

NEW CONNECTIONS FOR NAREMBURN



BY PHILLIP BIGGS

Naremburn residents are set to benefit with improved connections to the Sydney CBD, Chatswood and other locations serviced by the Sydney Metro network.

The Metro North West Line commenced services from Chatswood to Tallawong in May 2019, and has been a huge success in cutting hours from passenger commute times and removing cars off our roads. Now, five years later, the service is about to be extended south with the opening of the city section of the Sydney Metro City and Southwest.

Testing of the line from Chatswood through to Sydenham is underway and the new stations are in their final stages of completion. The service will open to the public just weeks from our publication date.

The Chatswood to Sydenham section of the line is 15.5 kilometres long and almost entirely comprised of underground rail tunnels – including beneath Sydney Harbour – and new stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Gadigal in the Sydney CBD, Waterloo, and new underground platforms at Central. The line returns to the surface at Sydenham,

Source: <https://www.sydneymetro.info>

where it will terminate until the next stage opens from Sydenham to Bankstown.

The closest access point for Naremburn residents is via the new Crows Nest Metro Station. You may have visited it during the Community Open Day on May 26, which provided local residents with the chance to explore several features of the station, including 42 platform screen doors, nine escalators and five lifts throughout the fully accessible station.

Visitors also got the chance to see the geometric art installation now adorning the two station entrances on Pacific Highway and Clarke Street. Designed by artist Esther Stewart the colourful artwork references the heritage of the Crows Nest area and the building elements in handmade coloured glazed tiles.

The station is mostly complete, with precinct work continuing, including footpath and intersection upgrade work, utility works within the road and footpath and cycle lane upgrade work. It has taken three years and a construction team of more than 5,300 people to construct and deliver Crows Nest Station. (CONTINUED ON PG 12)

JOIN OR REJOIN THE NPA

Our website is now open for new and renewed memberships for 2024. You can join and volunteer or simply join in support.

For only \$20 you can:

- Help the NPA continue to promote the interests of the Naremburn Community
- Ensure Naremburn Matters keeps going out to letterboxes
- Help support great community events like Tastes of Naremburn
- Show decision makers that Naremburnians really do care about the future of Naremburn

Please go to <https://naremburnprogress.org.au/register/> to register and make a deposit via your bank account

JOIN THE NPA



Volunteer for the NPA:

- Help Coordinate Naremburn Matters or Advertising
- Help Distribute Naremburn Matters
- Join the NPA Committee
- Join a Working Group - Planning, Heritage, Events
- Help with our IT Systems
- Contribute other ideas that will improve our area

Please email [secretary@naremburnprogress.org.au](mailto:secretary@naremburnprogress.org.au) to let us know how you can help

LOVE

YOUR

LOCALS

Support Naremburn businesses by shopping locally during the street works.

♥ Pick up a loyalty card at a participating business and collect 3 stamps

♥ Enter Prize Draw: two chances a week to win \$50 to spend locally

♥ NPA members can win a bonus

Naremburn Chamber of Commerce

Visit [naremburnprogress.org.au](https://naremburnprogress.org.au) for T&Cs



THE PRESIDENT’S REPORT



In the light of the proposed density changes I recently took a walk around our beautiful neighbourhood to look at it through a different lens. I often

appreciate the green spaces, the bushland of Flat Rock, the heritage nooks and crannies but I haven’t really paid attention to just how well we have developed the suburb over the years with almost every street subtly accommodating a significant diversity of housing. Did you know that Naremburn already has the highest proportion of medium density in the whole of Willoughby?

We have been working closely with Willoughby Council regarding the proposed density reforms. We expressed our disappointment when the potential concentrated impact on Naremburn, our unique diversity of housing and our specific infrastructure gaps were not pointed out in Council’s Transport Oriented Development (TOD) submission (See April Council Meeting Minutes/ recording).We have since been assured that Naremburn’s unique attributes and constraints are being strongly represented in councils’ dealings with the State Government. Given the warnings that

our water infrastructure cannot support the planned density, any underrepresentation of our specific needs would be concerning. Keep an eye out for consultation on the TOD to be released soon – where you can have your say about Naremburn’s ability to accommodate more density.

I attended the Crows Nest Metro Open Day alongside 9499 other visitors and spoke to the team. This was a record attendance at a station opening - if that is any indication of just how popular the new Metro will be I think we are looking at a public transport game changer. We have written to council requesting a review of the active transport links to the Metro – with many broken and unsafe links needing attention in Naremburn.

In this issue we cover the importance of our tree canopy. You might have noticed that the Warringah Freeway “Upgrade” has now moved into Naremburn with hundreds of additional trees removed. Having reported distressed wildlife during the removal the clearing appears to have stopped and we are in correspondence with the project team. We have also been in correspondence with decision makers about the sudden death of a substantial neighbourhood tree on Brook St and have questioned how safety risks can be addressed sooner.

An enormous win for the community has come in the form of the Donnelly Rd proposal to heritage list passing council 6:4. This was not without some angst however as

despite over 70% of submitters supporting the proposal not all councillors were in support. Thankfully through advocacy - the clear facts around the heritage importance of this site (and notably the school buildings) prevailed. An amended DA is before the L&E Court which continues to propose the demolition of the school buildings.

Council will also shortly go to consultation around a Heritage Review – whilst NPA have made representations over the past few years ie Henry Lawson’s Cave the inclusions are currently unknown to us/ confidential.Watch out for the “Have Your Say” process.

We have put much energy into the Love Your Locals Campaign to ensure that our shops continue to be supported – please pick up a loyalty card from participating shops and keep Loving Your Locals. The committee has taken the decision not to run a full Tastes of Naremburn this year due to grant funding falling short of costs, a constrained ability to plan ahead during the works and an understandable drop in our advertising revenue from the shops. Instead, we are planning to run regular activations of the new public space once open via Mini Tastes events. These events will help focus attention on the local shops who are recovering from a downturn.

I look forward to seeing you at our next meeting and invite you to join and support the important work of our association.

LARISSA PENN, President



Naremburn Progress Association

NAREMBURN MATTERS  
NEWSLETTER OF THE NAREMBURN  
PROGRESS ASSOCIATION (NPA)

Naremburn Progress Association  
Founded 1901, incorporated 2004  
PO Box 393 St Leonards 2004  
[www.naremburnprogress.org.au](http://www.naremburnprogress.org.au)

The opinions expressed in *Naremburn Matters* do not necessarily reflect the opinions of the NPA or its officers. The opinions of the authors are their own.

OUR PURPOSE

*“The Naremburn Progress Association is a not-for-profit community organisation. The objectives of the Association are to promote the welfare and advancement of the Naremburn community, to preserve and improve the amenity and environment of the Naremburn District and nearby areas, to encourage a spirit of community and mutual help among all residents and to co-operate with other groups in pursuit of these objects. Matters of business will always be pursued on a non-political and non-sectarian basis.”*

Support the work of the NPA by becoming a member of the association. Please visit [www.naremburnprogress.org.au/membership](http://www.naremburnprogress.org.au/membership).

**President** Larissa Penn  
[president@naremburnprogress.org.au](mailto:president@naremburnprogress.org.au)  
**Vice President** Roger Promnitz  
**Secretary** Vacant  
**Treasurer** Pete Kasby  
**Committee Members** Karl Riseborough and Phillip Biggs

**Naremburn Matters:**  
**Editor** Pete Kasby  
**Advertising Coordinator** Pete Kasby  
**Design** GF Creative / [gfccreative.com.au](http://gfccreative.com.au)

Next issue deadline: 4 October 2024

We welcome ideas regarding topics of interest to the community and letters. Please email [naremburn.matters@naremburnprogress.org.au](mailto:naremburn.matters@naremburnprogress.org.au). We do not publish anonymous letters, and we will contact you should we need to edit your contributions.

Although all possible care is taken to be accurate, no responsibility whatsoever will be taken by the NPA, typesetters, or printers for articles, letters, or advertising.

WHAT’S HAPPENING - ALERTS

Imminent – Check our Website/ Media

Transport Oriented Density (TOD) Reforms for Accelerated Precincts via State Government

Heritage Review via Willoughby Council

Currently Open via Willoughby Council’s Have your Say

Generic Parks General Plan of Management – until 29th July 2024

Councils’ Social Media Policy – until 25th July

Our Future Willoughby 2036 until 4th August

Major DA’s

DA-2024/106 Northbridge Pub, Strathallen Ave, NORTHBRIDGE. Proposal to demolish the pub in favour of shop top housing. Open for comment via Council’s DA Tracker until 15/7/2024

Council Elections 2024 – check NSW Electoral Commission website for details

Pre-Polling Open: 7th Sept

Postal Vote Applications Close: 9th Sept

Election Date: 14th Sept 2024





# Update on the Naremburn Village Streetscape Upgrade

BY ROGER PROMNITZ

NPA's Vice President interviewed council about the progress of their Streetscape Project, here is what they told us: Naremburn Village Streetscape upgrade continues to progress. After some early setbacks due to adverse weather, the project has recovered some time with works occurring on weekends.

Paving of the outdoor dining and adjacent areas is now completed, and modifications on the footpath have commenced.

Replacement trees are scheduled to be delivered to the site in mid July, followed by the installation of the new shade structure, which is currently being fabricated off-site.

Saturday works will continue until project completion and will include kerb and road works on Willoughby Road, which will take place during daylight hours (due to State Government's Transport for NSW (TfNSW) requirements). The Book Locker will be installed in mid-July, but will not be operational until anticipated project completion.

Overall, the project is tracking for practical completion about the end of July with an opening celebration to follow at some stage,



Photo shows the outdoor dining slab and paving (28 June, 2024).

but both the timing and scope are yet to be finalised.

Many of the local businesses at the Naremburn Village have experienced a significant decline in trade during the streetscape project so now is the time to get behind and support them where possible.

The Love Your Locals campaign is in full swing, so don't forget to get your card stamped with each purchase (at a participating store), then drop off your completed card to go into the weekly draw to win one of 2 x \$50 vouchers.

**NPA note:**

Naremburn Progress Association continues to keep a close eye on progress and the design as it comes to life to ensure the best outcomes and the return of custom. We have given feedback to council ranging from the need for better traffic signage, a request to review the one way system, ideas on how to improve the safety of low walls, and the need for mature plantings (preferably natives) once the large mesh shade structure is installed for the best street appeal and pollution minimisation. We have also offered to hold our first Mini Tastes in conjunction with the Council's Streetscape Opening.

ADVERTORIAL

## Unmatched Real Estate Success with Team Chauncy and McGrath

As we wrap up the 2023/2024 financial year, we're excited to share with you some of our highlights and achievements from the last quarter.

Your continued support and trust have driven our success, and we are grateful for the opportunity to assist you with your real estate needs. The team are proud to have achieved a 90% auction clearance rate, selling 32 properties in the June quarter. With stable interest rates having bolstered buyer affordability and sustained demand, the housing market outlook for Sydney remains strong for the rest of 2024.

We were thrilled to set a new suburb record for a two-bedroom apartment in Naremburn with the sale of 14/32 Northcote Street for \$2,300,000. On top of this, an unrenovated two-bedroom apartment at 13/163 Willoughby Road attracted 10 registered bidders and sold for \$215,000 over the reserve price for an impressive \$1,465,000.

Several of our listings sold prior to auction, including 41 Slade Street, a

semi, for \$2,860,000; 11A Central Street for \$3,155,000; 36 Glenmore Street for \$4,070,000; and 33 Rhodes Avenue for \$4,130,000, which sold after just two weeks on the market. Additionally, 3 Moonbria Street was sold off-market for \$4,500,000 to a buyer from our database, proving the strength of our network.

A standout sale this past quarter was 26A Rhodes Avenue, which sold for \$3,020,000 after just one inspection. Our expert trades team transformed this home to ensure it was market-ready and presenting at its best. If you need guidance in preparing your home for sale, we're here to help.

Peter was honoured to be recognised among Australia's top real estate professionals, ranked #10 in Australia's Top 100 Agents.

Beyond real estate, Team Chauncy had the pleasure of attending the School for



Life Foundation's Annual Gala Ball, where an incredible \$2 million was raised to provide quality education for children in Uganda. It was a humbling experience to contribute to such a worthy cause.

If you have any questions or want to find out what your property is worth in the current market, please don't hesitate to reach out—we're here to support you every step of the way.

**PETER CHAUNCY**

**PRINCIPAL  
MCGRATH ESTATE AGENTS  
CROWS NEST AND WILLOUGHBY**

**M: 0402 036 489  
E: PETERCHAUNCY@MCGRATH.COM.AU**

**FOLLOW US ONLINE HERE:  
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# LOVE YOUR LOCALS

Our Local Shops need our support now more than ever. Our Love your Locals Loyalty campaign will finish once the Streetscape works end but that doesn't mean you should stop loving your locals as they recover from the impact of the streetworks over the coming months. Here are the participating shops where you can pick up a card until the 31st July - and there are now 2 chances to win \$50 to spend each and every week - let's get as many cards in as possible and watch out for the re-opening party to be announced soon!



### Thaitanium

Expertly prepared dishes with mouth-watering flavours and just the right amount of spice. Some limited seating onsite, take away or delivery through usual delivery companies.

**Hours:**  
Lunch: Tues-Fri 11.30am-2pm  
Dinner: Mon-Sun 4pm – 9.45pm

**Contact:**  
9906 1088  
[www.thaitanium.com.au](http://www.thaitanium.com.au)

**Address:**  
294 Willoughby Rd, Naremburn





### Old English Fish 'n' Chips

Traditional fish and chips, complemented by a variety of other menu items incl. seafood baskets, various burgers, and grilled fish options.

**Hours:**  
Everyday: 10am - 8:30pm

**Contact:**  
9438 4260  
[www.oldenglishfishnchips.com.au](http://www.oldenglishfishnchips.com.au)

**Address:**  
286 Willoughby Rd, Naremburn



### Eat N Chill Wholefood Cafe

Locally sourced brunch and salad options, plus detox drinks, with a kid-friendly cafe with a garden.

**Hours:**  
Mon-Fri 6:30am - 3pm  
Sat, Sun 7am - 3pm

**Contact:**  
0451 523 499

**Address:**  
272 Willoughby Rd, Naremburn





### Naremburn Pizzeria

A Naremburn institution since 1979! Great pizza, pasta and atmosphere. Licenced restaurant, plenty of seating inside and out. Eat in, take away, order online.

**Hours:**  
Everyday: 3pm til late

**Contact:**  
9436 2059  
[www.naremburnpizzeria.com.au](http://www.naremburnpizzeria.com.au)

**Address:**  
300 Willoughby Rd, Naremburn







### Cornucopia Bakery

Freshly baked pastries, pies and bread daily, plus handy take-home meals. Eat in or take away.

**Hours:**  
Sat - Thur: 5:30am - 3pm  
Fri 5:30am - 4pm

**Contact:**  
8065 8880

**Address:**  
296 Willoughby Rd, Naremburn





### Barber Paw Grooming Studio

Quality dog grooming and day care service with very easy parking on site.

**Hours:**  
Tues-Fri: 9:15am - 4:30pm  
Sat: 8:45am - 5:30pm

**Contact:**  
0421 541 662

**Address:**  
284 Willoughby Road, Naremburn





# LOVE YOUR LOCALS

An initiative of Naremburn Chamber of Commerce & Naremburn Progress Association | Sponsored by Willoughby City Council

**Naremburn**  
Chamber of  
Commerce



## Flat Rock Brew Cafe

An intimate English pub experience combined with authentic Aussie pub food. Enjoy hand-crafted beer styles brewed onsite while relaxing with family and friends. Live music every Sunday, function bookings available.

### Hours:

Tues, Wed: 5pm - 10:30pm  
Thurs, Fri: 3pm - 10:30pm  
Sat: 12 - 10:30pm, Sun: 12 - 9:30pm

### Contact:

9460 6696  
flatrockbrewcafe.com.au  
290 Willoughby Rd, Naremburn



## Homme Grooming



Barbershop offering specialised male grooming services, incl. hair cutting and styling, beard trimming and shaving. Our dedication is to provide an upscale salon experience with the highest quality of services to meet the needs of the modern man.

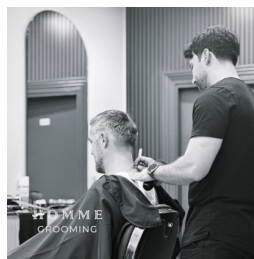
### Hours:

Mon - Fri: 9am - 6pm  
Sat 8pm - 4pm, Sun 9pm - 3pm

### Contact (book online):

hommegrooming.com.au

284 Willoughby Rd, Naremburn



## Forsyth Coffee House

Roasters and purveyors of specially coffee since 1981. Forsyth's, also offers coffee appreciation and barista accreditation courses, coffee cart catering, and a curated selection of over 40 loose-leaf teas and tisanes.

### Hours:

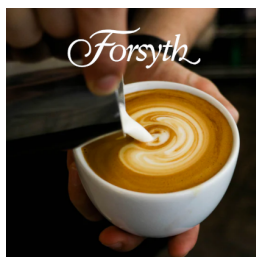
Everyday: 6:30am - 6pm

### Contact:

9437 5916  
www.forsythcoffee.myshopify.com

### Address:

284 Willoughby Rd, Naremburn



## Maree's Hair and Beauty

A boutique north shore salon with over 35 years of experience providing exceptional service to Naremburn.

### Hours:

Everyday: 9am - 5pm

### Contact:

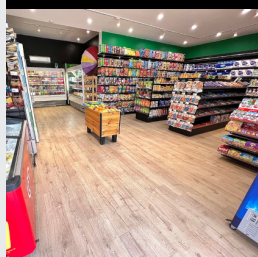
9436 1551  
hairbymaree@me.com

### Address:

282 Willoughby Rd, Naremburn



**FOOD  
ON THE  
WALL**  
SUPERMARKET



## Food On The Wall

Local "corner store" supplying all your daily needs – milk, bread, newspapers. Great for a pantry and fridge top up or study session / movie night munchies.

### Hours:

Mon - Thur & Sat: 7am - 10pm  
Fri 7am - 11pm  
Sun: 8am - 10pm

### Contact:

0451 977 171

### Address:

278 Willoughby Rd, Naremburn



**gpower**



## GPower Dance & Fitness

A warm and inclusive place where all ages and skill levels are welcome, let's dance!

### Hours:

See class timetable

### Contact:

0407 491 823 (Giselle)  
www.gpower.dance

### Address:

272 Willoughby Rd, Naremburn

# Our urban tree canopy: Why does it matter?

BY ALANA PRICHARD

Urban tree canopies play a significant role in helping create cooler, livable neighbourhoods, and benefit the health and wellbeing of the entire community. With the effects of climate change being felt around the country, they're now more important than ever.

Sydney's leafy North Shore is renowned for its established tree canopy, from the jacaranda-lined streets of Kirribilli to the Port Jackson figs of Balmoral. Our own local area of Naremburn borders on Flat Rock Gully, home to 14 hectares of bushland with a canopy rich in native eucalyptus, smooth-barked apple and rainforest.

The benefits of trees in urban areas are wide-ranging, which is why the NSW Government has set a target of 40% canopy cover for Greater Sydney by 2036. Willoughby City Council's tree canopy currently covers 35% of the local government area, 5% short of the state target. Notably, the majority of this tree canopy is on public land.

However, Willoughby City Council is losing much of its urban tree canopy, with nearly 13 hectares of residential trees lost over the last 10 years. That's the equivalent of 483 tennis courts; almost as large as the expanse of native bushland in Flat Rock Gully.

With the massive loss in residential tree canopy over the last decade, it's a good time to revisit why the urban canopy is so important for the community, and the practical benefits trees provide particularly on residential land.

## Health and Wellbeing

Trees improve air quality by converting carbon dioxide into oxygen, reducing smog and making it easier to breathe for people with respiratory problems like asthma. The ability of trees to reduce air pollution increases as trees mature. Additionally, trees and greener environments are strongly linked to emotional and psychological well-being, with a positive impact on mental health.

## Practical Benefits

The practical benefits of an urban canopy are even more important in the era of climate change, marked by increased temperatures and a propensity for heavy, prolonged rainfall. The shade provided by trees lowers air temperatures in summer. When near buildings, trees can reduce the demand for heating and cooling, resulting in lower power bills and less greenhouse gas emissions. Trees



Recent mass tree clearing at Naremburn for the Warringah Freeway Upgrade Works has reduced our areas tree canopy



can also help reduce flooding by capturing large amounts of rain in their root systems and canopies, in comparison to rain that falls on hard surfaces like concrete. They can also reduce noise pollution by absorbing and blocking urban noise.



These trees provide habitat for local wildlife including: birds, bats and possums

## Climate Change Mitigation and Biodiversity

Trees are natural carbon capturers, removing greenhouse gases like carbon dioxide and nitrous oxide from the atmosphere and storing it in their leaves, branches and roots. The more mature a tree is, the more

carbon it can store. Trees also significantly contribute to urban cooling, and can be responsible for median temperature reductions of between 1.9°C and 9°C in urban centres.

Finally, trees are important for biodiversity, providing food, protection and habitat for birds, insects, animals and other plants – the cornerstone of a sustainable city.

## Want to know more?

Willoughby City Council's Love your Trees campaign is a program that aims to provide residents with opportunities to learn more about trees and why they are important to local communities. Learn more at <https://www.willoughby.nsw.gov.au/Campaigns/Love-Your-Trees>



"Ausgrid recently removed dead branches from this neighborhood landmark tree currently under assessment by council on Brook St"





# The Health Impacts of Climate Change In Australia

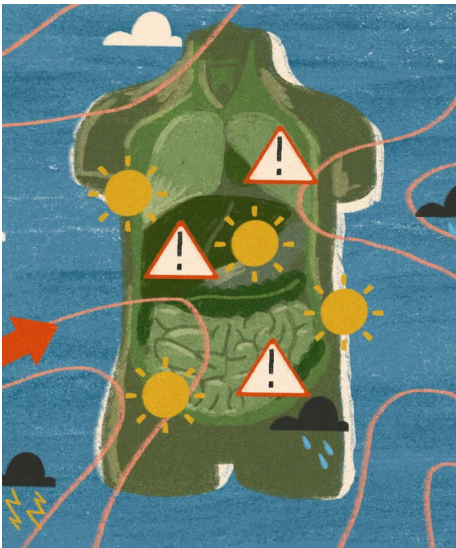
BY DR LALANA KAPUWATTE

Climate change, explained as long-term shifts in temperatures and weather patterns, has become a global public health issue harmful to human health and wellbeing. Primarily due to human activities such as the burning of fossil fuels, greenhouse gas emissions are generated trapping heat from the sun and raising temperatures. As a result, various detrimental environmental effects occur, inducing climate change impacts such as heatwaves, floods, droughts, and infectious diseases.

Australia is particularly vulnerable to the health impacts of climate change, being dry and having diverse climate conditions. Our health can be affected both directly and indirectly by the climate, so it is increasingly important to learn about and prepare for climate impacts.

Direct impacts on health from extreme weather events such as heat-waves include heat-related morbidity and mortality. Events such as cyclones can cause fatalities and physical trauma as well as destruction of homes. Try to stay aware of extreme weather warnings, and consider how your home retains or loses heat to prepare for more extreme future temperatures. On hot days, try to keep cool and stay hydrated.

The indirect impacts of climate change on health include temperature changes, altering the habits of disease vectors such as mosquitos and ticks, leading to the spread of diseases such as dengue fever. To protect against mosquitoes and reduce the



Source: Sonny Ross, The Guardian

risk of diseases they transmit, wear loose fitting, long sleeved shirts and pants, apply mosquito repellent and where possible, install screens on your windows and doors.

Climate change can reduce water availability and quality, increasing the risk of gastrointestinal infections. It can cause air pollution leading to long-term lung damage such as emphysema, asthma and lung fibrosis. The stress and trauma associated with extreme weather events can lead to mental health issues such as distress, isolation, post-traumatic stress disorder, depression, and anxiety. If you think you or someone you know needs assistance to cope with these or any other symptoms, contact your GP or local mental health service.

When weather conditions allow, consider active transport. Cycling or walking instead of driving, or combining these activities with public transport, will increase your daily physical activity. These activities help reduce greenhouse gas emissions from vehicles that contribute to climate change. Being physically active can lower your risk of developing heart disease, diabetes or obesity. Eating plenty of fresh fruit and vegetables can reduce your risk of chronic disease, which, in turn, can increase your resilience to climate change.

In December of 2023, The National Health and Climate Strategy was launched to address the health and wellbeing impacts of climate change and reduce the health system's emissions, waste, and contribution to climate change. Alongside the Government's work, primary healthcare adaptation strategies include public education and awareness of the impacts of climate change on health, early alert systems, disaster preparedness, heightened infectious disease control such as vaccine programs, vector control, and food safety. This will help the community to anticipate climate risks and work to mitigate the impacts of climate change on our health and well-being.

By addressing these impacts and implementing proactive measures, our health and well-being can be protected to create a more sustainable future in the face of climate change.



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1/56 Chandos St  
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Present this ad to receive  
a free large Margarita  
pizza with any large pizza



# Food for Wildlife comes to Flat Rock Gully

BY PETE KASBY

In November 2023, Costa and the Gardening Australia team featured a group of inspiring locals in Sydney’s North West determined to solve a key challenge for many volunteer wildlife rehabilitators - the availability of native food.

*Did you know that an adult Common Brushtail Possum requires around 2 kilograms of fresh green foliage every night while in care?*

Growing Food For Wildlife began when wildlife rehabilitators faced an influx of wildlife needing rescue and care. Sourcing food for these animals while in care can be a real challenge and many volunteers spend hours each week looking for and trimming street trees for foliage and flowers.

The Growing Food for Wildlife project has been a huge success and continues to expand through new partnerships with local councils and volunteer groups across Sydney. Naremburn Matters is delighted to report that Growing Food For Wildlife is now also partnering with Willoughby City Council and Willoughby Bush Care, right right here in Flat Rock Gully.

Drop in every fourth Saturday of the month from 10am to 1pm and help grow food for sick, injured and orphaned native animals in the care of local wildlife rescue groups. The monthly working bees are highly rewarding,



and a terrific opportunity to learn about native gardening, local plant species, local wildlife and to have a laugh and connect with neighbours and local wildlife rehabilitators.

No experience is required!

SCAN THIS  
QR CODE  
TO FIND  
OUT MORE





## Library News

**Naremburn Library**  
7 Central Street, Naremburn  
Ph 9439 5584

Opening hours: Monday 2pm – 4.30pm

During the colder months, there’s no better time to cosy up with a great book. We’re excited to showcase our collections featuring new releases and hidden gems across all genres. Visit us today and discover your next favourite read.



**Book Club Kits**  
Dive into engaging reads and discussions with our Library Book Club Kits, featuring multiple copies of the book, discussion

questions and author biographies, across various genres to enrich your group reading experience.



- Diverse selection ensures something for everyone.
- Discover hidden gems with curated recommendations to surprise and delight.

**Let’s Create: Bushland Drawings**  
(Monday 8 July 3:00pm - 4:30pm)

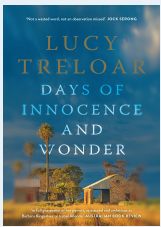
- Nature inspired arts and crafts. Bring the bush into the library.

**Spot our NEW Reader’s Advisory Tags in Select Books!**

- Quick book reviews offer concise insights.

- For the whole family - Ages 5 and older.
- Get creative as you learn about our local bushland.

- Presented By Willoughby City Bushland services in collaboration with Willoughby City Library.



**Book Review**  
*Days of Innocence and Wonder* by Lucy Treloar

Australian author Lucy Treloar tells the moving story of Till, who is haunted by her childhood friend’s abduction. As she tries to rebuild her life in a small town, she faces her past fears. Treloar’s writing beautifully captures Till’s journey of healing and self-discovery set against the backdrop of real-world events including the pandemic.





# Density Update

BY LARISSA PENN

We have seen the NSW State Government’s planned density changes progress considerably since the last issue.

**New Housing Targets**  
Density targets have been set with Willoughby expected to deliver 3,400 additional dwellings over 5 years - this effectively doubles our expected five year delivery targets (previously 6,700 over 20 years i.e. 1,675 over 5 years). In setting targets the Department of Planning , Housing and Infrastructure (DPHI) considered our delivery pipeline and land “where re-zonings have already occurred”. This has raised concerns that the new targets are additional to the housing planned for delivery via our new LEP.

**New Reforms Enacted**  
So far the reforms enacted (Tier 2 TOD and Stage 1 Low and Mid Rise Housing (LMRH) - Duplexes) have had little impact on Willoughby. Council remains in the driver’s seat (Minister DPHI 29/6/2024): “...local councils will remain the primary assessor of development applications” and it appears our Conservation Areas will remain thus far unchanged with the Mayor stating that the dual occupancy exclusion map will stay in force in response to the DPHI Ministers

statement that the new duplex policy “... may be considered in heritage conservation areas”. Interestingly 4 council areas have been granted exemptions.

**High Impact Reforms Still to Come**  
The remaining reforms will be where Willoughby is expected to meet it’s targets. Councils have been asked to give feedback on Stage 2 LMRH reforms via a “Refinement Paper” which proposes changes including “collaborating with councils to confirm suitable stations and town centres” around which density will be concentrated. The Minister has recently stated that “The Government is working with local councils to finalise these reforms ..” but officers say they are awaiting further consultation. It’s unclear when these reforms will be enacted and the selected centres are yet to be made public. Earmarked to deliver the highest density changes, the Accelerated Precinct TOD was proposed in order to rezone land for high density 1.2kms around 8 Stations. There appears to be changes to the 1.2 km radius concept around the Crows Nest Metro TOD. We are advised that the increased density will be restricted to the St Leonards/ Crows Nest 2036 plan area - the scope of which originally included parts of South Naremburn and the RNSH Precinct/ Herbert St zones. Consultation is due in July.

**Confused?**  
It’s unlikely that we or you will know the specifics until the government releases the next stages. To provide for greater certainty

and better planning outcomes we have suggested that WCC proposes amendments to their own well evolved zoning plans and applies for an exemption, particularly given the time needed to address the deficit in our water management systems, but this is not an option currently being pursued. **Please write to council and/or keep an eye out for consultation on the TOD reforms due out in July. Check our website for updates.**

## PROGRESS OF DENSITY REFORMS

### Density Changes Enacted

- Additional 3,400 dwellings target over 5 years for Willoughby
- Tier 2 TOD - Willoughby Excluded
- Low rise Density-Duplexes - No known change for Willoughby

### Density Changes Pending Implementation

- Low and mid risen density “Well Located” R2 and R3 zones - locations not yet known. Councils have been asked to nominate local centres/ stations for increased Low and Mid Rise Density

### Density Changes about to go on Consultation - please make a submission!

- Transport Oriented Development (TOD) Accelerated Precinct - area around the Crows Nest Metro Station for increased density. Area/details not yet known - consultation due July 2024!

# IS NOW A GOOD TIME TO BUY?

Waiting for better market conditions before buying a property might seem like a smart strategy. But it can actually backfire, because market conditions are always fluctuating, influenced by factors like interest rates, population growth, and local supply/demand.

Trying to time the market perfectly is nearly impossible, even for experts. Meanwhile, as you wait, property prices are likely to rise, making it more expensive to buy later.

For instance, over the past two decades, median house values in Australia have shown an annual increase of about 6%. Presently, the national median house price stands at \$933,000.

This suggests that, based on historical trends, a property

of this value could potentially appreciate by approximately \$56,000 over the next year, assuming average growth rates persist.

We believe the best time to buy is often more about your personal circumstances than market conditions. If you have a stable income, good credit, and are ready to settle down, these factors indicate that it could be the right time to buy a home or investment property.

If you would like to have an obligation free chat about your long-term goals, please feel free to reach out to us.

\* This information is general advice and does not take into account any person’s particular financial objectives, situation or needs. You should consider whether it is appropriate to your particular circumstances.

## PERSONAL WEALTH CREATION | BETTER MORTGAGES | RETIREMENT PLANNING



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PO Box 186, St Leonards NSW 1590

**Naremburn residents serving  
the local community**



COUNCILLORS' REPORTS



Councillor  
Georgie  
Roussac

At its most recent meeting, Council approved local heritage listing for the St Leonards Church, Presbytery and School Buildings and grounds. This is a wonderful outcome for our community. Council commissioned independent expert advice to assess the buildings against the NSW Heritage criteria and it was found the site meets multiple criteria for local heritage listing. Community support for the listing was strong, with 70 of 102 submissions in favour.

The NSW Government is expected to invite public feedback on the Transport Oriented Development (TOD) planning reforms in July. The Government has stated (but not yet published) that the Crows Nest TOD will focus on fast tracking the development of areas in St Leonards and Crows Nest already earmarked under the 2036 Plan. Areas outside of the 2036 Plan are not anticipated to be the subject of rezoning under the TOD Program and Council will continue to advocate strongly for this outcome.

The State Government's housing reforms need to deliver for our communities and more housing, and more diverse housing, are urgently needed. Local heritage is crucial for vibrant communities – affordable housing does not have to damage our community's unique heritage. Likewise, we need to see much greater commitment to local infrastructure, and strategies to address the potential loss of trees and overall canopy provided by private gardens.

**GEORGIE ROUSSAC**  
P | M 0459 879 379  
E: Georgie.Roussac@willoughby.nsw.gov.au



Councillor  
Nic Wright

I know many in the community are anxious about the proposed planning reforms and how they will impact Naremburn. While many details are still emerging, I am closely monitoring the situation to ensure our community's interests are represented. Balancing development, heritage protection, and ensuring appropriate infrastructure is available is central to our advocacy. Willoughby City Council has a proud history of delivering appropriate development in consultation with our community. Council staff assure us they are communicating our priorities to the Department of Planning.

I'm also proud to report two recent successes in heritage preservation from motions I brought to Council. The Catholic Church precinct on Donnelly Road has received heritage protection, preserving its historical significance and ensuring any development is sympathetic to this history. Additionally, Council has recommended that Henry Lawson's Cave in Flat Rock Gully be protected, safeguarding this important natural heritage site.

Finally, thanks to a Notice of Motion I brought forward at our February meeting, residents can now find the street sweeping schedule on our Council website. This information, along with regular and bulk waste collection dates, may help residents move their cars in advance so our trucks can clean the kerbs and gutters effectively. Search "Waste and street sweeping services" on Council's website for more details.

**NIC WRIGHT**  
P | M 0481 033 442  
E: nic.wright@willoughby.nsw.gov.au



Councillor  
Anna Greco

The proposed planning reforms have raised substantial concern among Naremburn residents. My focus has been on the Crows Nest Metro Transport Oriented Development (TOD) program. The area around the Metro Station is an accelerated precinct under the State Governments proposed density reforms. These reforms have the potential to impact on Naremburn and the St Leonards Hospital Area.

At the last Statutory Traffic Committee meeting, I submitted a request on behalf of the Naremburn Progress Association for a Traffic, Parking, and Active Transport Study to address significant issues in these areas. The matter will be considered, and a progress report will be provided at the November 2024 Traffic Committee meeting.

The Willoughby City Parks Generic Plan of Management is currently on exhibition. The plan includes the reclassification of various parks, which will determine how they are used and managed going forward.

I was delighted to participate in a recent workshop supported by Willoughby City Council on taking small steps to tackle soft plastics pollution in our city. I learned that even the smallest step can have an enormous impact on improving our environment. I'm excited to be participating in Plastic Free July. Here is the link if you would like to join me. <https://www.plasticfreejuly.org/>

If you have any questions or would like to have a chat about living in Naremburn, I would love to hear from you.

**ANNA GRECO**  
P | M 0459 866 064  
E Anna.Greco@Willoughby.nsw.gov.au

MAYOR'S REPORT

Mayor Tanya Taylor provides an update on Naremburn goings-on.



What an exciting time it is for the Naremburn Community and for the local businesses as the Naremburn Village Upgrade nears completion. I can't wait to see the enhanced amenities in action

which will provide easier and improved access for pedestrians, cyclists and bus passengers. None of this would have been possible without a \$750,000 Commonwealth government grant toward the streetscape enhancement project and, importantly, the input of the local businesses and community, which we are grateful for. Thank you for your support!

At last month's council meeting, we heard from several passionate Naremburn residents and parishioners of St Leonard's Church who presented their well-thought-out views – both for and against - the proposal to extend the heritage listing to include the presbytery and the former school building. Council voted in favour of the independent report which found that the buildings have heritage value. I'd like to thank the speakers who addressed Council with such enthusiasm and respect.

And, for all the book lovers – and I count myself as an avid reader – I'm delighted that a draft Library strategy has been endorsed for public exhibition. Our libraries are much loved and valued and we want to ensure that we keep meeting the needs of our diverse community. Check out the details on Have You Say and please share your ideas.

The hot topic of e-bikes has been a much-talked about issue in our community, and I am glad to see Council's support to increase advocacy for e-bikes and e-bike delivery drivers. We'll be hosting a forum in 2024/25 to understand the challenges facing the e-bike industry, but also engage with stakeholders to recognise the opportunities. Making Chatswood CBD safer for pedestrians and riders is a priority, and Council is developing educational materials for e-bike delivery drivers which will provide information on what riders must do to keep themselves and the community safe.

**MAYOR TANYA TAYLOR**  
WILLOUGHBY CITY COUNCIL





# Save Our Naremburn Shops

*I love Naremburn and our community.....and this is an urgent plea for action to help our local Naremburn shops before we lose more of them.*

## KH, LOCAL RESIDENT SINCE 2008

I was moved and prompted to write this article after having an impromptu conversation with one of our local business owners, which then led to me chatting to a few more. All with the same message..... that times have never been so tough for them as long as they have been here. Like many families, we are in tough economic times: interest rates continually rising and cost of living in Sydney exploding. Balancing how we spend our disposable income is understandably more important than ever. Our local shops are no different: higher rents, wages, cost of supplies, and aberrations like the local road works - all creating an added downturn to the one they have already been experiencing over the last year.

Previously, like most people, I just assumed that shops that had been in Naremburn for as long I have been here had a good formula; and that if they had survived all this time, then they would continue to. I read articles in previous editions of Naremburn Matters promoting our shops and am aware of Council-sponsored initiatives like the current 'Love Your Locals' Campaign to help encourage customers while the council works have displaced the outdoor seating area. Like many, I just assumed the public works were causing a temporary downturn and that when the redevelopment was complete, the businesses would thrive.

I now feel so naïve since an interaction on the 15th of June, just a few weeks ago, I was at the Flat Rock Brew Café for their annual Cask Day, a unique event for Sydney, let alone the local area. Karl, who owns the venue and has kids about the same age as mine, was working tapping the casks and pouring the beer. I've known Karl for a long time through the local Junior Cricket Club and Cammeray Public



School where our kids went. I mentioned to Karl that it was a shame that all the public works being performed outside the Flat Rock limited the amount of people who could partake in the event. However, it was promising to see how many patrons were still enjoying the Cask Day. Surprisingly, Karl who I've always known to be quite stoic, wore his heart on his sleeve, opening up about the downturn in business. Things were so dire that he was behind on rent and had not drawn a wage for some time! Unsurprisingly, his rental agent and landlord still expect full payment but will take it late. Karl mentioned that he would need to shut the doors if this continued.

I was so moved by this as Karl established the Flat Rock Brew Café to replicate the English village pub feel where individuals, families and the community have a hub to gather and socialise. We have been fortunate since 2013 to have the Lower North Shores first craft brewery on our doorstep. Karl, and Jenny his wife, have been pillars of our society, sitting on P&C committees for local schools and running the North Sydney District Junior Cricket Club to mention a few of their benevolent contributions – supporting local community is a huge drive for them. There would be few families in Naremburn and the surrounds who would not have benefited

from their community spirit.

My concern is that if businesses like Flat Rock Brew Café close, this represents a disturbing trend following the recent closure of the Urban Teahouse, Friend's Burger and Tartufo Nero. The Urban Teahouse had never been busier than the two weeks before its closure when everyone heard it was about to shut. I too am complicit, as if I had known earlier, I would have bought that extra toastie and coffee.

This interaction with Karl prompted me to speak with a few local shop owners who over the time I've been in Naremburn, have become more friends than acquaintances.

Nick who runs the Thai and Faraz from the Fish and Chip shop have told me that business has never seen such a downturn. This was even prior to the public works being performed. Nick's business is down, he is working longer shifts as he employs less staff to make ends meet. Faraz was hoping to develop the business, but the current climate is restricting that wish. I have spoken with Alan who runs the barbershop, and he is severely against the wall, and I have also heard that the Pizzeria which has been there as long as the Thai, has never seen business so poor.

If we want Naremburn shops to survive, it is essential that we all, the community, consider where they are spending our money in this tough economic climate. Rather than giving money to Food Delivery Services, consider a takeaway from our local shops. Rather than going into Crows Nest for a drink or dinner, consider our Naremburn local shops.

I know times are tough but if everyone reading this article bought a beer from the local brewery; a takeaway from the Thai, Fish and Chips, or Pizzeria; or had a haircut, coffee or croissant in our local strip of Naremburn shops, even just once a month, then those business owners have a significantly better chance of getting through this challenging period.

It would be desperately sad if we did not take a stand now and businesses were forced to shut as we know that when shops close on the Naremburn strip, it takes a while for new ones to come back, if ever.

## What are the issues that matter most to you?

**As a community independent, I am committed to advocating for your ambitions and concerns in Parliament House.**

Help me understand how best to represent you at [kyleatink.com.au/survey2024](https://kyleatink.com.au/survey2024)

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**KYLEA TINK MP**  
Independent Federal Member for North Sydney



Authorised by Kylea Tink. Level 10, 2 Elizabeth Plaza, North Sydney NSW 2060.



### Community Activities

**Naremburn Community Centre**  
7 Central St, Naremburn Ph: 9967 2917  
[willpark@willoughby.nsw.gov.au](mailto:willpark@willoughby.nsw.gov.au)  
Contact the centre for room availability.

**Willoughby Community Pre-school**  
Ph: (02) 9427 4260 [director@wcp.org.au](mailto:director@wcp.org.au)  
Monday to Friday 8am-4pm

**Naremburn Progress Association**  
Our meeting dates for 2024 are 15 August and 17 October. To stay up to date and support our work, please join as a member.  
Please check our website for details at [www.naremburnprogress.org.au](http://www.naremburnprogress.org.au) or contact [secretary@naremburnprogress.org.au](mailto:secretary@naremburnprogress.org.au).

**Volunteers urgently needed! Naremburn Community Playgroup**  
Volunteers needed to help us get the Naremburn Community Playgroup up and running again. We are looking for parents or carers willing to form the committee to run the playgroup, otherwise we may need to close this valuable community group.  
Please contact Pam at [pam@playgroupnsw.org.au](mailto:pam@playgroupnsw.org.au)

**Bushcare**  
**Bicentennial Reserve Bushcare:**  
Meet on the 2nd Sunday of each month  
9am-12pm. Sue: (02) 9958 2122  
**The Drive (Flat Rock Gully) Bushcare:**  
Meet on the 2nd and 4th Friday of each month.  
Heidi: 0405 454 300  
To join a group, please fill out Willoughby Council's Bushcare Volunteer Application Form at: [bushcare@willoughby.nsw.gov.au](mailto:bushcare@willoughby.nsw.gov.au)

**Willoughby Community Men's Shed**  
Warners Park, The Outpost, Northbridge  
Monday-Friday, 10am-3pm  
(Women attend on Wednesday)  
If you just want a chat, you can ring Neville, the shed coordinator, on 0408 204 805.  
For other inquiries, email the shed at [information@willoughbymensshed.com](mailto:information@willoughbymensshed.com).

**Naremburn Community Gardens**  
Bongalong Street 9am-11am Sundays  
Station Street 9am-12pm Sundays  
Marks Street - coming soon

### VOLUNTEER OPPORTUNITY NAREMBURN MATTERS EDITOR

We are seeking the services of a volunteer editor who can coordinate four issues of Naremburn Matters per year. The role involves:

- Liaising with contributors and managing deadlines
- Working with the NPA President and Committee to further the goals of the progress association
- Checking and editing detail
- Coordinating with the designer and printer to ensure timely delivery

This is an excellent volunteer role for anyone wanting to gain experience in publishing or who has experience in the area and is wanting to give back to the community.

### VOLUNTEER OPPORTUNITY NPA SECRETARY

As a key member of the Executive Committee, the Secretary plays an important role in supporting the efficient operation of the NPA. Specific areas of responsibility include:

- Receiving and issuing correspondence on behalf of NPA
- Issuing notices of meeting and agendas

- Recording and issuing minutes of meetings
- Posting relevant documents on the NPA website
- Maintaining the member database in association with the Membership Convenor

NPA is urgently seeking a volunteer to fill this role. It would suit a local resident who can commit a few hours each week to NPA. The role could also be shared between two people. A detailed Position Description is available.

If you can assist with these roles, please reach out to the Executive Committee, either in person with one of the committee members, or via email at [secretary@naremburnprogress.org.au](mailto:secretary@naremburnprogress.org.au).

CONTINUED FROM COVER STORY

### New Connections for Naremburn

When operational, around 10,000 passengers are expected to pass through the Crows Nest station during the morning peak period, and experience fast commute times under the Harbour to Barangaroo in five minutes and to Martin Place in seven minutes.

Metro brings fast, modern, trains to Sydney. While waiting for the train, passengers and objects are kept clear of the track by platform screen doors. The trains themselves are open from end-to-end, enhancing accessibility and safety. Dedicated multi-use areas are set aside for wheelchairs, prams, and bicycles. There is no need to consult a timetable – the services will be fast and frequent, so you won't be waiting long for the next train

Train operation is automated. There is no driver onboard! Passengers can sit right at the front of the train and see the view through the front window. The metro network is operated from a control centre at Tallawong in Sydney's north-west.

Importantly, this new service won't replace existing modes of transport, but it will provide a convenient new alternative and take some pressure off roads and buses. Keep an eye on the media for the announcement of the opening date in the coming weeks.

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Order by Tuesday. Delivered Friday.



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