



Naremburn Matters

March 2015 Vol.10, No.4

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The newsletter of the
Naremburn Progress Association (NPA)

St Leonards train station development

Many Willoughby residents living near St Leonards train station are unhappy about a concept plan to build three mixed-use towers over the station, the tallest of which would be 55 storeys.



The approximate location of the 1.7ha site above St Leonards Station.

The addition of 1300 units would put untenable pressure on local traffic, parking, schools and other public services such as the Royal North Shore Hospital helicopter flight path. Skyscrapers on that site, which adjoins the low-rise, residential Naremburn Conservation Area, would look completely out of character and create significant overshadowing.

The loosely formed Naremburn Action Group (NAG) is calling on Gladys Berejiklian, as the representative for Willoughby, to consider the interests of her constituents who want all developments built at a scale that's right for the local environment. We are calling on her and the State Government to reject the Brookfield Multiplex unsolicited St Leonard's Central concept design immediately, and instead consult with locals and Willoughby Council about an alternative plan for appropriate development of the precinct. NAG representatives are meeting with Ms Berejiklian on March 6, and are gathering signatures for an online petition beforehand. If you'd like to sign, please go to: www.change.org/p/gladys-berejiklian-say-no-to-55-storey-development-in-st-leonards?just_created=true

A note from your Library

Be inspired this March and celebrate NSW Seniors Week at Willoughby Library, with an exciting program of events – discover military history online, start writing your memoirs, or go behind the scenes on a tour of Chatswood Library.

Full program and details will be available at the Library, and online: www.willoughby.nsw.gov.au/library

Why not find inspiration in a local book group? Book groups are a great way to meet people who like to discuss the books they read and to discover new authors and exchange ideas. If you are interested in joining a group that meets monthly at Naremburn Library, please contact the Library for more details.

Willoughby Library also has over 100 Book Club Kits available for book groups to borrow. Each kit contains ten copies of the book (some may include a DVD) and there is a great range of titles to choose from, including the latest best-sellers, prize winners, and some of the literary classics.

The April school holidays are fast approaching, and Willoughby Library will have another program of activities to entertain and delight children. Keep your eye on the website for program details and booking information. Make sure you stop by Naremburn Library to stock up on a great selection of holiday reading (and viewing) for all ages before the Easter long weekend.

Happy reading

Diana Revington
Naremburn Branch Librarian

NAREMBURN VILLAGE SHOPS

Photographic artwork by:
David Waters
7 June 2005





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 Founded 1901
 Incorporated 2004
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Carmen Loecherer: 0409 766 470

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 Joann Morand

General Meetings

Second Thursday of the month
 excluding January and July
 Nareburn Community Centre
 7 Central Street
 Commencing at 7:30 pm with an Open Forum

**Nareburn Matters
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The opinions expressed in articles, letters and contributions published in Nareburn Matters do not necessarily reflect the opinions of the Nareburn Progress Association or its officers. While all possible care is taken to be accurate, no responsibility whatsoever will be taken by the Nareburn Progress Association, Typesetters or Printers.

President – out and about

Welcome to the first edition of *Nareburn Matters* for 2015. I trust that you and your families had a happy and relaxing time over the Christmas and New Year period and that you have been invigorated to assist us in ensuring that Nareburn continues to be the suburb we want it to be.

March has seen the AGM for the Progress Association and there will be list of the new positions in our next edition of *Nareburn Matters*.

There has finally been an outcome regarding the proposed development of the Channel 9 site. WAAG is to be congratulated on the result. This shows the importance of community involvement and interaction. As a combined group, we have a louder voice and this was certainly evident! Following the decision handed down by the Land and Environment Court the development will be no more than 10 storeys which will be more suited to the area.

As many of you will be aware, Willoughby City Council have been seeking comments from the community on the proposals that have been put forward for the potential development of St Leonards Central. This is the vacant area along the railway line at St Leonards and borders the conservation area of Nareburn. One of the preliminary proposal is a development of three towers of 38, 48 & 55 storeys with over 1,300 residents, commercial and retail space. This would have severe ramifications for our suburb. Concerned residents are currently organising meetings to discuss this proposal for the site. Please contact the Nareburn Progress Association for further information.

This will be my last report for *Nareburn Matters*. I would like to thank all those involved in the production of *Nareburn Matters* and also our advertisers. Without their support, this community newsletter would not be possible. I would also like to extend my thanks to the Executive of the Nareburn Progress Association and to Zoë Harpham, our Editor. I look forward to seeing you around "the shops" sometime!

Frances O'Brien
 President

• • • 2015 NPA MEMBERSHIP FEES DUE NOW • • •

Who can be a member of the Nareburn PA?

- Nareburn residents – 18 years and over;
- Non-resident Nareburn property owners;
- People who run businesses in Nareburn.

\$15 per person per annum \$10 Concession per person per annum

Fees for the calendar year are set in March and are due for payment by 15 June each year in order to retain membership rights.

New members, please fill out the membership form at
www.nareburnprogress.org.au

Membership renewals can pay online using your name as reference:

Acc name: Nareburn Progress Association **BSB:** 032 297 **Acc no:** 20 1474

Next Issue: June 2015

Nareburn Matters is a quarterly publication issued in March, June, September and December.

March issue deadlines

Ad Booking: Monday 4 May
 Ad Artwork: Monday 11 May
 Articles: Wednesday 13 May

nareburn.matters@nareburnprogress.org.au

Under Copyright Laws a copy of each issue is forwarded to the State Library of NSW

NPA Meeting Dates

**Second Thursdays
 7:30 pm**

9 April 2015

14 May 2015

11 June 2015

No meeting in July

**Nareburn
 Community Centre
 7 Central Street**

Letters to the Editor & Articles

Articles, comments or suggestions should be addressed to:

The Editor,
nareburn.matters@nareburnprogress.org.au

or mail to:
 PO Box 393

St Leonards NSW 1590

We do not publish anonymous letters. Please include your email address or phone number as we may need to edit items to fit the space available.

Fall

It's that time of year when everything begins to fall – the leaves from the trees, day light hours and the temperature, with the arrival of crisp.

You know what's around the corner, don't you? Should I say it? Winter is on it's way. There, I've said it! You can do something to fight the winter blues but you need to act now. Please don't send any money; well, you can if you like (see my address below!)



You need to plant your winter colour annuals now and your bulbs, too. Colour up your winter blues: that's colour up, not cover up. Imagine a colourful explosion in pots on your porch or balcony, hanging from pots or underplantings in your garden beds. If you plant them now, they will get a boost along while the weather is still warm. I don't have enough room here to list all the amazing bulbs and annuals you can plant. Visit your local nursery or let your fingers do the walking first on the keyboard and have a look online.



Now while you're at the computer, also search for colourful foliage plants. Don't limit your thinking to green plants with colourful flowers. While flowers only last from a day to a few months, colourful foliage lasts all year. Plants come in all types of green – they also appear in creams, reds, purples, yellows, allowing you to mix and match your way to a colourful palette.

While the weather is still warm, give everything in your garden and pots a hit of fertilizer, which will help them through winter.

So don't fall out with winter. Fall in love with colour!

Andy
41 Central Street

New editor wanted

Are you passionate about our wonderful suburb, Naremburn? We are looking for a new editor for our quarterly newsletter, Naremburn Matters.

It's a fantastic way to get more involved in your local community and meet some wonderful people. It's a great role for anyone interested in communications. You will be liaising with other locals to gather stories about our suburb, working closely with the Naremburn Progress Association who are on top of all the issues facing Naremburn today.

Being a quarterly newsletter, most of the work is done in the couple of weeks before each issue is published. This is the time to make contact with our many regular contributors and advertisers to lock in the articles for the issue. There is a great designer on board who weaves her magic over the articles to make them easy to read.

It's a rewarding role and there will be help provided from the former editor until you find your own rhythm.

If you are interested call Zoë on 0415 869 529.



Peter Chauncy and his team at McGrath Crows Nest

It never ceases to amaze me how quickly the Christmas Season seems like a distant memory but regardless we hope you had a memorable and restful break. Our team has been back on board since early January capitalising on early demand and have already had some benchmark results. At the end of February we broke the suburb record with 5 McBurney Street selling for \$2,999,000. This incredible result has certainly created a new benchmark for the suburb.

Our sales at 28 Park Road and 35 Central Street are also a perfect example of the heightened enthusiasm in the market – they were both previously on the market at the end of last year with other agents and did not sell. We had exceptional interest from our data base upon their re-launch and sold both prior to auction achieving at or above the sellers desired result.

Two other excellent examples of the depth in the market were

at 6 Plunkett Street selling within just 4 days of its first open home and 3/60 Waters Road selling in 3 days for \$1,525,000, equalling the suburb record price for a townhouse.

We are also seeing strong competition at auction with a two bedroom house at 12 Waters Road selling under the hammer for \$1,490,000. We had 18 registered bidders and the end result was \$140,000 over reserve.

Whilst there's no doubt a decrease in the cash rate to 2.2% has been a major factor it is also Naremburn's ongoing appeal to a wide section of buyer demographics and it's excellent amenity which once again sees an under supplied seller's market in play for the time being. Not only are seller's enjoying recent capital gain but competitive bidding is placing a further layer of net return into owners pockets which is great news if you're considering a move shortly.

If you would like to see our local market forces in play please attend the first weekend of open for inspections held on new listings in Naremburn where we are averaging 50 groups per viewing.

It certainly has been a strong start to the year yet not without its buying opportunities in other areas.

If you would like to catch up to discuss your property plans and take advantage of these buoyant market conditions or just get an updated appraisal please do not hesitate to contact me.

For the best Real Estate advice, please feel free to contact Peter Chauncy on 0402 036 489.

McGrath Crows Nest

1A/29 Holtermann Street CROWS NEST

Ph: 8115 0400

Naremburn Community Centre Activities

There are two spaces available for hire in the community centre. There is a meeting room with its own kitchenette and toilet facilities and a larger area with its own projector.

These spaces can be hired through the Willoughby Park Centre (Ph. 9967 2917 or email willpark@willoughby.nsw.gov.au)

Naremburn Progress Association

2nd Thursday (except Jan & Jul)
7:30 pm
0416 161 536 (Frances O'Brien)

Playgroup

Wednesday – for children 5 and under
9:30 am to 11.30 am
naremburnplaygroup@gmail.com

Northern Suburbs Philatelic Society

3rd Thursday, 7:45 pm
Visitors always welcome
9419 7354 (Paul Storm)

Breast Feeding Association

1st Tuesday
10:00 am to 12 noon
abamns.contact@gmail.com

Willoughby Community Pre-School

Monday to Friday
8:00 am to 4:00 pm
9437 4260

Naremburn Library

Mondays – 2:30 pm to 5:00 pm
Thursdays – 2:30 pm to 5:00 pm
Saturdays – 9:30 am to 12 noon
9439 5584

7 Central Street



Update from Cr Wright

St Leonards Central

Many of you would be aware that Council been approached by the Alto automotive group and Brookfield Multiplex regarding a huge new development at St Leonards station. **The concept design proposes three new buildings of 38, 48 and 55 storeys high**, being built

over a three-level retail/commercial podium with a gross floor area of approximately 121,000m² and potentially including up to 1,300 new residential apartments.

The proposal is for land parcels owned by Council, Alto and Railcorp to be incorporated, together the airspace over the rail corridor and when initially presented to Council, **I was insistent that community consultation must occur at the start of the project.** Many of you will have received notification already and I would love to hear your feedback. Please send me your thoughts at nic.wright@willoughby.nsw.gov.au.

This development has the potential to significantly impact our local community and I will working hard to make sure that your views are heard. As the owner of one of the parcels that will make up the development, Council has a significant say in the future of the site but only if you let us your concerns.

Council Amalgamations

Despite repeated assurances from the State Liberal Government that forced Council amalgamations are not on the table, **news continues to trickle out of Macquarie St that this election promise will be jettisoned shortly after the March election.**

The proposed amalgamated Council includes Willoughby, Lane Cove, North Sydney, Mosman, Hunters Hill and approximately two thirds of Ryde.

An amalgamation of this size would obviously have a significant impact on local representation, and would seem to have more to do with development and population growth. Without detailed plans as to benefits to our community, discussions as to size and scope seem premature. Neither the Sansom Report nor the State Government have advanced arguments that show significant savings or better services for our community and **evidence from Queensland and Victoria would seem to indicate that amalgamations do not produce any noticeable efficiencies.**

Council will continue to consult with the community and once again would love to hear your thoughts.

See you round Naremburn!

Cr Nic Wright

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Mobile: 0481 033 442

Facebook: www.facebook.com/nic4naremburn

Twitter: @CouncillorNic

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