

NAREMBURN PROGRESS ASSOCIATION

Founded 1901; Incorporated 2004

PO Box 393 St Leonards NSW 1590

www.naremburnprogress.org.au – secretary@naremburnprogress.org.au

Kevin FitzPatrick
Secretary
9439 8119

Frances O'Brien
President
9436 1536

Martha Follent
Vice President
9906 2949

Barry Shaw
Treasurer
9438 3439

MINUTES OF THE GENERAL MEETING OF 8 SEPTEMBER 2011

Meeting commenced at 7:30 pm

Naremburn Community Centre, 7 Central Street, Naremburn

GUEST SPEAKER: PETER CHAUNCY, McGRATH ESTATE AGENTS

The President Frances O'Brien welcomed Peter Chauncy and Amanda Hunt of the McGrath Lane Cove Office. Frances said that normal business would be suspended to enable Peter to address the meeting and take questions from the floor in a Q&A session.

A. General Overview of the Naremburn Real Estate Market

Peter remains positive about the Real Estate market with all homes in the area selling in reasonably good time with Naremburn holding up well despite a plateau in the market. The North Shore is off 4%, the market at large 7-8%. Best market performance was 2010/2011 financial year with 71 houses sold in Naremburn - average sale price of \$1,306,028. In the 2011 financial year there were 63 houses sold – average \$1,262,381

In 2006 the average house price in Naremburn was \$900,000; it is now \$1.3 million, a growth of 40% over 5 years. Some 54% of purchasers come from outside Naremburn, 17% of those who already lived in Naremburn purchased in the suburb. It attracts buyers from the Eastern Suburbs, Inner West & the Mosman/Cremorne/Neutral Bay areas.

B. What attracts buyers to Naremburn

The neighbourhood with its parks and reserves. There are bike/walking tracks and a leash free dog exercise area. There are extensive sporting facilities in the area.

Distance from the CBD and Transport. The 273 & express bus service are augmented by rail transport.

Real Estate & Design: Naremburn is dominated by Federation cottages, Californian bungalows and semi-detached dwellings dating between the 1880s to the 1930s. Workers cottages have been restored to standards beyond their origins.

C. How demographics are changing and why Naremburn has increased in value so much

The predominant age group in the suburb falls between 30-39 years. Couples with children make up the largest group occupying 27%. In Naremburn 35% are purchasing their homes; 35% are renting; 28% own their homes outright. In 2006 the most populous age group was the 30-34 year olds (and expected to continue as the largest demographic into the future (2021) Under 15 group is forecast to increase by 8.2% with the age group with the largest proportional increase is the over 65.

D. How to prepare your home for sale and when is the best time to sell.

Presentation is critical. It is a case of 'judging a book by its cover'. It is similar to detailing a car before you sell it. The art of selling is creating emotional appeal. You have limited time to make a first impression. Peter spoke of the various 'warning signals' – dampness, doors that stick etc. To improve your presentation, get an outside opinion/stylist. If it is a traditional home don't go overboard on renovating; appeal to as broad a market as possible Peter then gave a Sale Preparation Checklist.

E. Upgrading to a bigger home vs renovating to stay

Peter gave tips on buying a new vs renovating a home – do your sums; also Moving on the hidden costs. Before you decide to renovate, make sure you are not overcapitalizing. He gave a rough guide for home renovators. In renovating to maximize return 'let there be light'; keep it simple; call in an expert, get a second or third opinion; architects cost less than you think and can save time and money. Do it right, avoid cheap jobs. Plan twice, renovate once. Don't try to save money by doing it yourself. Don't let your personal tastes overwhelm common sense.

F. What to look for when purchasing a home or investment property

Location, Location, Location

Aspect

Close to all amenities/good schools

Nice Street

Traffic Noise

Things to watch include Water, Heating and Cooling, Electricity, Walls, Floors, furniture and doors/windows, Bathrooms, kitchen and bedrooms.

Q&A Session followed:

- Closely held nature of Naremburn property?
- *Never more than 10 properties on the market out of 1400 so supply and demand make it a sought after market.*
- Keeping original features of homes?
- *Keep in mind the Conservation nature of some of the areas of the suburb and renovate accordingly.*
- Why are people moving to Naremburn?
- *People are downsizing to Naremburn. There is also the big M, the Military Road factor for people moving from that area.*
- How can we attract newcomers to the NPA?
- *A welcome pack to new residents could be the way. There is a need to position the NPA in people's minds. Most people I encounter are interested in community and as such potentially want to know more about the Naremburn Progress Association. Perhaps they could also be supplied with a copy of Naremburn Matters.*
- Does the leafy aspect of the suburb attract people to Naremburn?
- *Yes, it does help. They also like the open spaces and facilities the area offers.*
- What attracts you to the Real Estate Industry?
- *It is important to love what you do. It is important to accept the challenges; every challenge is a new challenge. I try to listen to people and know what they are really looking for in a purchase. Above all it is important to be passionate about the brand you represent.*
- What is the best street in Naremburn?
- *I think that all streets in Naremburn are good. Overall the image of the suburb has changed from the 'battlers' suburb to a suburb sought after because of the many appealing qualities I have outlined in my earlier address.*

Copies of the document, 'McGrath: Naremburn Overview: Peter Chauncy' were made available for those present.

The President thanked Peter and Amanda for their attendance and the valuable advice and information given. Frances said that there would be short break ahead of the resumption of normal business.

1. OPEN FORUM

- (a) **Michelle Martin (Brook Street)** - The adjoining property was bought as a dual occupancy four years previously. Work in renovating the place goes on till 9:30pm. Some walls have been removed, smaller rooms with kitchens being installed. She believes rooms are being leased after the style of a boarding house. She has notified WCC about what she believed to be illegal renovations. After four months she is yet to get a reply from WCC. The President suggested to Michelle that she contact one of the Ward Councillors and put it to the floor that a letter should be written to Council on Michelle's behalf. This was agreed by a show of hands.
- (b) **Roger Promnitz (Merrenburn Avenue)** The Naremburn/Cammeray Anglican Church is holding a 'Walk to Water' fundraising event Saturday 10 September. Participants will walk from Cammeray to Balmoral, a 5 km social walk which will raise funds to build wells in Northern Nigeria. Women in this country often have to walk 8 kms to get fresh water for their families. Roger handed out flyers and asked for community support
- (c) **Trisha FitzPatrick (Central Street)** – Thanked those who came to the Joe Hockey's North Sydney Awards to support her and Kevin in receiving a community recognition award. She said that she was grateful to those within the NPA who had nominated them as it was good to be recognised as members who do a lot of work in the NPA.
- (d) **Kevin FitzPatrick (Central Street)** - Local State Member, Gladys Berejiklian visited the Naremburn Community Centre Open Day and commented on the banners used on the NPA stand. Kevin told her they were a donation from Signwave, Artarmon proprietor, and NPA member Michael Prior (Park Road). As a result of the 2010 Earth Hour in Naremburn Park where the NPA stall lacked good signage, Michael donated 2 banners to be used on future stalls or NPA functions. Gladys commented that Michael had passed away suddenly. This was not known by the NPA. It was decided by show of hands that the NPA send a letter of condolence to Michael's wife, Madeleine.

2. CONFIRMATION OF PREVIOUS MINUTES

That the minutes of the General Meeting of 11 August 2011, as circulated, be confirmed as a true and accurate record of that meeting with the following addition to Item 10 (i) Website: –

"It was discussed that we had options to consider. Donna stated that (a) the reconfiguring of the website from HTML to CRM, (b) she had received a rough estimate from her web designer (although she was too busy to take on the task) and the fee was approximately \$3,000 plus GST, (c) after discussion with Rebecca Lazenby it was apparent that there was an internet bidding option; this would require the NPA to detail what changes were wanted and put out to bid on line, (d) Rebecca offered assistance in this area she works with Elance which does this work. (e) Trisha mentioned community domains and said that she would investigate and report back."

Proposed: Trisha FitzPatrick; Seconded: Viviane Leveaux

3. NOMINATION OF NEW MEMBERS

Joann Morand, Andrew de Graaff, Sonia Hay, Robyn De Lange, Adrian De Lange, Darren Campbell, Michele Martin, Matthew Bevan

Proposed: Donna Kessler; Seconded: Helene Kemp

4. CONFIRMATION OF NEW MEMBERS

Peter Bower, Alan Gray, Linny Gomez.

5. MATTERS ARISING FROM PREVIOUS MINUTES

- (a) **Western area of Naremburn – Traffic and Parking Safety issues** – Noted there had been a police presence in the west Naremburn area as requested in an earlier letter to James Brocklebank, WCC's Group Leader Traffic and Transport. Decided to keep this item on the agenda until issues had been satisfactorily addressed.
- (b) **Oral History Program** – Nothing further to report
- (c) **Naremburn Shops** – Pondering on the Slip Road, off Willoughby Road that provides access to the shops parking area and Quiamong Street - a letter has been sent to WCC. We have also written to WCC about the condition of the 1st Choice Liquor Superstore property and await a response from Council.
- (d) **OPS Manual for Office-Bearers and Committee Members** – NPA Public Officer, Trisha reported that for health reasons she had been unable work on the compilation of the OPs Manual. She said that the Manual would be completed by 5 October; it will cover what is required by both our Constitution as well as the Associations Incorporation Act.
- (e) **Willoughby Local Environment Plan 2009** – pending legislation.
- (f) **Traffic Committee Report (RTA, Police, State Member, WCC)** – No Naremburn items to report.
- (g) **School for Naremburn** – on the agenda until the new Government indicates any change in policy

6. CORRESPONDENCE

In

- (a) 12/08/2011 - letter – WCC – invitation to the official opening of The Concourse.
- (b) 31/08/2011 – letter – WCC – Nick Tobin FWPA. Website details to be updated on Council website
- (c) 08/09/2011 – letter – WCC – Invitation to attend Street Fair 2011 and launch of Faces of Willoughby.
- (d) 02/09/2011 – email – George Farrell providing photographs of pondering on the Slip Rd and 'Signage eyesore'.
- (e) 07/09/2011 – email – Peter Witcombe, Naremburn resident – Website maintenance, offer to assist.
- (f) 07/09/2011 – email – Northbridge PA – Invitation to attend a meeting to hear directions for planning policy in NSW

Out

- (a) 11/08/2011 – letter – WCC – Nick Tobin Slip road from Willoughby Road Drainage Problem
- (b) 24/08/2011 - letter – WCC – Jeff Knight – Naremburn Matters for Councillors and Council Officers
- (c) 25/08/2011 – letter – WCC – Nick Tobin – Central Street – follow up on Tree Replacement
- (d) 25/08/2011 – letter – WCC – Nick Tobin – Change Rooms at Naremburn Park
- (e) 25/08/2011 – letter – WCC – Nick Tobin – FWPA. On Council website – upgrade of information
- (f) 25/08/2011 – letter – Gladys Berejiklian MP – Thank you for addressing the General Meeting of the NPA
- (g) 25/08/2011 – letter – Gladys Berejiklian MP – Bus Transport – Naremburn Children attending Artarmon Public School

7. ACCOUNTS

The Treasurer Barry Shaw is overseas. In his absence, Trisha stated that she had a quick look at the bank account online ahead of coming to the meeting. Her comments are intended as an update and not a report as Barry would do. The October meeting accounts report will revert to full reporting.

Bank balance as at 8 September 2011 \$9,093.92

Included in that amount is the following income:

Membership subs - Renewals	\$ 50.00
New	<u>\$ 50.00</u>

Naremburn Matters advertising \$2,420.00

Expenditure Approvals Requested:

Robin Phelan & Associates - NM	\$2,171.89
Supper/Refreshments - Helene Kemp	\$ 28.62

That these expenditures be approved

Proposed: Roger Promnitz; Seconded: Beryl Batterham

8. FEDERATION OF WILLOUGHBY PROGRESS ASSOCIATIONS (FWPA)

Frances O'Brien, Kevin FitzPatrick and Trisha FitzPatrick are the NPA delegates to the FWPA. No delegate attended the FWPA meeting of 13 August – Frances O'Brien was out of Sydney; Trisha FitzPatrick was recovering from surgery, cared for by Kevin. Next FWPA meeting 8 October

9. WARD COUNCILLORS

None of the three Naremburn Ward Councillors were present at this meeting.

10. SUB-COMMITTEES REPORTS

(a) **Development Applications received since the August meeting –7 tabled**

DA-2010/809	47 Northcote Street	1 st floor addition – amended plans
DA-2011/372	289 Willoughby Road	Alts, Adds, 1 st floor addition, new carport
DA-2011/345	25 Slade Street	Alts, adds, driveway, new ig pool, rear deck
DA-2011/381	2 Wheatleigh Street	Alts, adds, including 2 nd storey
DA-2011/384	49 Waters Road	Part dem, new addition dual occ addition at rear
DA-2011/396	2 Grandview Street	Alts and adds to existing
DA-2011/396	2 Grandview Street	Renotif - alts, adds, pool, dlug, guest rm, fencing

(b) Bicentennial Reserve and Flat Rock Gully Advisory Group

Frances O'Brien reported that a meeting was held on 28 August 2011. Issues discussed included reports of Traffic and Parking. WCC is currently preparing a report collated from observations. WCC has asked for input from local residents. Any comments/suggestions are to be forwarded to Steven Head by mid-September. The Netball Association feedback indicated there had been no change. They did say, however, that the drop-off zone is working well and the designated parking area for swimmers is also working well. The major problem occurs when Shore's first 15s have a home game. There has been no response from Shore. WCC monitors Shore's website for football fixtures so that they are aware ahead of time. Netball season has now finished 3 September. The canteen is nearly completed. Landscaping around Small Street is continuing with one palm tree to be removed. Vegetation needs to be cleared at the junction to improve sight lines for bikes (new bike path). There will be improvement to plantings around the netball courts. The set of stairs is to be made into a ramp. This will happen in next financial year. Cost will be around \$40 000. Feedback on plantings and developments around Leisure Centre is being sought by WCC. A delegate from the Northbridge Progress Association asked when renovations will commence for the Leisure Centre. This is still under consideration from WCC. It is a question of funding. Lighting along cycleway from Gaza to Willoughby Road was raised. It was also noted that there has been a lot of broken glass around the baseball dugouts. WCC is to monitor this. There will be an E-waste collection on the lower car park on 8 and 9 October. Residents will need to provide proof of address. Next meeting: 24 November at 6:30 pm NPA delegates to the advisory group are Frances O'Brien, Barry Shaw, and Peter Taylor

- (c) Events** – Trisha FitzPatrick, NPA Public Officer, reported that the Small Grants Application to WCC has been approved. We requested a grant of \$4,000 to assist with the staging of 2012 Earth Hour at Naremburn Shops. WCC granted us \$3,000. We are required to complete paperwork provided by the Council and return it by 16 September. The Community Grants to successful bodies will be presented at a formal function in the Council Chambers on Wednesday 12 October. The invitation to this event is for Trisha and four representatives of the NPA.

Fran O'Brien said that the Committee is meeting weekly to plan the celebrations for the 110th anniversary of the NPA. On Saturday 26 November, there will be a formal evening celebration for financial members and invited guests in the Naremburn Community Centre between 6:00 pm and 9:30 pm.

On Sunday 27 November it is planned that Central Street will be closed off between Claire and Market Streets. A Community Street party will be planned and all residents of Naremburn will be invited. The Committee would like to inform the residents of Central Street of this plan, to determine their views on the proposal. An invitation to the Formal Function is being drafted. We have applied for a CDSE (Clubs of Willoughby) grant which would assist us defray costs to stage these significant events.

- (d) Membership** – Trisha reported that there are 132 people on our register of members, 19 of these who have not paid 2011 subs are listed as 'Membership suspended' - are "not permitted to take part in any proceedings of the Association". To date we have 28 new members for 2011. The NPA was incorporated in June 2004. There are 15 financial members on our register who joined prior to incorporation. The majority of our members have joined since 2007
- (e) Naremburn Community Centre** – Lighting has been upgraded in the Centre.
- (f) Naremburn Matters** – Trisha as Editor, stated that there appear to have been some hiccups with deliveries to some streets. The NPA provided the September issue ahead of deadline, folded to DL to make it easier for the volunteers. In planning for the December issue which would normally be at the printer by 18 November, in order to report on the 110th anniversary weekend of 26 & 27 November, the issue will be held back; release date to be in the second week of December.
- (g) Naremburn Park** – we will contact our members who live adjacent to the park and invite them to monitor it.
- (h) Open Space** – A Council engineer had rung Kevin regarding the NPA letter about ponding on the Slip Road between Willoughby Road and the Shops Car Park and arranged an on-site inspection with Kevin; awaiting further information from WCC.
- (h) Website** – Options are being reviewed.

11 CIRCULATION OF THE ATTENDANCE BOOK – 19 Members, 7 Apologies from Members, 3 Visitors

12. MOTION OF WHICH DUE NOTICE HAS BEEN GIVEN – none for this meeting

13. NEXT GENERAL MEETING: - Thursday, 13 October 2011 at 7:30 pm, in the Community Centre: Refreshments from 7:00 pm. This is an opportunity to informally greet other members of the Association and our visitors prior to the meeting.

14. CLOSURE: The meeting closed at 9:35 pm