

Naremburn Matters

September 2015 Vol.11, No.1

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The newsletter of the
Naremburn Progress Association (NPA)

Update: 55 storeys at St Leonards station

Naremburn residents living close to the St Leonards train station are keeping up the fight against the 'unsolicited proposal' for the 3-tower, 55-storey concept plan known as St Leonards Central.

The proposal has gone from Willoughby Council to the Department of Premier and Cabinet for assessment. The proposal is in Stage 1 of the opaque 'unsolicited proposal' process, during which the government considers its potential benefits. A Stage 1 assessment is expected in August.

A May meeting of Willoughby City Council saw 80 residents show up to voice their displeasure at the proposal. The good news is that at this meeting the Council voted to reject the height, bulk and scale of the proposal. The Council also resolved to ask the Department of Planning and Environment to coordinate a review, including neighbouring councils, of the strategic plan for St Leonards. The Naremburn Action Group has joined with similar residents groups in Lane Cove and North Sydney to form a coalition that gives us a stronger voice. Together we are writing letters to government ministers entreating them to reject the concept design, and encouraging them to proceed with the strategic review.

Some other good news is that North Sydney Council has rejected a proposal for a massive three-tower development between Chandos, Atchison and Oxley streets on the doorstep of the Naremburn Conservation Area. The Council said it was not in the public interest and was unsuitable for the plans for the area.

By contrast, a worrying development in July was that Lane Cove Council rezoned a large area just south of the train station on Pacific Highway to allow large scale, high rise, mixed use development. This sets a dangerous precedent for fighting the St Leonards Central towers, which would adjoin that area. A wall of high rises will create huge infrastructure concerns — narrow roads, water and sewerage demands, traffic, parking, overcrowded schools, the pressing need for public space, etc. Not to mention overshadowing of low-density homes in surrounding streets, such as those in the Naremburn Conservation Area.

To keep up to date on the fight against the St Leonards Central proposal, and on overdevelopment in the St Leonards area generally, email naremburnactiongroup@gmail.com to go on our mailing list.

Rose-Anne Manns
for the Naremburn Action Group

Naremburn Library News

School Holiday Fun: Don't miss the South African flavour coming to Naremburn Library on Monday 21 September from 3–4 pm. Children aged 5–12 can weave their very own African basket. Book online at <http://www.willoughby.nsw.gov.au/library/> from Monday 14 September.

Author Talk Event: Best-selling author Rena Patten will be at Naremburn Library on Thursday October 15 from 6.30–7.30 pm talking about her new superfood book 'Cooking with Kale'. Rena will show you how to incorporate kale into your everyday diet with filling and tasty recipes for pancakes, smoothies, salads, snacks, soups, muffins, stir-fries, pasta dishes, curries and much more. Book online at <http://www.willoughby.nsw.gov.au/library/>.

Book Clubs: Thought about joining a Book Club but never seem to have the time during the week? Naremburn Library hosts their new book club every second Saturday of the month from 10–12 noon. If you are interested in joining our group email library@willoughby.nsw.gov.au or phone the library on 9439 5584. If you are already in a book club and are searching for a good read Willoughby City Library have over a 130 bookclub kits ready to borrow. The kits include 10 copies of the book and questions you can use to encourage conversation.

Happy reading.

Diana Revington
Naremburn Branch Librarian

NAREMBURN VILLAGE SHOPS

Photographic artwork by:
David Waters
7 June 2005





Naremburn Progress Association
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Incorporated 2004
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Committee Members

Helene Kemp
Joann Morand

General Meetings

Second Thursday of February, April,
June, August, October and December
Naremburn Community Centre
7 Central Street
Commencing at 7:30 pm with an Open Forum

**Naremburn Matters
Editorial Committee**

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

President – out and about

Welcome to the spring edition of *Naremburn Matters*! There has been a great deal going on in our suburb over the past few months and we hope to bring you up to speed on the latest issues confronting us.

I suppose one of the most confronting issues at the moment is the proposed development around the St Leonards area and the impact that this development will have not only on the Conservation Area of Naremburn but also our whole area. While this proposed development will take years to come to fruition, we need to be vigilant and band together to ensure we have a development that will meet the needs of our community and that the infrastructure will be there to support such developments. In this edition of *Naremburn Matters* we include some information about these developments.

Over the past few months we have been contacted by some residents of Naremburn asking for us to contact Council on their behalf regarding development proposal or other concerns that they may have. Please understand that we are very happy to advise residents, but unfortunately if you are not a member of the Naremburn Progress Association, then we are unable to make representation on your behalf to the Council. This is a reason why you should join the Naremburn Progress Association.

Coming up in September will be the Willoughby City Council's Spring Fair. This is always a fantastic event which runs over the month of September highlighting all the wonderful achievements of the greater Willoughby Community. There are many activities for the children to participate in as well as for the adults too! I advise you to go to the Council's website to plan your month or to keep an eye out for flyers in your letterbox. This is truly a month not to miss!

While it has taken a bit of time we have found a new editor for *Naremburn Matters* to take over from Zoë Harpham. This is the last time Zoë will edit *Naremburn Matters* but she will support Parry Aliferis, our new editor, as he takes on the reins for the December edition. It leaves me to thank Zoë for all her hard work over the past couple of years. She has worked hard to find articles of interest to our community and make *Naremburn Matters* an interesting read.

We have changed the frequency of our meetings. Our next meeting will be held in the Naremburn Community Centre on Thursday 8 October at 7:30 pm. We look forward to seeing you then when we can discuss further concerns impacting on Naremburn.

Frances O'Brien
President

Who can be a member of the Naremburn PA?

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

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

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

Membership renewals can pay online using your name as reference:

Acc Name: Naremburn Progress Association **BSB:** 032 297 **Acc no:** 20 1474

Next Issue: December 2015

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

December issue deadlines

Ad Booking: Tuesday 29 October
Ad Artwork: Tuesday 6 October
Articles: Wednesday 7 October

naremburn.matters@naremburnprogress.org.au

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

NPA Meeting Dates

**Second Thursdays
every second month
7:30 pm**

8 October
10 December

**Naremburn
Community Centre
7 Central Street**

Letters to the Editor & Articles

Articles, comments or suggestions should be addressed to:

The Editor,
naremburn.matters@naremburnprogress.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.

Gone but not forgotten!

By the time you read this I'll be gone. Don't shed a lot of tears... just a few will suffice. I'm only a hop, skip and a jump away in North Sydney and Kangaroo Valley.



In 2008 my partner and I purchased 41 Central St (corner Garland Rd), Naremburn. It was a tiny 4-roomed weatherboard cottage built in 1895, and it was in a very sad state of repair bordering on being condemned. After 4 months we had restored the original 4 rooms and rebuilt the bathroom and brought the toilet into the house for the first time in 113 years.

In 2009 we designed an extension and added this to the house; we carried out most of the work ourselves and this took 18 months to 2 years to complete – well a house is never really complete is it?

The day we moved out I put on the last door handle – this door was always open and the side against the wall never had the handle on. I only put the handle on 30 minutes before we left for the last time. See what I mean... a house is never complete. Look around your place... what haven't you finished? We turned the rundown little cottage into an amazing 4 bedroom house with 2 1/2 bathrooms, 2 living areas, beautifully landscaped courtyards, decking, water features and spa.

Most of the pictures over the past few years in the articles I have written have been Ian's around 41 Central Street.

We have sold the house to two of the nicest people and the best part is they are already Naremburnites and they know what a great area this is and how nice you are. Are you blushing yet? As you know Naremburn is a great place to live and we have enjoyed our time living here we will miss you but as you know I'm not far away.

I won't forget to write and I'm not just saying that; Zoë, the outgoing editor, has asked me to keep writing for *Naremburn Matters*. I enjoy writing for this newsletter and love your feedback and suggestions. I first started writing in 2009 when then editor,



The ever evolving facade and garden of No.41.

Trisha FitzPatrick, asked me to write a regular column.

So keep the feedback coming – I'll keep you updated from time to time on my gradual treechange to 165 spectacular acres in Kangaroo Valley and the renos in North Sydney... yes we are doing another reno! Now wipe away the tears and finish work on your own place.

Andy
Formerly of 41 Central St
(now North Sydney and Kangaroo Valley)



Peter Chauncy and his team at McGrath Crows Nest

After such a sustained rate of price increase over the past two years in our local market anybody could be forgiven for waiting a bit longer to maximise their sale outcome. Personal circumstance and the market conditions that apply to where you buy next clearly play a major role but in isolation, could the timing right now be perfect?

Of course property stories are littered with tales of waiting a little too long. The current levels of demand highlighted by successive weeks of all time record clearance rates are driven not only by sound macro fundamentals such as record low interest rates but they are also compounded locally by low supply.

Much of the current premium we are delivering to sellers is a factor of there being more buyers than sellers – a dynamic that is set to change when we start to approach the summer months as the inevitable rush of listings hits the market to capitalise on strong conditions. Success in selling is a factor of picking when supply is low and demand is high. It's why winter and early spring clearance

rates are usually higher than late spring and this winter is a more pronounced example than in many years.

Simply, the market conditions at the moment are incredibly strong and offer anybody wishing to maximise their equity a unique opportunity to capitalise.

An example of this was with the recent sale of a three bedroom, one bathroom Californian Bungalow at 10 Bongalong Street. After strong numbers through our open homes we had 10 registered bidders on Auction day. It sold under the hammer for \$2,325,000 which was well above the set reserve, resulting in a new street record.

We also sold another home at 4A Rhodes Avenue for \$1,675,000. We saw 50 groups through our first open house which resulted in some competitive pre-auction offers. We finalised the sale in just 5 days and set a new street record for a semi-attached.

Understandably we have also seen townhouses perform strongly in the market of late with four selling in the past three months and all setting new block records. Our latest were at 8/44 Waters Road and 5/13 Olympia Road which both sold prior to auction for \$1,520,000 and \$1,310,000 respectively.

With the right combination of agent and strategy now may be a perfect time to make a decision even if it does mean bringing your plans slightly forward. If this is something you'd like to talk about in confidence please call me at your convenience and I can provide the best advice and market overview to ensure you make the best move possible.

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

Primary school boundaries changing for some Naremburn addresses

From 2016 there will be some boundary changes to Cammeray Public School and Artarmon Public School that will affect some areas of Naremburn. This is due to the fact that the new school on the old ANZAC club site will open to kindy students in 2016. The school will eventually cater for about 1000 primary school students.

The area of Naremburn that used to be part of the Artarmon Public School catchment will switch to Cammeray Public School. This is the area north of Dalleys Rd and includes Waters Rd, Olympia Rd, Nolan Cres and Grandview St among others.

The pocket of Naremburn closest to Crows Nest (among them Wheatleigh St, Chandos St and parts of Northcote St) will move from being Cammeray Public School catchment to the new school.

For more information about these changes, contact Cammeray Public School on 9955 7200, Artarmon Public School on 9411 1950 or the Department of Education and Training Northern District Office on 9886 7000.

Watch this space

Anyone who uses the Naremburn shops will be interested to know that there is a development application for 284 & 284A Willoughby Road (the rear of Forsyth's coffee shop and the podiatrist). It is understood to be a redevelopment comprising retail shops at street level, with shop top housing and parking for residents underneath.

During the construction of the building, the builders will use 6 carparking spaces on Rohan Street for site works. With our shops already suffering due to lack of sufficient parking, this will have a very negative impact on them.

Thank you Robin

The Naremburn Progress Association would like to thank Robin Phelan, who has been the designer of *Naremburn Matters* since its inception in 2005. We thank Robin for all her hard work and for being a delight to work with. Without Robin *Naremburn Matters* would be a much poorer publication. Her speedy turnaround and great gift for design and typesetting has kept us going.

Thanks Robin and good luck for the future.

Letters to the Editor

Dear Editor,

I think residents of Naremburn should be aware of a dangerous precedent that might be set for the suburb. This 'overdevelopment scenario' is being played out at 36A Park Rd. The 809.5m² site was sold last year and now the new owner/developer has plans before Council consisting of two 'pavilions' each 3 storeys high, with 4 x 1 bedroom units PLUS 4 x 2 bedroom units. Proposed underground parking facilities is for 10 cars.

In excess of 50 objections have been lodged at Council. Apart from the sheer bulk and size of the development, objections raised were that the maximum height of the new development is 10.45m and therefore 16% above Council's own development standard; the proposed floor space ratio (FSR) is 6.7% in excess of Council's maximum FSR; and the parking allowance is deficient by 1 car space.

Overshadowing into neighbouring properties at 38–40 Park Road will effectively eliminate any sunlight to the living areas of some units before midday. Units in Burke Lane will also be affected by overshadowing. The invasion of privacy of existing residents actual living areas on the eastern, western and southern boundaries has also become an issue.

In addition to the impact to residents in the surrounding properties, no consideration has been given to the substantial environmental impact on existing vegetation; and in particular the developer proposes to remove a large healthy tree to make way for the pavilions.

There are no three-storey developments in the area and it is totally out of character with complexes in the vicinity. Residents in Park Rd, Station St and Waters Rd are very concerned should WCC allow this development to go ahead — it will not only affect us, but will set a precedent throughout the suburb.

Robyn Butler
Park Rd

Dear Editor,

Naremburn residents have lived with parking problems for quite some time now, but the situation near the Naremburn shops has become much, much worse in recent months, to the extent that we are now in danger of losing some of our iconic Naremburn shops.

Perhaps there is a journalist in our midst who could research this properly, but just from some of my conversations with shop owners this week, it seems that the lack of parking is seriously impacting business. If this trend continues, will these shops survive?

If you love our shops and don't want to see them go, then I encourage you to leave the car at home, walk to the shops and support them. Before it's too late.

Patricia Gemmell
Glenmore St

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Sydney Metro – what is it and what does it mean for Naremburn?

Sydney Metro has received some publicity over the last couple of months but many people still don't understand what is planned in this major project so following is a brief summary.

Sydney Metro has two core components:

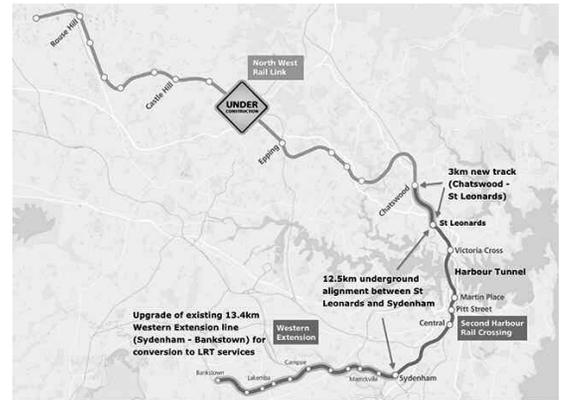
- Sydney Metro Northwest – formerly the 36 km North West Rail Link. This project is now under construction and will open in the first half of 2019 with a metro train every four minutes in the peak.
- Sydney Metro City and Southwest – a new 30 km metro line linking with Northwest at Chatswood, then under Sydney Harbour, through the CBD and on to Bankstown. Due to open in 2024, it will have the capacity to run a train each way every two minutes.

Subject to community input, it is proposed to build at least five new metro stations at Central, Pitt St, Martin Place, Victoria Cross (North Sydney) and the St Leonards/Crows Nest area. Additional stations are also being considered for Barangaroo, Artarmon Industrial Area and either the University of Sydney or Waterloo.

The new stations will be underground, as the line will probably leave Chatswood before going underground and continuing in a tunnel right through the new stations then under the harbour to the south side stations. From Sydenham to Bankstown the line will be aboveground, with station upgrades along the way.

Public feedback has been strongly in favour of new underground stations at Crows Nest and the Artarmon Industrial Area, rather than duplications at the existing St Leonards and Artarmon stations. On the other side of the harbour, public sentiment was very strong around the establishment of a new underground station at the University of Sydney, with a lesser number in favour of a station at Waterloo.

One of the main objectives of the Sydney Metro plan is to relieve the rail congestion of the current network as it is anticipated to increase maximum peak hour rail capacity in the CBD from a current 120 trains to around 200. One of the principal bottlenecks is



the Bankstown line, which has the effect of funnelling trains onto the East Hills and Inner West lines outside Central, slowing down the entire 15-line network. It is hoped that by constructing the new Sydney Metro underground line this congestion can be avoided.

Community submissions closed on 17 July 2015, with an update of the reference design to commence Q4 2015.

Further information can be found at www.sydneymetro.info or 1800 171 386.



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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 – February, April, June, August, October and December
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 Coppock

Local Metro railway station positioning

The State Government recently conducted community consultation, which unfortunately was not very well advertised. It was more the work of local networks that got people involved than any advertising by the state government officers.

Two broad issues became apparent. The issue of most importance for residents of Naremburn was the possible location of the local metro station and whether the station is underground or aboveground. The other issue was whether the community thought the metro line should be underground or aboveground. This was an issue for people living near Artarmon station and Artarmon bush care groups.

My own inquiries suggest that the unofficial view is the line will go underground. So where can a station go? It seems it will not be located at Artarmon station but will be situated somewhere between Artarmon station and St Leonards station. This stretch of railway line runs across a freeway so not much space is really available.

My visual inspection of the railway corridor between these two points suggests two places, Cleland Rd or Naremburn Park. Cleland Rd has some railway land but the egress and ingress is difficult without possible resumptions of land. Lambs Rd has space but there is a very large electricity substation there. Adjacent to Naremburn oval there is a car park and space without much impediment for the construction of railway infrastructure.

I emphasise that these comments are very speculative. I write them to bring the issue to the attention of Naremburn residents. A metro station close by will probably increase property values, and provide more local public transport access, but the irrefutable fact is that there are not many points to place a new metro station locally.

Road Rules NSW Reg 198

(obstructing access to and from a footpath, driveway etc)

Over the years many local residents have brought to my attention that Council rangers have booked people for parking across their own driveways (due to commuters parking out the rest of the street). Parking across a driveway is considered an infringement under Regulation 198 of the road rules.

After much inquiry it has been made clear to me that the Australian Road Rules dated 1981 are almost impossible to alter as they are national rules and need the agreement of all states and territories. I have tried, because the idea of being booked for parking outside your own home is nonsense. As a Councillor the Local Government Act prohibits us from interfering in the operation of Council, which includes questioning when and how the Council rangers book local residents. So if they are doing a job of applying the Australian Road Rules that is an operational matter. So the way through this is to alter the rules! It gets very Sir Humphrey!

However, I have some interesting news. I have been informed of two local people who have taken the Council rangers to Court to challenge their fines. On two occasions two different magistrates upon learning that the owner of the car parked across their own driveway dismissed the fine. I cannot say this will happen with every magistrate.

As Council rangers would have had to attend Court both times, maybe the operational application of Reg 198 might be not be used in overcrowded streets so eagerly. It is interesting, is it not?

Cr Stuart Coppock

stuart.coppock@willoughby.nsw.gov.au

Naremburn Community Centre to take up the slack

From the start of term 3 the Naremburn Community Centre will be housing some of the activities, including hatha yoga and tiny tots ballet, that normally operate out of the Willoughby Park Centre, which is closed for extensive renovations. If you are interested in participating in these activities, have a look on the Community Learning Program on the Willoughby City Council website.

