

DEVELOPMENT & INFRASTRUCTURE PLANNING

MANAGED OR MADNESS?

The IPC recently found that the St Leonards South Residential Precinct Planning Proposal constituted over development.

This was met with a welcome sigh of relief by a majority of the local community.

Few people were in favour of demolishing 138 freestanding residences to be replaced by 2400 high density units. Another proposal is needed to attempt to address some of the identified deficiencies, whilst minimising any reduction in yield. Any sudden jump in green space in an amended proposal is unlikely. One interesting finding within the IPC review however was that rezoning was not required in order that developers and Councils meet future housing targets, so this may yet prove a decisive outcome.

Meanwhile we await further developments over the 100 Christie St, St Leonards spot rezoning proposal. The Department of Planning, Industry and Environment (DPIE) is reviewing this as part of the St Leonards/Crows Nest development corridor. The proposal seeks to increase maximum height on the site from 49m to a massive 132m. Such a building would tower over the Forum building

and potentially affect the flight paths of aircraft on approach to Sydney airport. Developers are potentially waiting in the wings for opportunities.

This will steadily increase the pressure on Willoughby Council to relax some of the local planning laws protecting the Naremburn Conservation Area (NCA). To date they have largely resisted noncompliant proposals, but there has been a steady stream of DAs for buildings on the north side of Chandos St. Historically, the approach has been to achieve a bell-shaped height distribution in the transition from the tall, high density developments on the south side of Chandos St (North Sydney LGA), to lower height commercial buildings on the north side of Chandos St, then low-rise residential within the NCA, all in compliance with the previous Willoughby Council LEP.

Further to this, mixed signals are being received about the maximum height of buildings in the airspace above the Crows Nest Metro station site. Although the Crows Nest Metro Station received widespread support, the proposed utilisation of that airspace has not: buildings largely residential and up to 27 storeys tall have been proposed. The community is crying out for more green space, without which, the prospect of high density, high rise buildings generating cold, soulless wind tunnels along the highway is daunting. The amenity and village atmosphere of the Crows Nest strip will be under threat if the opportunity to create quality green spaces is not taken.

Naremburn residents should note the Local Centres Strategy being compiled by Willoughby Council. This strategy has provided concept plans on redevelopment scenarios for small shopping areas including the Naremburn shops. There has been strong community response to the concept plans provided so far, with most residents acknowledging that

some redevelopment over time may be necessary, but that the pleasant village ambience and low building heights need to be preserved. This view is at odds with the potential developers, who allegedly favour building heights up to six storeys. Running parallel to this is the State Government requirement for all Councils to review their LEP for compliance with the objectives of the Greater Sydney Commission's North District Plan.

The Willoughby Local Strategic Planning Statement (LSPS), which has been out for public exhibition and comment since mid-August should be carefully read by Willoughby LGA residents, in view of the IPC findings on St Leonards South.

Finally, 'the elephant in the room' – the proposed Beaches Link Tunnel. Many of the issues however remain unanswered – dive site location, air pollution, water pollution, traffic disruption, construction noise, dust and waste removal, pedestrian and child safety, effect on real estate values, other alternatives considered and reasons for their rejection, loss of community facilities and infrastructure, and extended construction periods increased. Authorities have previously committed to most of the issues being properly answered in the project's EIS, but release of this document could be delayed by up to 12 months from its original timing.

TRUE OR FALSE

In 1921 twenty years after it was founded Naremburn Progress Association had 241 members.

ANSWER ON PAGE 8



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SUPPORTERS

McGrath


NORTH SHORE
Veterinary Hospital EST. 1935



 **NAREMBURN**
PODIATRY



It might be quite chilly nowadays, but the pace of change continues unabated with everybody busy going about their business. It matters not whether people are busy in public office, private enterprise, education or even retirement – we all seem very busy. In amongst all this ‘busyness’, it is quite easy for people to lose track of each other, not necessarily through any active disassociation but often due to a simple lack of regular communication. It’s here that catching up over a simple cup of coffee can prove invaluable, as a chat sharing news, or an earnest conversation about items of concern can draw people back together, forge friendships and identify action plans to address complex issues.

Where is this article going, one might ask? Well it’s set in an environment where there appears to be some pressure building against the continuation of timely, accurate and constructive communication between state and local government and community representatives, increasing tensions during important consultation periods, and in many cases calling into question

the transparency and adequacy of such consultation – is it just a way of ‘ticking the box’ on the approvals checklist?

Changes in DA approval procedures as of March 2018 have meant that Councillors no longer have any real involvement in the process, effectively being sidelined and further distancing Councillors from residents. In attempting to rebuild some of those communication bridges, at time of writing we have reinvited our Ward Councillors to attend Progress Association General Meetings, with Cr Nic Wright agreeing to address our August 8 gathering. Nic made a short presentation, with a lively Q&A session following – thank you Nic. Questions covered a wide range of issues, both controversial and straight forward, Local Government and State Government. Remember that Councillors need to hear from us as much as we need to hear from them – we need to support each other.

The same situation is also true at both the State and Federal Government level, albeit often in a more difficult and complex environment. Access is often difficult,

whilst policy direction often appears at odds with community sentiment. But community pressure can bring results – see the recent Independent Planning Commission review of the St Leonards South Residential Precinct Planning Proposal (also mentioned in this edition’s lead article) – which may not mean that controversial overdevelopment sites are permanently avoided, but at least the stampede is curtailed and proponents of these projects are being forced to rethink their approach.

In closing, we reiterate that transparent and timely communication at all levels is one of the keys to success. It doesn’t mean that we’ll always agree as diversity is encouraged, but debates should be conducted with all facts tabled in an attempt to reach optimal solutions, rather than run the risk of poor action plans originating from any lack of clarity.

We hope you also find the lead article thought-provoking.

ROGER PROMNITZ
PRESIDENT



**Naremburn
Progress
Association**

**Quarterly newsletter of the
Naremburn Progress Association
(NPA)**

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Founded 1901, incorporated 2004
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www.naremburnprogress.org.au

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General Meetings
Second Thursday of February, April, June,
August, October and December
Commencing at 7.30pm
with an Open Forum
Naremburn Community Centre
7 Central St, Naremburn

NAREMBURN MATTERS

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Peter Chauncy and his team at McGrath Crows Nest

Welcome to the first local property market update for the new financial year. As you may know, we recently distributed our annual Naremburn Report throughout the suburb and over the financial year we recorded a small decrease in the average sale price which now currently sits at \$2,191,463, down 9.5%, however this figure is very sustainable in comparison to the wider Sydney market. Overall there were 41 house sales across the suburb, down from last year's 49, and we continue to serve the larger portion of the Naremburn market with our share of sales sitting at 71%.

In the townhouse and apartment sector there were 50 sales over the last financial year, down from 59 in the 2017/2018 period. When the house market started to come back in Autumn this year, the townhouse and apartment sector stayed a little sluggish mainly due the uncertainty around negative gearing in the lead up to the federal election. However, with the banks recently loosening their borrowing



criteria and interest rates dropping, we have seen increased activity as investors and first home buyers have reintroduced themselves into the market – and it appears the momentum will continue to grow into spring.

The team have also had great success throughout the year. We were recently ranked number 8 in the Real Estate Business Top 100 agents Australia-wide and number 1 for the metro McGrath network. Peter was also awarded the prestigious John McGrath Award at the company's annual awards night in July.

This award recognises his outstanding contribution to the company over the past 15 years.

Stock levels are generally low at present; however, we are meeting a lot of qualified 'hot' buyers who are ready to go. If you are looking to take advantage of the spring real estate market, get in touch with us to find out how we can maximise your price in current conditions.

PETER CHAUNCY
MCGRATH CROWS NEST
0402 036 489

Get ready for storm season Naremburn!

The cold winter days are nearly over and with Spring round the corner it's a great time to start preparing for the summer storm season. Simple tasks such as clearing your gutters of debris, trimming branches away from your home, fixing roof damage and securing loose items in your yard can prevent costly storm damage during the summer storm season - a little now will save you a lot later. "Our SES volunteers are often called out to homes where a cracked roof tile or blocked gutter has unfortunately caused significant water damage during heavy summer rainstorms. In addition to clearing gutters, now is also a good time to check and update your emergency plan" says Deputy Unit Commander Michael Cheng.

Information on how to prepare or what to do during storms, visit our website www.ses.nsw.gov.au or talk to one of our SES volunteers at the Emerge Festival in Chatswood in September. SES volunteers are always on call should you require emergency assistance in storm or flood, call the local Willoughby - Lane Cove SES on 132 500.





Spring news from Naremburn library

School holidays are upon us so bring your children to Naremburn Library on Monday 30 September for a free and fun LEGO afternoon from 3pm to 4.30pm.

Children of all ages are welcome and there is no need to book – just turn up.

For other school holiday activities at Willoughby libraries please visit our website. www.willoughby.nsw.gov.au/library/events-and-programs/

Your library service provides much more than great books, DVD's and magazines available for loan, - for instance:

Chatswood Library is running a series of financial seminars with the help of the Dept. of Human Services which can be booked online up to 4 weeks in advance.

These seminars include:

Understanding Aged Care Costs on Monday 21st October from 1.30 to 3pm

Understanding Superannuation on Monday 11th November 1.30pm to 3pm

Understanding Retirement Income Streams on Monday 18th November 1.30pm to 3pm

Would you like to be a *Tech Savvy Senior*? Please check the website for informative talks on cyber safety, travel, smartphones, social media and other topics.

Clubs and groups also meet at Chatswood Library. One of these is the Family History Group which meets on the first Wednesday of the month from 10am to 11.30am. Information about other groups such as the Camera Group and the Tech Buddy Club is available online.

DIANA REVINGTON
NAREMBURN BRANCH LIBRARIAN
willoughby.nsw.gov.au/library

Adopt a Street & Keep it Neat

Most people like to see their street free of litter, however, only a few people pick it up. Others just take no notice.

Much of street litter ends up in the rivers and creeks and the ocean. Animals, birds and fish think the plastic is food. It kills them and their chicks. Whole species have become extinct.

Imagine if we all adopted our own street and committed to keep it clear of waste and plastic. A tiny effort for a huge result.

Get Fitter With Litter has started a movement to get rid of litter called **Adopt a Street & Keep it Neat**. You only need spend a few minutes picking up plastic and other litter in your selected street, when it is convenient. It can be done on your way to work, to school, to coffee with a friend, or going shopping. Whenever. Or you can get fit with it by dedicating short times to power walking, plogging or following the fast fitness program while picking up the odd bit of litter.

All you need to do is tell us the street/ reserve/waterway you are adopting and your name and email address. To get one of our 'You beaut bags' free send us a photo of yourself for our web site.

Web: getfitterwithlitter.org
Email: don@winningwow.org

Watch Out Willoughby!

Willoughby is a beautiful place with lovely people. There have been several great stories recently; a child's Fitbit left hanging up in the change rooms of the Leisure Centre for hours until the owner returned, two scooters left unsecured outside Harris Farm at the weekend, credit cards and valuables being found and handed in. Sometimes it feels as if we are living in a community where crime is minimal.

BUT we all really need to be aware that we actually live in a city, where not everyone can be trusted, and on major transport routes making it easy for others to come into our suburbs.

Increasingly there are more police reports about breaking and entering, which are well planned, and involve the actual breaking of windows or doorframes. Just remembering to lock your house (and car) doors and windows when you go out may no longer be enough.

We suspect that thieves see Willoughby as 'easy pickings' and if we want to discourage them we all need to do more.

- Report suspicious activity to the police immediately, don't just scare them off to go and rob someone else
- Keep all bikes and scooters locked up and out of sight
- Keep bags closed and on your person – not in trolleys or next to you in cafes

- Remove all valuables from cars – even in a locked garage
- Consider home security cameras to deter or capture an image of burglars.

We all need to be a bit more careful.

Join us on our Facebook group for more tips and news: <https://www.facebook.com/groups/WilloughbyNeighbourhoodWatch>



DAVID AND LINDA STICKLAND

School Refusal

Mental health issues are suffered by 25% of the population, and the sufferers are getting younger.

Half of all lifelong mental health disorders start before the age of 14 years.

The most common disorder is anxiety and depression and one of the ways it manifests is school refusal. It isn't wagging or truancy. It is a genuine fear of leaving the house to attend school. Often children present to me with all sorts of symptoms stopping them from going to school and it's difficult to differentiate what is medical and what is a psychological cause. Up to 5% of children are refusing to attend school.

It may be for fear of separation, friendship challenges, bullying, having to face assessments, or as a response to stressful

events at home eg; moving house, parental separation, family violence or death of a loved one. The more the child misses school the more it impacts on their learning, as well as their social connections to friends and peers and inevitably their employability. It also has repercussions on relationships with parents, affects family harmony and household income as parents have to take repeated leave to look after them.

It presents as tearfulness, pleas to stay home, late arrival to school, throws tantrums, dawdles, complains of stomach pains, headaches, fatigue, dizziness especially after a weekend, spends a long time in sick bay or the principal's office.

What can you do?

- Schools, parents, children, school counsellor, health professionals have to act quickly
- And no matter what, the child must attend school. School avoidance doesn't help
- Listen to your children, find out why they're refusing school. Children

often clearly tell you the truth if you ask directly

- Seek medical review for assessment of the physical symptoms
- Talk to the teacher
- Apply mindfulness strategies and relaxing activities
- Seek a psychologist early.

Child mental health is extremely important to the community. We are facing 25% of our population that will either leave school early or be under educated with under developed social skills and poor emotional wellbeing. They are our greatest resource who will tragically sub-optimally contribute to Australia's economic and social prosperity.

Surely this is where we should be spending our energy, our focus and investing our collective wealth!

DR NATALIE KORDJIAN
WILLOUGHBY MEDICAL PRACTICE

Growing Pains

Here at Naremburn Podiatry, we see many children who love being active but experience pain which may stop them from doing all the sports and extracurriculars that they'd like.

Growing pains is a general term to describe the pain children experience in the legs and feet. Often they may report pain in the evening or during the night which may affect them so much that they wake crying from the pain. Sometimes it can be dismissed as type of pain that will disappear over time and patients are often told to give it a few weeks rest and then try to return to sport. Growing pains can be an ongoing issue that requires better treatment and closer attention. Although there are a number of causes for growing pains, it most often occurs after a growth spurt. Common areas affected include the knees and heels. Their symptoms may get worse with running, jumping, going up stairs, and walking up hills.

The podiatrists at Naremburn Podiatry are attentive, thorough and skilled and conduct an in-depth biomechanical assessment. Normally this appointment is an hour which gives us time to ask questions about their history and goals, assess their hips, knees, ankles and feet as well as their soft tissue and their gait. We then discuss what the treatment may be as it may differ depending on the patient, their symptoms and their goals.

If the symptoms sound familiar to you, you're more than welcome to give us a call to find out more about Naremburn Podiatry on 8964 6648.

SHELLEY DU
PODIATRIST

WE TREAT:

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Foot Pain





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8964 6648



Spring 2019 -Naremburn Community Gardens

Tomatoes

It should be easy, right? Well, we have found it quite difficult in recent years to get a decent tomato crop. The problem we generally have is plants that grow very slowly and take a very long time to produce

very few fruit. We have narrowed down the main issues (and some solutions) to:

- Intermittent watering – tomatoes like to have constant water throughout their lives - if they start dry they like to stay dry;
- Heat - tomatoes like a Mediterranean climate, so should do well in Sydney in summer. However, we have found that ours struggle through the heat and then only come to life when the cooler weather comes - we are thinking of partial shading using shade cloth.
- Fruit fly - possibly our biggest issue. Only growing cherry tomatoes reduces the issue, but also the enjoyment. We have found one of the most effective traps to involve apple cider vinegar and dishwashing liquid – google it here: <https://www.apartmenttherapy.com/homemade-fruit-fly-trap-123615>
- Rats - yes they eat just ripening tomatoes and eat through any net and even wire mesh to get them – we are going to try tightly fixed small gauge bird net this year and see how we fare.

For some inspiration we have included a photo of a an Italian Tomato Tree.

SUE HOWES
BONGALONG STREET
SUEHOWES@TPG.COM.AU



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Mediterranean Chicken Soup

Full of spring vegetables, this soup is a meal in itself, from Judy Frost.

INGREDIENTS

- 1 tbsp olive oil
- 1 med onion coarsely chopped
- 1 med green capsicum cored, seeded and coarsely chopped
- 2 gloves garlic peeled and crushed
- 1 can tomatoes chopped with juice
- 4 cups chicken stock
- 2 cups water
- ½ cup long grain rice
- 1 tbsp finely chopped fresh basil (1 tsp dried)
- 6 med carrots peeled and diced
- 500gm skinned and boned chicken breast cut into cubes (can use chicken thigh fillets)
- 280 gm fresh or frozen beans
- ½ cup black olives
- ¼ tsp black pepper

METHOD

Fry onion and garlic in olive oil until translucent, then carrots, chicken stock and water cooking briefly to soften carrots.

Add tomatoes and bring to boil before adding chicken and cooking briefly before adding capsicum and pepper cooking briefly before adding beans.

Finally add olives, basil and rice and stir before simmering until cooked – approximately 20-30.

Serve with fresh crusty bread. Serves 6-8.





Spring tips

Spring is the time when we all come out of hibernation and start to enjoy the great outdoors and the longer days. Here are a few tips to keep your best friends out of harm's way.

- Tick season started in August. Make sure you are up to date with your tick and flea preventatives. There are some great new products that have dramatically reduced the numbers of tick cases that we have seen. Either monthly top spot or 6 monthly top spot products are available
- Fleas will also abound in warmer more humid weather.

- Hotter weather can affect pets with shorter noses such as Pugs and French Bulldogs. Start thinking about walking them in the cooler parts of the day.
- Allergies will be back and your dog may get contact allergies from various weeds such as Wandering Dew and Paspalum grass in our local.
- If your pet has big floppy ears think about not getting them wet. Ear infections are much more prevalent in the hotter more humid months.

**OUR NEW CLINIC - 24 HOURS - 9436 1213
63 HERBERT STREET, ARTARMON**

**64 ATCHISON STREET, CROWS NEST
HOURS 8AM - 6PM MONDAY TO FRIDAY
AND SATURDAY MORNING**

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Naremburn Resident Parking Scheme

Willoughby City Council has approved an additional four streets as part of the new residential parking scheme for Naremburn. The parking scheme and timed parking restrictions have been implemented on the following streets:

- Bongalong Street
- Grandview Street (between Park Rd and Station St)
- Park Road (between Station St and 21 Park Rd)
- Waters Road (between Park Rd and Wiksch Lane)

The new residential parking zones have timed parking restrictions of two hours and four hours (2P/4P) Permit Holders Excepted.

The timed parking restrictions will apply to vehicles without a permit, from 8.30am - 6pm Monday to Friday. Eligible residents with a permit displayed can park on these 2P/4P residential parking zones without time restrictions.

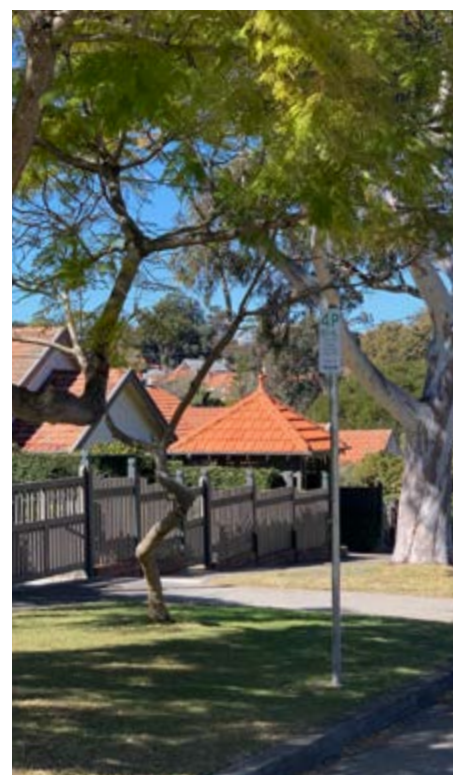
Resident parking permits do not guarantee parking availability, but do provide a comparative advantage for residents. For further information about the residential parking zone and resident parking permit application and eligibility, please visit www.willoughby.nsw.gov.au/community/getting-around/parking/Residential-Parking/ or phone 9777 1000.

Council will continue to monitor and receive feedback to understand the impact of the new restrictions, particularly in those streets adjacent to, but not part of, the new residential parking scheme.

Provide your feedback/comments by before 31 January 2020
at www.haveyoursaywilloughby.com.au



WILLOUGHBY CITY COUNCIL





Community activities

Naremburn Community Centre Activities

9967 2917

willpark@willoughby.nsw.gov.au

Two spaces available for hire in the community centre; a meeting room with its own kitchenette and toilet facilities and a larger area with its own project. These spaces can be hired through the Willoughby Park Centre

Naremburn Progress Association

0419 227 986 (Roger Promnitz)

2nd Thursday bimonthly 7.30pm

February, April, June, August,

October and December

Playgroup

(for children 5 years of age and under)

naremburnplaygroup@gmail.com

Wednesday 9.30am - 11.30am

Northern Suburbs Philatelic Society

9419 7354 (Paul Storm)

3rd Thursday 7.45pm

Visitors always welcome

Breastfeeding Association

abamns.contact@gmail.com

1st Tuesday 10.00am - 12noon

Willoughby Community Pre-school

9437 4260

Monday to Friday 8.00am - 4.00pm

Naremburn Library

7 Central St | 9439 5584

Monday 2.30pm - 5.00pm

Thursday 2.30pm - 5.00pm

Saturday 9.30am - 12 noon

Next issue, December 2019

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

Next NPA meetings

7:30pm - 10 October and 12 December

Naremburn Community Centre

7 Central St

All members and residents are welcome

Letters and articles

Articles, comments or suggestions should be addressed to: The Editor, PO Box 393 St Leonards NSW 1590

naremburn.matters

naremburnprogress.org.au

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.



A street parking study in Naremburn has been completed by the Willoughby City Council to understand parking activities in the area

The study identified that Naremburn residents are experiencing street parking issues. As part of the finalisation of the new resident parking scheme and time limited parking restrictions in Naremburn, Naremburn Progress Association and the wider community were consulted to discuss the street parking concerns and local experience from the local business and residents. Residents' concerns, suggestions and matters raised have been considered and incorporated in the final recommendations.

The scheme is outlined on page 7.

Naremburn Community Centre Playground

Consultation has been undertaken with the local community to produce

a Playground Improvements Plan for Naremburn Community Centre Playground. Comments were consolidated and issues raised have been addressed in the final playground plan. The playground is small in size, but it provides important play and social opportunities for the social community and would include:

- A level grassed area for informal ball games and run around spaces for small children
- A large sand pit with certified soft fall sand
- A city themed play unit with slide and various play panels
- A junior basket swing on accessible rubber soft fall
- A sand sieve bench for imaginative sand play.

Construction was due to commence in late August 2019.

Please share with me your thoughts and I welcome feedback on any current issues.

CHRISTINE TUON

CHRISTINE.TUON@WILLOUGHBY.NSW.GOV.AU

