Noted the Freeway and adjacent roads will be impacted by the Sydney Marathon on Sunday 30 August. The Race commences in Miller Street adjacent to St Leonards Park starting at 6:30am/7:00am. 40,000 runners are expected. Miller Street will be closed and local roads around St Leonards Park will be impacted to hold runners before the start. Local residents can expect helicopters in the area from before the start time.

- ii. Neutral Bay to Mosman Cycleway route – Street Upgrade Project
Noted Council has voted to proceed with a revised concept plan for the cycleway with further consideration to be given through the relevant traffic and planning processes.

Discussion:

- Residents expressed strong disappointment to:
 - Council's decision to approve the revised concept plan despite strong community objections to elements of the original concept plan and there being no community consultation on the revised elements of the concept plan.
 - The omission, of listing Neutral Precinct's submission in the report to Council, despite the submission being acknowledged that it would be included as part of the submissions received for the project.
 - The Council ignoring the request to undertake an up-to-date current traffic study to take account of the State Government's LMR Planning Policy put in place after the original study.

- The Council ignoring the Precinct's request for Council to consider an upgrade to the Barry St Carpark in order to relocate parking spaces from Yeo Street instead of in Barry and Harrison Streets.
 - Only learning of the revised concept plan by reading Council's agenda report papers posted on the Council's website 10 days before the Council meeting.
- Concerns were raised about the conduct and reporting of community consultation:
 - The way consultant 'community engagement' was measured, particularly where brochures were distributed at pop-up locations and these interactions were subsequently counted as consultation.
 - The reliance on a very small survey of children and the characterisation of opponents rather than substantive engagement with implementation concerns. Broader concerns were raised regarding governance and transparency in the consultation and decision-making process.
 - Detailed submissions were reduced to broad categories, issues formally taken on notice were not visibly addressed in the report to Council, while a number of Bicycle NSW recommendations were specifically addressed and incorporated.
 - the apparent discrepancy between the 26 additional Barry Street parking spaces shown in the street plan and the 24 referred to in the recommendation report.
 - At the Public Forum, it was unclear how input from supporters outside the LGA was weighed against that of directly impacted residents.
- Residents identified potential impacts that they believe may not have been adequately considered, including: future garbage-truck routes through narrow proposed one way residential streets; garbage collection from the Neutral Bay Club from Barry Street which currently occurs around school pick-up/drop-off periods; increased traffic congestion from additional multiple apartment development applications in Barry Street, interaction between cyclists, vehicles and pedestrians, loss of existing street parking outside 40 Yeo Street where people with mobility issues, attending the many health facilities there, may be unable to park further away.
- Residents emphasised that broader policy objectives relating to cycling, road-user hierarchy and reduced car use do not remove the need to assess the practical traffic and safety consequences of the proposed design in this particular local network.
- Residents discussed the many concerns regarding the Epping Road Cycleway as an example of potential safety issues. Concerns raised included: numerous driveway and street crossings, vehicle/cycle conflict points, reported safety incidents, and concerns that cyclists may not necessarily use the designated route if another route is safer and quicker or easier.

- Residents discussed obtaining additional information about the cycleway and Council's decision-making process including: accident statistics relating to existing cycleways, safety assessments, risk assessments, traffic modelling, traffic and cycling safety data, correspondence regarding the cycleway between Council, consultants and relevant government agencies, information supporting claims that the proposed cycleway will improve safety.
- Finally residents expressed a belief there is still an opportunity to influence aspects of the proposal and proposed and voted the following motion.

MOTION:

The Neutral Precinct:

- **Expresses strong disappointment at Council's decision to approve the revised concept plan despite strong community objections to elements of the original concept plan and there being no community consultation on the revised elements of the concept plan.**
- **Requests a new traffic study be undertaken to adequately address the traffic circulation and safety impacts of the proposed one-way conversion on the Barry, Bydown and Lindsay Street network, particularly given the concentration of school, childcare facilities and other child pedestrian activity in the area and the impact of LMR development applications in Barry Street that would add 127 vehicles.**
- **Requests Council to formally consider the extension of the Barry Street carpark to accommodate vehicle parking spaces proposed to be removed from Yeo Street.**
- **Requests the Council address the Precincts concerns before any Barry Street reconfiguration is finalised.**

VOTE: For -10, Against -nil; Abstain- Nil

- iii. DA12/2026/1 54-64 Barry Street
Noted that conciliation was not reached following the Land and Environment Court site hearing on 10 July. A further site hearing and a court hearing are scheduled for the 3rd and 4th November.
- iv. DA89/2026/1 19-21 Barry Street
A Land and Environment Court conciliation site hearing was held on 11 August. A Precinct Committee member and three impacted residents spoke. The Commissioner inspected the site of an impacted property in Wycombe Road, adjoining the rear of development site, which has been recently restored to match its original architectural period.

Residents' concern was also raised with the Commissioner about the cumulative traffic impact of multiple developments in Barry Street. Traffic studies for Individual developments are assessed separately, they do not take account of the combined effect of the other the adjacent proposed developments being 19–21 Barry Street (parking for 28 vehicles) , 54–64 Barry Street (parking for 62 vehicles), 26-28 Barry Street (parking for 37

vehicles). The addition of 127 vehicles located in Barry Street together with the proposed cycleway in Yeo Street which includes making Barry Street one way to traffic with an additional 24 street parking places will result in a significant increase in traffic movements and have a significant impact on residents, the public school and the 2 child care centres.

v. Bradfield Park South

Noted that the Lavender Bay and Kirribilli Precincts have organised a reconvened town hall meeting for Tuesday 25 August at 6:30pm at Our Lady Star of the Sea Church 44 Willoughby Street Kirribilli. The community is seeking to have the park returned to usable public space. Currently it is being used as a store facility for Transport for NSW. Residents were encouraged to attend.

Discussion:

- The site is an iconic Sydney park with many visitors to the area to enjoy the harbour, opera house and bridge views
- Concern expressed about the length of time the area has remained occupied by ugly Dept. for Transport storage sheds, the visual impact and loss of community use of the area.
- The site has become particularly noticeable now that the nearby pool has been completed.

5. State significant development (SSD-122143490) 3–5 Yeo Street, Neutral Bay
Impacted residents attended the meeting and raised issues regarding building height, loss of views, loss of privacy, increased vehicle movements, safety issues with the proposed cycleway, and heritage significance.

Discussion:

- 5 Yeo Street may have strong heritage value. Precinct Committee research has identified historical information about the property including details of previous owners/occupants, the significance of the architect/ owner/occupier (name) of 5 Yeo Street and other notable buildings associated with this architect. This information has been submitted to the Department of Planning. The precinct will send a copy of the research to the residents.
- A major concern is that the proposal has been classified as a State Significant Development (SSD) and potentially reduces the role of local Council and the normal local heritage/planning processes.
- Residents were advised to develop broader community support by building a network of supporters. The following actions were suggested - contacting neighbouring residents and those in surrounding streets, nearby churches/community organisations and providing residents with information about the proposal, encouraging residents to make individual submissions.

6. Kiosk Ilbery Park

Noted approval has been granted to establish a kiosk in a disused electricity substation on the edge of Ilbery Park.

A concerned resident asked if there was any form of appeal. Advice was given that there are no appeal rights for residents. The current approval appears to have limitations on how the premises can be used but it was suggested that residents monitor whether the operator applies for a **change of use**. If a change of use is proposed, residents may have an opportunity to object through Council.

7. Development Applications

RD273/2021/3 76 Ben Boyd Road

Noted a s8.2 review of determination to refusal of modification for additional easements, amendments to lot sizes and boundary dimensions within Plan of Subdivision with submissions to close on 26/8/2026. No impacted residents attended the meeting

8. Council consultations
Playground and Park Renewals

Discussion

Meeting noted the project includes Ilbery Playground adjoining the Neutral Bay Club. Suggestions to be included in the upgrade included:

- Re-turfing the park with a more sustainable and hard-wearing surface.
- Upgrading lighting.
- Improving the pathway and access to the gates.
- Addressing drainage/water issues.
- Reviewing the playground environment.
- Managing issues relating to dogs entering the children's play area.

The Precinct will make a submission to Council with these suggestions. Precinct members were encouraged to provide their own feedback to Council by 23 August through 'Have Your Say' on Council's website.

<https://yoursay.northsydney.nsw.gov.au/park-renewals-26-27>

9. The upcoming meetings were noted: [Neutral Precinct](#) – 8 September 2026;
[Council](#) – 24 August