

Proposed planning changes cause great concern

by Georgie Roussac



Prepared for Willoughby City Council

The NSW government’s recently proposed low- and mid-rise housing changes and transport oriented development (TOD) program aim to address pressing housing needs across the Six Cities Region and deliver more density and diverse housing options close to transport, shops and amenities. The changes are part of a series of planning reforms that aim to meet the NSW government’s commitment to deliver between 314,000 and 377,000 new homes by 2029 under the National Housing Accord.

The proposed reforms would override council limitations on the type of development allowed in its suburbs and around local centres. These changes have the potential to transform the character of local streets, increase the number of duplexes and terraces in our suburbs and increase the scale of residential apartment buildings around local centres and stations.

Willoughby City Council’s submission to the government acknowledged the need for increased housing but advocates a thoughtful approach that respects local character and heritage. The council proposes that these reforms should not apply to areas recently rezoned or to Heritage Conservation Areas, and requests that updated housing targets be released before policy changes designed to accommodate the required growth. The council calls on the government to substantiate that the reforms can be appropriately serviced by infrastructure, including roads, schools, hospitals, water, sewer and open space. It also calls for stronger restrictions to prevent the removal of healthy, mature trees and a requirement that 40% of the original site area be covered by tree canopy.

The TOD program is a strategic initiative targeting high-growth areas near transport hubs, aiming to create compact, connected communities.

There are two parts to the TOD program: *Accelerated Precincts (Tier 1)* to deliver high and mid-rise housing within 1,200m of eight priority transport hubs and, *State Environmental Planning Policy (SEPP) (Tier 2)* to foster residential developments within 400 metres of 31 metro and rail stations.

One of the priority high-growth areas for accelerated rezoning (Tier 1) is Crows Nest which is in North Sydney’s Local Government Area (LGA). However, the 1,200m radius extends to Naremburn and St Leonards.

The government has advised council officers that the intent is to focus on the area subject to the St Leonards and Crows Nest 2036 Plan and to fast track the expected development already provided for under the 2036 Plan. Areas outside of the 2036 Plan such as Naremburn are not expected to be the subject of rezoning under the TOD program. The council is seeking urgent clarification of the intent and scope of the Crows Nest TOD to address community anxiety that significant and valued heritage will be lost, and to avoid land banking and speculation.

The council’s submission highlighted the lack of community engagement in the planning processes, the need for transparent and inclusive decision making, and concern that funds levied from within the precinct may be reinvested elsewhere in Sydney.

The government’s proposed reforms are deeply concerning for many of us. The council’s submissions highlight our community’s concerns and provide recommendations for a better approach to addressing the housing affordability crisis.

To read the detailed submissions, type ‘planning reforms’ into the search bar on Willoughby City Council’s website: www.willoughby.nsw.gov.au

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supporting the Artarmon community spirit

The Artarmon Gazette is published quarterly by the Artarmon Progress Association. It is distributed by volunteers, free of charge to Artarmon residents and businesses.

The Artarmon Gazette seeks to inform residents and business people about current local events and issues and discusses matters of interest and concern.

Written contributions and photographs are welcome. Please submit all non-advertising material to the editor. We accept material via email. Editing may be necessary for style, space or layout considerations.

Views and opinions expressed in the Artarmon Gazette are not necessarily those of the Artarmon Progress Association or its members. Although all care is taken for accuracy, no responsibility can be taken by the association, editor, designer or printer.

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NEXT EDITION DEADLINES

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Editorial

The Artarmon Progress Association and the Artarmon community had a big win after the Gazette's story in the last issue about traffic on Artarmon Road. See page 3.

A subject that has caused a great deal of consternation recently is the state government's decision to cut the number of opportunity classes at our Artarmon Public School. Ann-Marie Cahill looks at the issue on page 4.

And the much loved Love Your Locals campaign has wound up after a year of cards, stamps, collections and the excitement of possibly winning \$50 to spend in an Artarmon shop. We're now starting to see the road works come together with new paving, garden plantings, and amenities block. We look forward to a 'gala reopening' in November organised by Willoughby City Council.

We have many people of high achievement in our community and Mary Crock is definitely one of them. David Roberts' interview is on page 5.

Did you know there used to be a cinema in Hampden Road? On page 7 Adrian Alexander examines its history.

The Willoughby parkrun is an excellent way to get and keep fit and meet new friends in your local area. On page 15, Mary Ann Irvin looks at why it's so much fun and so popular. And you don't have to run. You can walk, stroll or go in a wheelchair.

The state government's planning changes are of great importance to the entire Willoughby

area so come along to the APA's next public information meeting on June 12 to find out what you need to know.

Winsome Byrne
Editor

WANTED!

Volunteers to help deliver the Artarmon Gazette

Why not enjoy your exercise while getting to know your neighbourhood?

The Artarmon Gazette is published quarterly and provides up-to-date information about what is happening in Artarmon. It gives residents a voice in their suburb.

The 5300 copies are delivered by volunteers who are coordinated by Judy Simpson. Each deliverer usually looks after one or two streets.

"I've been delivering the Artarmon Gazette for over 10 years, thoroughly enjoying the walk and fresh air. It's not at all difficult or time consuming."

Barry R



Please join us by emailing Judy at judys7@bigpond.com

APA Public Information Meeting

You're invited

State government's proposed planning changes - insights

Guest speakers

Hugh Phemister Planning and Infrastructure Director, Acting CEO
Mayor Tanya Taylor

Hugh and Tanya will explain the implications of the proposed state government changes to planning rules. What do they mean for Artarmon? What will they mean for you?

Date: Wednesday 12 June Time: 7.45 - 9pm

Location: Artarmon Library Community Hall, 139 Artarmon Road

A note from the President



Anyone who has undertaken renovations will understand how long it takes to get things done, and how frustrating and disruptive the process is.

Happily, the Hampden Road upgrade is near completion and after a year of disruption the end game is close. It has not been easy, especially for the businesses, and frankly nor for the many Artarmon people for whom the Village is a hub.

I would like to thank each of you who have continued to support our community while the roadworks were being done. The fact that so many people have gone out of their way to keep shopping in the local area is a credit to everyone involved. You have made a difference.

During the upgrade the Artarmon Progress Association (APA) stood alongside Artarmon Village Inc and ran the Love Your Locals (LYL) program. Each week, one of the APA committee collected the loyalty cards you filled in, and a lucky person received \$50 to spend with one of the participating businesses. All the winners are listed on the

APA website and the last draw was held on Saturday 4 May.

I would like to express my personal appreciation to everyone involved in LYL: you, the businesses that participated, Willoughby City Council, Councillor Georgie Roussac, Artarmon Village Inc, Michael Dawes and the committee members who collected the cards each week. It has been a great team effort.

There are three big issues affecting our area and, ironically, they are all state government related: changes to the state's planning laws that will override council planning, the loss of opportunity classes at Artarmon Public School, and the proposed sell-off (or long-term lease, which is in effect the same thing) of hospital land at Royal North Shore Hospital. The APA is holding a public information evening on Wednesday 12 June to provide more information on the planning changes (see page 2).

These matters need everyone to engage. The APA represents you but its strength is knowing the community is behind it. Housing, health and education are the foundations of a great society. The government needs to get it right.

The Artarmon Public School P&C has organised a petition to support more investment in public education so I hope you were able to sign it.

On another matter, the APA's representation to the council has resulted in the introduction of initiatives to reduce traffic speeds on

Artarmon Road. The council has also indicated it will undertake traffic counts to monitor traffic between Harden Road and Sydney Street. A win for all.

If you have something on your mind, come to the community garden on a Sunday between 9am and noon. I'm good for a chat as I do the weeding (or whatever). The more information you share, the better we are able to use the APA resources for the good of the community! Your insights are gold.

Finally, it is with some sadness that I tell you that local identity Barry Duncan has died. He contributed to Bushcare for many years, was a dab hand with tomato management and a champion weeder in the community garden. His death leaves a sense of loss to the many who knew him. Rest in peace, Barry.

Remember, the APA is you. The 12 people on the committee who represent our community do it for the good of everyone. The APA is a reflection of the neighbourhood and we all work to ensure Artarmon is more livable, safe and inclusive. This is particularly important in light of the Bondi and Wakeley events. Smile and say hello to your neighbour.

Glenda Hewitt - President APA

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Council to act on APA and residents' proposals

by Chris Baker

Our page 1 story in the March edition, about heavy traffic on Artarmon Road, has produced a number of important results.

For a start, the council has agreed that heavy traffic is an issue on the road and is looking to install registration plate recognition cameras and more prominent signage at the Willoughby Road and Elizabeth Street ends. Some heavy vehicles may be using Artarmon Road justifiably. Some may not. Those using Artarmon Road as a short-cut will be caught on camera and fined.

Increased development in the suburb has brought more traffic to Artarmon Road. The council has agreed that further traffic calming and pedestrian crossing measures are needed. Residents have pointed out that the

redesign of the bridge over Cordia Way some years ago has turned this section of Artarmon Road into a speedway. The Artarmon Progress Association has suggested traffic-calming measures between the roundabout and Smith Road.

The APA has also highlighted to the council that there really are no safe pedestrian crossing points on Artarmon Road between Chelmsford Avenue and Smith Road.

The council has agreed to address these issues and will undertake the following:

- installation of bollards and flags with 'slow' signs at the Cordia Way bridge, trying to replicate the chicane of the old bridge. This will be done over the next few months.

- two pedestrian island crossings to be built on Artarmon Road, one close to Cooney Road and the other near Sydney Street. Residents will be asked to comment on the proposed design of the traffic islands before construction.

- installation of a 'give way' sign at the intersection with Cooney Road.

The APA is delighted with the council's response to these issues. Thanks to Councillor Georgie Roussac and to the council's Hugh Phemister and his staff for their assistance.

For traffic issues, please email Chris Baker on vicepres@artarmonprogress.org.au with details.

An opportunity for change by Ann-Marie Cahill

Artarmon Public School (APS) is one of seven in Sydney to have its opportunity classes (OC) reduced by half in 2025.

Since 1932, the NSW Department of Education has offered opportunity classes in selected schools across the state for years 5 and 6 only. Enrolment offers are based on a student's results in the OC placement test, usually scheduled for July in Year 4. On average, one in 10 students is offered a place, creating an extremely competitive environment.

The original intent of OC was to provide 'opportunities' for students who think a little differently. This can be done through a multitude of teaching and learning styles, but most importantly, it is about capturing the alternative thinking styles of young people who can take a specific concept further than the average classroom can.

For many years, APS has been fortunate to have two OC programs in each of years 5 and 6. Next year, this will be reduced to one in Year 5 and continue as one in both Year 5 and Year 6 from 2026 onwards. There will be no change for existing OC students at the time of this publication.

Demand for enrolment at APS (both OC and mainstream) is high, and has been for many

years. It was top of the state in 2018, third in 2023, and usually placed in the top five in other years. By reducing OC enrolments at APS, there is a risk of increasing the competition for mainstream enrolments, offered only by residence within the catchment zone.

APS principal Jono Coombes was not available to comment on the policy change. However, the P&C released a statement expressing concern about the cuts. The APS P&C joins other P&C associations in asking the Education Department not to implement cuts and to engage with the community on proposed changes.

Among the school community's concerns are the reduction in learning resources and highly qualified staff at APS, which affects other teachers, students and the broader community.

Despite the reduction in OC enrolments at APS, there will be no change in the overall number of OC placements across the state next year. Previously, at APS, 30 placements were available each year. In 2025, this will be cut to 15. In return, new OC placements will be offered at nine other schools in Sydney. However, the total number will

remain at 1,840. On online parenting forums, this has garnered the worst criticism. More OC placements at more schools are appreciated but not at the cost of existing ones with schools with proven records in high achievement and performance.

Outside the perceived increase in competition for placements, the overall impact on APS should be minimal, at least for students. The opportunity class was always meant to be about the opportunities it offered students to learn. In the past few years, I have personally seen an increase in the number of opportunities for growth for all APS students. This can be through specialised projects, extracurricular activities, and more involvement within surrounding communities. For example, we do not produce award-winning scientists by reciting the Periodic Table in the classroom; we achieve high-thinking scientists by awakening their minds with excursions to natural environments and discussing how they see the world. We invite our students to build their own biomes, send robots across the school grounds, and paint posters encouraging other students to join.

Last draw for highly successful LYL

The last collection of Love Your Locals cards was made on Saturday 4 May by Councillor Georgie Roussac.

It has been highly successful in helping to keep our Village shops going. And customers embraced the opportunity to support them and perhaps win \$50 to spend in a participating shop.

The program was instigated by Georgie and former vice president of the Artarmon Progress Association Michael Dawes, in co-operation with Artarmon Village Inc. It was funded by a grant from Willoughby City Council of \$7,500.

Since the first cards were collected on 1 April last year, more than \$244,000 has been spent in the Village, based on a minimum of \$60 per card.

The last draw was a double one because a previous winner, Barry Duncan, died before he had spent all his. The APA has topped up the amount to \$50 to allocate to a second winner.



Catherine, Nick Logan and Georgie Roussac with the winning two cards from the last draw

SPOTLIGHT ON:

Mary Crock by David Roberts

A chance encounter, an extraordinary life



Mary Crock

It was a chance meeting that brought Mary Crock and Ron McCallum together at a lawyers' dinner party in Melbourne, where they both grew up. Unfazed by the fact that this striking young man with flaming red hair was obviously blind, Mary opened with a question that immediately took his attention. Mary asked: 'Are you a retrolental fibroplasia kid?' Ron replied: 'Well smarty pants, how did you know that?' Mary explained that her father (Gerard Crock) was Australia's first professor of ophthalmology. He had taken a special interest in premature babies who lost their sight as a result of being administered too much pure oxygen in their humidicribs. This was indeed Ron's story.

Ron thought she was magnificent, saying, 'her voice, her breathing, her inquiring mind and her scent overwhelmed me'. Mary and Ron married at Newman College chapel at the University of Melbourne on 3 May 1986. Ron was already an academic, Mary in legal practice. Neither expected the extraordinary life they would forge together in academia and the law.

Ron and Mary have lived in Artarmon for 31 years. They moved to Sydney in 1993 when Ron was appointed professor in industrial law at the University of Sydney. He became the first totally blind person to be appointed to a full professorship in any university in Australia. He went on to become dean of the faculty before his retirement. Artarmon residents are familiar with seeing Ron walking the streets with his white cane. Some will recall his recognition as Senior Australian of the Year in 2011. That was

also the year he was elected chair of the UN Committee on the Rights of Persons with Disabilities.

Mary joined Sydney University Law School in 1995 and progressed through the ranks to become professor of public law in 2007. She has maintained a legal practice and is accredited as a specialist in immigration law (and is listed in the peer-driven publication Best Lawyers in Australia in this category).

Ron and Mary have three adult children: Gerard, a personal trainer, surf and skateboard coach who has a ranking on the World Surfing Tour; Daniel, a classical film composer who trained at the Royal Academy of Music in London; and Kate, an environmental lawyer who specialises in class actions and speaks fluent Mandarin.

and professional, are far too many to mention here. Mary's interest in immigration law began when she volunteered as an English language teacher for Vietnamese refugees in the early 1980s. She began learning about the law in this area when working as a judge's associate in the Victorian Supreme Court. In 1989 she helped to establish and run the Victorian Immigration Advice and Rights Centre, now known as Refugee Legal (Vic). However, it was the arrival of boats carrying refugees from Cambodia in 1989 that she says changed her life. She began writing about what she was seeing happen in the law. Since then, she has published 15 books, more than 80 refereed articles and book chapters and become a frequent commentator in the media. She has also delivered hundreds of lectures and been awarded more than



Ron McCallum and Mary Crock with her painting of him

Mary says: 'Kate loves to drag me off to exotic and life-threatening locations. Actually, all three children seem to do that to me.' While the children are far away and scattered, Mary and Ron share their home with Risky their dog. Risky earned his name when he failed the assistance dog tests because he loved chasing balls too much.

The accolades bestowed on Mary and Ron, along with their achievements both personal

\$2 million in research grants. She has worked with Australian senators, with the Human Rights and Equal Opportunity Commission, and with United Nations Refugee and Human Rights agencies. With Ron, she undertook a six-country study of how refugees with disability fare in displacement. She presented this work to the UN General Assembly on two occasions.

Continued page 6

Mary Crock Continued from page 5

You might think this was a busy enough life for anyone, but not for Mary. While the backyard is the dream of many Aussie men, in the McCallum household the backyard shed firmly belongs to Mary. This is her art studio. Mary paints portraits, including one of Ron that was a finalist in the Portia Geach Prize in 2011. At the time, Mary said of her chances: 'On artistic merit they would be non-existent. But Ron is adored by so many people, that's the only reason it would get selected.' Mary embedded article one of the Convention on the Rights of Persons with Disabilities in Braille around the frame.

Covid was a difficult time for many, as it was for the McCallums. In late 2019 Mary was diagnosed with breast cancer that led to surgery and challenges familiar to far too many of us. At the time of her treatment, bushfires had ravaged many parts of NSW, people had lost their homes and so much flora and fauna was destroyed. Wanting to do something new, she embarked on creating

a children's book, *True Roo, Little Walla and the Bushfire*. She created a team for the project including Riz Wakil, a graphic artist and refugee from Afghanistan. The book tells the story of Aussie animals led by Little Walla, a young kangaroo, as they follow various safety plans to escape a raging bushfire.

Mary made the paintings in her backyard shed. The canvases were made using stretched hessian. Other 'found items' used included discarded wood panelling, offcuts from a friend's kitchen- and furniture-making business, sample doors, discarded drawers and a re-purposed yellow tabletop. Mary says she made a huge mess doing the paintings, but it was way more fun than writing law books. Mary created her own publishing company which has enabled her to sell her books, cover her costs and now use Little Walla as a private charity venture to raise money for climate change and refugee causes. In June she will be releasing no fewer than 12 translations of the book, including versions in Chinese, Japanese, Arabic, Hebrew and Ukrainian.

While the McCallums' lives may seem ones of abundant joy and success, Mary points out that they are far from perfect. Ron's autobiography *Born at the Right Time* records the family's challenges and triumphs. It is



True Roo, Little Walla and the Bushfire tells the story of how some Aussie animals escape a raging bushfire

all about planning and strategy, says Mary – whether it be working out how to make a safe nappy-changing station or reading hand-written exam papers.

Mary is happy to say: 'We do have our moments and we've had our disputes.' What she says about conflict is profound and something we can all learn from. 'Showing your children conflict and resolving conflict is as important a life lesson as you can get,' she says. 'Because it shows the children that you can still be your own person. And you can disagree with someone sometimes quite profoundly but still, at the end of the day, love them and continue the relationship.'

Mary sums up her life, saying: 'I can't imagine doing what I have done had I not been married to Ron. He has just given me more strength, more encouragement than anybody I've met in my life. Pushed me to do things that I would never have dreamt of doing. We have literally gone places and done things that neither of us would have dreamt of doing'.

Artarmon Library Opening Hours

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Artarmon History Project update Part 10

Prince of Wales Picture Theatre Artarmon

by Adrian Alexander

In 1923, Artarmon was still being subdivided. Residential subdivision in Artarmon began in 1894 and by 1923 there were about 1,400 homes.

The motion picture exhibitor industry began in Sydney in the 1890s. The industry was still very much in its infancy in 1923. The talkies arrived in Sydney in 1928. Movies produced in colour became the standard in the early 1950s.

The Artarmon Picture Theatre Co Ltd was registered on 5 May 1923 with Leo Charles Elliott, Campbell Carmichael, Harris Brundenell Woods, Royden H Clifford, W D Morgan, N C Bucknell and Albert A Musman as shareholders. The company had capital of £12,000. David and James Girvan were chosen to build the Prince of Wales theatre at 38 Hampden Road (between Jersey and McMillan roads).

The local federal MP and former prime minister William (Billy) Hughes opened the theatre on 12 November 1923.

The next day, the Sydney Morning Herald reported that Hughes 'described it as the latest and most striking monument of the progress of the suburb. It was a most commodious and desirable theatre in which they would find recreation'. The SMH also reported that 'Mr H Brudenell Woods, the managing director of the local company owning the theatre, presented Mr Hughes with a gold key. The theatre had been built of brick at a cost of £11,000 and seated 1,250 persons.'

The property was leased to Jack Souter and Frederick Kerry from May 1934 to July 1939. In the 1930s the theatre changed its name to the Regent. The abdication of King Edward VIII in late 1936 might have prompted the name change. In 1937 seating was reduced from 1,250 to 1,000 and again in 1939 to 803, and it was renamed the Sun. The final change

of name to the Savoy occurred in 1947. It closed in 1951.

The operators of the theatre were the Artarmon Picture Theatre Co Ltd (1923-1934). Lessees were Jack Souter and Frederick Kerry (1934-1940), Alan Gear Wynne (1940-1945) and Noel Jack Bevan and Sylvia Agnes Bevan (1945-1951).

The Bevans bought the property from the Artarmon Picture Theatre in November 1949. There were seven original subscribers to the capital of the Artarmon Picture. It is not known whether all original subscribers remained as shareholders for the 26 years the company owned the property.

In 1951, Grace Bros Pty Ltd bought the property to house its electrical service centre and furniture storage facility. The property was sold in September 1980 to developers of the present apartment block of 18 units.

Local cinemas

Chatswood cinemas were the Arcadia (1915-1961) at 476 Victoria Avenue near the RSL Club, the Dreadnought at 287 Victoria Avenue (1923-1977) and the Kings Theatre (1936-1982) at the corner of Railway and Brown streets. Greater Union in the Westfield Centre opened in 1986 and Hoyts Mandarin Centre in 1995. The Arcadia became the rehearsal hall for the ABC Orchestra until the property was redeveloped in 1988. The Dreadnought building, near the Concourse, now houses Chemist Warehouse.

The motion picture exhibitor industry

The Lumière brothers, Auguste Marie Louis Nicolas Lumière (1862-1954) and Louis Jean Lumière (1864-1948) were French manufacturers of photography equipment. They were best known for inventing the cinematograph motion picture system. The brothers also produced short films between 1895 and 1905. On 22 March 1895, they screened a single film for about 200 members



From an APA display poster sourced from Picture Willoughby and enhanced

of the Society for the Development of National Industry in Paris. This screening has been regarded as the birth of cinema as other techniques proved less viable.

The Lumière family home in Lyon, France, houses the Musée Lumière. It showcases their contribution to the motion picture industry. The Lumières were the original kings of photographic equipment until Kodak came along. When in Lyon, it is worth spending a couple of hours visiting this museum.

Advent of television in Australia

Before 1956, when television was introduced in Sydney and Melbourne for the Melbourne Olympics, live theatre and the cinemas were the main entertainment options. The arrival of television caused the slow closure of many cinemas, particularly in the bigger cities.

Regional areas were able to retain their cinemas for much longer as it took many years for television to reach them (1960-1968). Open-air cinemas for summer were also a feature in many towns (indoors for winter).

Drive-in picture theatres were all the rage from the late 1950s and to the 1990s as motor vehicle ownership became more prevalent. But they too experienced a slow demise.

Artarmon played a big part in the Australian television industry, hosting all main channels at some stage during the past 68 years.

Today, internet streaming has changed forever the way we are entertained.

history@artarmonprogress.org.au

Artarmon GREEN SPACE

The community garden is located on what was previously the upper bowling green of the former Artarmon bowling club. It is surrounded by the superb natural bushland of Artarmon Reserve.

A happy place for volunteers

by Yuen Yuen Yip

The garden is a source of calm and joy for many who pass through it and a 'happy place' for those who work in it. It is an ever-changing landscape and with summer truly over, we usher in the cooler months. The summer crops have been harvested with planning and ground preparation under way for the coming winter.

Work has started on the planting beds by a little army of dedicated volunteers setting recycled brick pavers into the earth to create a garden mandala design. The radial layout will have pathways between the planting beds. This is part of a bigger plan to make the garden more accessible, which includes the recent addition of five wicking beds to the existing eight.

To apply a method often used in permaculture food gardens, in the raised beds prepared for the next season, rather than top up with soil, the principle of 'hugelkultur' is used to create self-sustaining beds. Originating in Austria, this is a layering method where old branches and garden prunings are stacked at the base of a planting bed and layered with smaller sticks and branches, green garden clippings, soil rich in



Recycled brick pavers create a mandala design

organic matter and compost. The wood acts like a sponge over time, helping to reduce the need for watering, while slowly releasing nutrients into the soil. Over time, as the soil level drops, the bed is topped up with layers of compost, organic fertiliser and green materials. To give the soil extra nutrients, a green manure crop could be grown as part of the soil preparation. Two sections of the garden previously cleared and sowed with green manure seeds to improve soil quality have been tilled back into the earth and left to compost. These will soon be ready for sowing for the upcoming season.

Renovation of the old bowling clubhouse is progressing with work started on the roadway from Burra Road. The intended widening of the roadway has meant that the compost and worm farms used by the neighbourhood have been moved and are now among the circle of sandstone blocks behind the shed.

For more information or if you are interested to be part of the Artarmon Parklands Community Garden, please contact: artarmoncommunitygardensec@gmail.com

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Sparkling new premises for dental patients

Artarmon Dentists have been serving the community's dental health needs for the past 40 years. Over the past 15 years it has been operating under the stewardship of Dr Nick Mehta and Dr Radhika Bhatla who have continued the excellent standard of care and have become closely involved with the local community.

Over the past 12 months the team has been working on our exciting new premises and in grand style were all pleased to welcome patients old and new to our grand opening on 2 May. The night went off without a hitch and the food provided by our neighbours at Zucchero kept everyone well fuelled.

Our state-of-the-art facility reflects Dr Mehta's and Dr Bhatla's firm understanding and use of the latest technology to make dentistry a process that will no longer instil fear in patients but have them returning regularly and happily, knowing that pain no longer needs to be an accepted component of dentistry. For our super anxious patients, we offer dental sedation for an even less stressful experience.

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Dr Radhika Bhatla, Dr Nick Mehta, Ms Michelle McAdam, hygienist, and Dr John Woo.



You are always welcome at Artarmon Dentists
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Artarmon Village



by Nick Logan,
President, Artarmon Village Inc

A burst of action in April-May saw the Hampden Road mud pit turn into what resembles the beginnings of a decent shopping strip.

The wide footpaths and new plantings are giving the street a very Parisian feel. Ooh la la!

We seemed to be stuck in a rut from January to March while the contractors identified and repaired drainage pipes under the road at the Broughton-Hampden roads intersection but it's all over now.

With a sad sigh, the Love Your Locals program came to an end on 4 May. The Artarmon Village businesses very much appreciate the efforts of the Artarmon Progress Association and Councillor Georgie Roussac to sustain us during the road works. The first LYL collection was on Saturday, 1 April 2023 by

Georgie and the former APA vice president, Michael Dawes.

In the past 12 months, based on the number of cards collected, more than \$244,000 was spent with participating Artarmon businesses (assuming a minimum of \$60 per card). More than 4000 cards were collected by Winsome, Rosemary, Georgie, Michael, Jane, Mary Ann and Kesh and more than 50 residents became well deserved winners on Saturday mornings. Thank you all so much and thank you to the residents who embraced the program.

The following AVI committee members have also generously given their time and elbow grease for years in the interest of strengthening our community:

- Evita Barboza, Artarmon Fruity Latin Market
- Rosemary Towner, Chef's Armoury
- Ian Huntley, Inter Desserts
- Zhixiang (Michael) Chen, Salvage Specialty Coffee
- Valerio Domenici, Zucchero Café Bar.

The committee is getting very excited about the planning of a huge Artarmon reopening event before the end of the year. It's pencilled in for 9 November but stay tuned.

Artarmon Village shops depend on accessible parking for our customers. Virtually no one comes on the train to shop in Artarmon. They drive and walk here. Unfortunately, the lack of parking over the past year means customers have changed habits and now drive somewhere else. An ongoing challenge will be notifying them that our streets have reopened and reminding them of what they liked about Artarmon in the first place.

AVI is recruiting in May-June for the next financial year and our strength is in our numbers. All Artarmon businesses are welcome to join. If you are interested, and not on our email list, let us know via artarmonvillage@gmail.com.

Don't forget to check out our website at www.artarmonvillage.com.au



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Are you ready for paperless prescriptions?

- Australia is currently transitioning to digital scripts
- Your GP can now send you your scripts as a token via SMS or email
- Soon you will be able to grant your pharmacy access to your digital scripts and do away with the tokens
- Our free MedAdvisor app streamlines and organises this process
- Your doctor will still be able to print off paper scripts if required
- Ask our friendly team if you have any questions or need help



Nick Logan

**Pharmacist
Advice**



96 Hampden Road, Artarmon
Phone 9419 6880 Fax 9419 6868
Email nloganpa@bigpond.net.au
Web www.pharmacistadvice.com.au

Come join Girl Guides in 2024!

It's the best possible non-formal education for girls. For almost 100 years, Girl Guides has provided a unique space for girls to learn new skills, make new friends, and become more community minded. And throughout that time, Girl Guides as an organisation has continued to grow and evolve, so that our activities and offerings remain relevant and contemporary, reflecting our ever-changing society.

While having a good time underscores the Guiding experience, our programs also deliver organisational and leadership skills development; foster team work and community mindedness; and help girls gain confidence in their abilities and understanding of the amazing possibilities life offers.

As a Junior Guide, you'll join a group of four to six girls (called a Patrol) within a larger group of girls called a Unit, that meets once a week during school terms and sometimes during the weekends or holidays. With the help of an adult Leader you and the other

girls decide what stuff you want to do.

Because you do things as a team, you get to know one another really well. That's why girls in the same Patrol often become very close friends. Plus, in addition to weekly meetings, you'll get the chance to do things such as bushwalking, have a barbecue, or attend a big event — such as Lark in the Park where Junior Guides came from all over NSW — plant trees, do weaving, make flags out of natural materials, and mudmapping. Some stayed overnight in tents for the first time.

Being a Guide lets you unleash your curiosity and try new things. It provides you with a safe space where you can do things designed by girls, for girls. You'll meet new friends (away from those you've made at school) and get to know girls from all over NSW, other states and territories and even overseas.

Most importantly, being a Guide lets you be yourself. It helps you see the amazing possibilities that lie ahead of you. And it allows you to build your confidence and



Artarmon Guides at the Anzac Day service in Lane Cove

self-belief so you can be the best you that you can be.

Artarmon Junior Guides (ages 7-10) meet Tuesdays 6.15 - 8pm

Artarmon Girl Guides (ages 10-14) meet Mondays 6:15-8pm

Your first two meetings are free so to try Guides for yourself or your daughter call 1300 447 548, or enquire through JoinGuides.com.au.

To find out more about getting involved with Girl Guides as an Adult Leader or Adult Helper, email our District Manager Alison Cappetta on ArtarmonDM@girlguides-nswactnt.org.au

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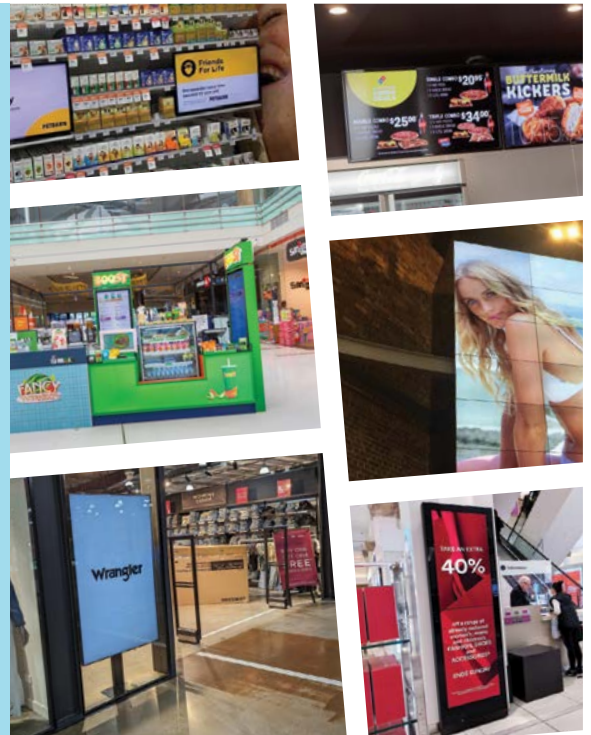
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Unit 1, 64-66 Whiting St, Artarmon NSW 2064
artarmon.kwikkopy.com.au



Feedback from our representatives ...



Tim James

Artarmon has been shocked by the NSW government's decision to halve the number of opportunity class places at Artarmon Public School. Our community has for decades valued the quality education and opportunities these classes bring our children. Local families should not have to move away or otherwise miss out. I am making strong representations to the minister and supporting a school P&C-led petition, along with the communities of other affected schools. This decision is wrong. It is damaging to our children and must be reversed. We should be investing in our education system and growing access to opportunity in our classrooms, not cutting it back.

An extension of the Frank Channon Walk from Nelson Street to Mowbray Road is now open, offering easier pedestrian and cycling access from Artarmon to Chatswood. It's well landscaped with added open public space at the end of Nelson Street. These improvements were delivered by the previous government's Sydney Metro project. I continue to work on enhancing our active transport infrastructure, including securing funding for a separated path on Hampden Road and Herbert Street to connect the Chatswood, Artarmon and St Leonards centres. This project would also include much-needed traffic lights at the Ella and Herbert streets intersection.

As the Sydney Metro dive site on Mowbray Road demobilises, attention turns to the future of the site. I'm advised that a preferred proponent and master plan for a mixed-use development will be announced later in the year. A new public primary school remains the focus, with an affordable and social housing requirement for any residential component. I am focusing my advocacy on the school, maximising public open space and ensuring appropriate traffic planning and investment on surrounding roads.

With the upgrade of Hampden Road nearing completion, it's been pleasing to see the transformation taking shape with a more inviting and functional streetscape and

much-needed toilet block now installed. This has been a council project made possible with funding from the previous state government. Thanks to all residents and businesses for their patience during construction.

P: 9439 4199

E: willoughby@parliament.nsw.gov.au.



Tanya Taylor

forward to the Canopy of Life Tree Festival. It's a program of free workshops, walks and talks to inspire people to learn something new and build an appreciation of how trees improve our lives and play a vital role in managing heat.

At the time of writing, the council is waiting to hear from the Independent Pricing and Regulatory Tribunal on the outcome of our Special Rate Variation (SRV) application. If approved, the SRV will secure the council's financial sustainability, allow us to maintain our highly valued services, improve public area maintenance, and enable us to withstand any financial shocks. There was strong support for the SRV when we consulted the community in late 2023, and I thank all residents and businesses who engaged with the council in this process.

Meanwhile, we look forward with the council's draft Operational Plan for 2024-25 now on public exhibition. It includes several Artarmon-based projects that will begin or be completed next year.

Excitingly, the construction of 12 affordable housing units in Abbott Road will start next year. This housing is near transport and a range of services. The council's community housing provider will rent the units to key workers in the Willoughby LGA. It is vital housing because many people who work in our area may not otherwise be able to afford to live here.

The Artarmon Parklands Pavilion is forecast to open by December. The revamped pavilion

From the mayor

This is one of the best times to enjoy our parks and bushland areas. Having grown up in Tasmania, I'm a natural lover of trees, so I'm really looking

includes a community room, kitchen, an all-weather space, and new public bathrooms. Available for community use, it will be the cherry on the cake of the parkland area.

Finally, I'm pleased to announce a proposed \$200,000 upgrade to the community hall in Elizabeth Street. Improvements will include a new kitchen, bathroom, internal partitions, repairs to walls, and new furniture. I hope these upgrades will make it a valuable community resource.

I continue to engage with key agencies on the protection of our tree canopy and on better bus services, the protection of clinical space at Royal North Shore Hospital, and a constructive response to the affordable housing and planning reforms the NSW government has announced.

E: Tanya.Taylor@Willoughby.nsw.gov.au



Anna Greco

where it counts. When the council asks for your input, we're offering you a direct line to influence the decisions that affect your life and community. Here's why having your say matters.

Firstly, it's about transparency and holding the council to account. By voicing your opinions and concerns, you're shining a light on what matters most to you and your fellow citizens. This helps ensure that your councillors are listening and that they're making choices that reflect your needs and values.

But it's not only about speaking up. It's about being a force for change. Whether you're passionate about protecting the environment, fighting for social justice, or improving council services, getting involved in the HYS processes gives you a platform to push for the issues that matter most to you. Your voice matters, and when you raise it, you're making a real difference in drafting the policies and decisions that shape our City of Willoughby.

Feedback from our representatives ...

Plus, getting involved means bringing your unique perspective and expertise to the table. While the council's officers may have access to data and research, they can't know everything about the issues that affect everyday people like you do. By sharing your insights and experiences, you're helping to ensure decisions are grounded in real-world knowledge and that they reflect the diverse needs of our communities.

And let's not forget the sense of pride and empowerment that comes from being an active participant in democracy. When you have your say, you're not a bystander, you're a vital part of the process, and your voice has the power to drive real change. By getting involved, you're not only making your voice heard, you're helping to build a stronger, more engaged, and more inclusive society for all.

So don't wait for change to happen. Make it happen. Get involved, speak up, and have your say. Because when we all come together to shape the future, there's no limit to what we can achieve. Here is the link to Willoughby Have your Say: <https://www.haveyoursaywilloughby.com.au/> and if there is anything I can help you with, send me an email or give me a call.

M: 0459 866 064

E: anna.greco@willoughby.nsw.gov.au



Georgie Roussac

New public art program

In April, councillors supported my motion to establish a public art program that will see the creation of wall murals across Willoughby to

celebrate our community's history and cultural diversity. Using NSW government grant funding, artists will produce the artworks during August and September with a street party launch including live music during the Emerge Festival (1 September – 13 October). The council will seek permission from business owners and ask artists to submit concepts through an expression of interest process. The applications will be assessed by Willoughby's Cultural and Creative Arts Committee.

Public art has many community benefits. It can transform outdoor spaces and is increasingly being used to curb graffiti vandalism. Around the world there are many great examples of where street art has helped build a sense of community, express historical and cultural identity, inspired creativity and wonder, and fuelled economic development.

Thomson Oval upgrade

The renewal of the synthetic playing surface at Thomson Oval is under way and likely to be completed by the end of June. The works include renewal of the existing synthetic grass surface, construction of a perimeter synthetic running track, landscape improvements to the sports ground to increase the usable space, provision of a new goal storage area, installation of a new retractable net for more flexible use of the space, line markings for an U12 soccer pitch and volleyball, and a new tiered sandstone spectator seating area.

Improved reporting on major infrastructure projects

In December councillors asked officers to develop a framework for improved reporting on major infrastructure projects to ensure the community is kept updated and that councillors have all the information needed to make informed decisions. This work is still under way.

In March I lodged a question on notice seeking detail on delays, budget and communication relating to the Artarmon Village and Naremburn Village streetscape projects, and to the Artarmon Parklands Pavilion (Bowlo) to highlight the difficulty in determining the status of projects from information provided in council papers and on the council's website. This is an important issue and something I will continue to pursue to ensure residents, businesses and councillors have access to consistent and easily locatable information on our projects.

E: Georgie.Roussac@willoughby.nsw.gov.au

M: 0459 879 379 W: georgieroussac.com



Nic Wright

Artarmon Village upgrade

As we near the completion of the Artarmon Village upgrade, it gives me great pleasure to announce that

Willoughby City Council has secured a 'Vibrant Streets' grant of \$150,000 from the state government. This will be used to put on events to improve the vibrancy of our local centre and provide a much-needed boost to our businesses and community. I look forward to working with residents and businesses on how best we can use these funds to breathe life back into our community.

Enhancing street sweeping

I've heard the frustration from residents about the irregularity of our street sweeping. At our February meeting, I advocated for an overhaul of these schedules, and urged our staff to explore ways to make this information more accessible to residents. Effective management of leaf fall is crucial for the cleanliness and safety of our streets, particularly considering the abundant tree canopy we have.

The council will now operate on a structured three-week cycle from Tuesday to Thursday, which allows flexibility to address unforeseen circumstances on Mondays and Fridays. It also allows for extra sweeping in high-demand areas and those prone to rapid leaf accumulation. The staff will make this schedule available on our website. This program is rolling out immediately and your feedback is greatly valued. Please share your thoughts on how we can further improve this service.

Investing in street maintenance

At our March meeting I asked the council to explore ways of improving weeding, cleaning and infrastructure upkeep. While our council spends a lot of money and time on this, it's evident more work is needed.

The council has now allocated an extra \$733,200 towards streetscape maintenance activities in the 2024-25 Operational Plan. This will support garden bed maintenance, weed control, pressure cleaning, and pavement sweeping. The funding is set to start on July 1 but the council has pledged to implement an extra program of works to immediately prioritise maintenance during the winter months until that funding becomes available. Please continue to send through feedback about areas needing attention.

M: 0481 033 442

E: nic.wright@willoughby.nsw.gov.au

What's on in Artarmon

Artarmon Book Club

Contact Artarmon Library
Enquiries: 9419 2849

Artarmon Guides and Junior Guides

Cleland Park, Barton Road, Artarmon
email regionmanagers@girlguides-nswactnt.org.au or asstrm2ns@girlguides-nswactnt.org.au

Artarmon Parklands Community Garden

Sunday mornings. Contact Secretary
ArtarmonCommunityGardensSec@gmail.com

Artarmon Progress Assn, Inc

1st Wed. Monthly (ex Jan)
Artarmon Community Hall
139 Artarmon Road,
Artarmon 7.40 pm.

Playtime at St Basil's

Wed 10am-12pm during school term
St Basil's church hall, 6 Broughton Road
www.artarmonchurch.org

Bush Care (3 Groups)

Artarmon Reserve
1st & 3rd Wed. 2nd Thurs monthly
3rd Sun monthly - 9am - 12 noon
Contact Council: 9777 7875

Cleland Tennis Club

Barton Road, Artarmon,
Enquiries: 9419 8844

Domestic Violence Line

1800 65 64 63

Northern Sydney Women's Domestic Violence Court Advocacy

1800 737 732

Good Beginnings Chinese Playgroup

Artarmon Kids Cottage
Community Centre,
18 Broughton Road, Artarmon
Sessions: Thursday, 10am - 12noon

Lifeline - Harbour to Hawkesbury

13 11 14

Probus Club of North Sydney

Northbridge Golf Club
3rd Tuesday monthly. Contact
membership@probusnorthsydney.org

Ideal time to solve Mowbray intersection

by Mary Ann Irvin



The intersection of Mowbray Road and Pacific Highway is among the busiest and most congested intersections in Sydney and the Environmental Impact Statement (EIS) for the Chatswood Metro Dive site deemed it an operational fail. That is, traffic exceeds capacity during morning and afternoon peak hours.

The Artarmon Progress Association (APA) has been lobbying the state government for several years to upgrade the intersection to provide a dedicated right turn lane for eastbound traffic on Mowbray Road West to turn southbound on to the Pacific Highway. Since the Metro will soon be vacating the site at the corner of Mowbray Road and the highway, now is the time to look seriously at changes to this intersection to relieve congestion.

The lack of this right turn forces traffic to use Hampden Road, treating it as a de facto extra lane for the Pacific Highway. This has led to Hampden Road facing peak hour traffic

restrictions, parking loss, and a negative effect on businesses in Artarmon.

A dedicated right-turn lane is therefore of high importance to Artarmon. Lane Cove Council has also advocated for this turn for the benefit of its residents.

If the poor functioning of this intersection continues, it will add significantly to the costs to the local community in particular, and the wider north shore community more generally.

The EIS advises that Transport for NSW Pinch Point Program funds may be available to assist with the upgrade.

The EIS also showed that during the morning peak on Mowbray Road, about 1,340 vehicles an hour travelled east and 1,050 vehicles an hour travelled west. During the afternoon peak, about 1,470 vehicles an hour travelled west and 1,200 vehicles an hour east. So the levels of traffic in each direction are similar. Since this study was done several years ago, the number of vehicles might have grown.

The APA would like to see the Mowbray Road West mirror the configuration of Mowbray Road East at the intersection. This includes a dedicated right turn lane, a middle lane for straight-ahead traffic, and a left lane for either straight-ahead or left turn movements. Since these lanes already exist, adjusting the traffic light sequencing may be part of the answer.

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Artarmon Public School is looking for VOLUNTEER ETHICS TEACHERS

The Artarmon Public School urgently needs volunteer ethics teachers.

Training, curriculum and support provided.

It is a rewarding volunteer role that involves only one hour or so a week but has a big impact on our students.

The role supports children to develop the skills they need to voice their opinions, consider the ideas of others, and make evidence-based, reasoned decisions.

If you are interested, please apply at www.primaryethics.com.au/volunteer or to find out more, contact stephaniebone@gmail.com

What is the Willoughby parkrun?

by Mary Ann Irvin

Grant Berthold was awarded Willoughby Citizen of the Year on Australia Day this year. One of his initiatives mentioned at the awards ceremony was Willoughby parkrun.

So what is it?

I first heard about parkrun from our mayor, Tanya Taylor, who mentioned that her son loves to participate both as a volunteer and in a wheelchair pushed by a volunteer. Daniel finds great joy and a sense of inclusion in parkrun. When he volunteers, he delights in motivating other participants to give their best. And when he joins the run, he appreciates the encouragement he receives.

I decided to find out more about this amazing event before taking the plunge.

parkrun started in London's Bushy Park in October 2004. It has since grown into a worldwide phenomenon with its one millionth participant recently crossing the finish line.

The first parkrun in Australia was held on the Gold Coast in 2011. Now this weekly event takes place at 481 locations across the country, attracting about 4,000 eager newcomers each week. parkrun has a significant impact on people's health and happiness and fosters a sense of community, with an emphasis on having fun.

Willoughby parkrun is held in the Artarmon Reserve at 7am every Saturday. The number of participants broke the 400 mark last January with people of all ages and abilities joining in. There are avid runners gearing up

for the starting horn, those in wheelchairs, walkers like myself, young families with toddlers in tow, and even participants with dogs or strollers. The diversity is evident. Then there are the wonderful volunteers who set the run, start proceedings, record times, scan barcodes at the finish line and ensure the safety of participants along the route.

On a recent run, I met Rocco Cutri, who lost his sight a decade ago. Accompanied by his guide, Richard Minifie, Rocco walks the route, much of which meanders along the shared user paths lining Cordia Way and through Bicentennial Reserve. Rocco has completed more than 100 parkruns.

I recently spoke to John Heffernan who has completed more than 250 runs in Artarmon. He attends to maintain his fitness and for the camaraderie that parkrun offers.

That camaraderie is evident in Wilkes Avenue where many participants grab a post-parkrun coffee at one of the cafés.

So why not come and join in the fun? parkrun warmly welcomes all! I look forward to seeing you there soon.

For further details, visit <https://www.parkrun.com.au/willoughby/>.



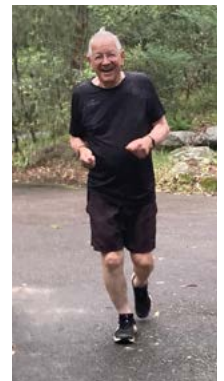
And they're off: the start line at Willoughby parkrun



Daniel finds a great sense of inclusion in participating



Rocco Cutri and guide Richard Minifie



John Heffernan



The camaraderie of the participants enjoying a cuppa

Cycling matters

by Mary Ann Irvin

Artarmon has a new shared path connection to Chatswood. The Frank Channon Walk has been extended through what was the Metro Dive Site from Nelson Street to Mowbray Road. Our residents can thank both our local member, Tim James, and Willoughby City Council for encouraging Sydney Metro to make this happen.

The council now plans to extend the path from Mowbray Road to the Pacific Highway shared user path before the end of the

financial year. Plans are also under way to connect this path to Artarmon Village and beyond, fostering a culture of active transport and community engagement.

What makes this path even more exciting is the landscaping. Native plants have been used throughout and they are stunning. Our council officers helped to make this happen.

Tim James and Willoughby Mayor Tanya Taylor recently celebrated the opening with members of Bike North.

DO YOU KNOW?

The Willoughby Symphony Choir and the Willoughby Symphony Orchestra are performing Joseph Haydn's *The Creation* on Sunday June 2 at 2pm at the Concourse Theatre. Conductor is Peter Ellis and there are three soloists.

Tickets are \$20 to \$60.

If you need a clothing item altered, you can now have that done right in Artarmon. Kievan has opened a tailor shop at 2/2A Broughton Road. He's open 9-5 Monday to Friday and 9-1 Saturday. He can also design a garment from scratch.

SNAPSHOT

ARTARMON

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VOL. 44

MARKET WRAP UP

Talks of an interest rate cut would have been a fanciful dream last year, but here we are, economists keep revising their expectations of an interest rate cut, but it is generally unanimously agreed that one will occur towards the end of this year. Over the 12 months to April, we have seen Sydney property prices increase by 8.70%, having said this, the lower north shore property market has been quite steady over the last few months, with growth seeming to flatten as some heat is taken out of the market. Fundamentally we are optimistic about the property market simply due to the fact that there presently is a shortage of required housing stock available for the current population, and there does not seem to be any evidence of supply increasing greatly to meet this growing demand in the medium/long term, this is evidenced with new dwelling approvals trending downwards in NSW.

We have seen auction clearance rates average approximately 64% during the Autumn period. We note that the actual number of properties brought to auction has reduced slightly compared to the same time last year.

We also note a general levelling of rental rates in the area as the strong growth experienced during Summer this year cools as we head into Autumn. We further note a great level of demand for properties that are either new or have recently been renovated.

In this dynamic economic environment, it is now more crucial than ever to have an experienced local agent on your side involved in selling your property. If you are thinking of selling or are interested in knowing more about the market or your property's worth, please contact our team of experienced agents to see how we can best assist you.

SALES RESULTS FOR AUTUMN 2024

STREET ADDRESS				Sale Price	Sale Date
14/10-16 PARKES ROAD	2	1	1	\$1,030,000	24-Apr-24
12/23 BARTON ROAD	2	2	2	\$1,030,000	18-Apr-24
9/3 BARTON ROAD	2	1	1	\$1,250,000	11-Apr-24
7/8-10 BRAND STREET	2	1	1	\$930,000	11-Apr-24
12/6 BENTON AVENUE	2	1	1	\$1,010,000	10-Apr-24
23/3-11 MCMILLAN ROAD	2	1	1	\$940,000	10-Apr-24
205/4 BROUGHTON ROAD	2	1	1	\$1,162,000	6-Apr-24
15/4 BENTON AVENUE	2	1	1	\$962,500	28-Mar-24
37 BURRA ROAD	4	4	2	\$3,840,000	23-Mar-24
8 HAWKINS STREET	3	2	1	\$2,660,000	23-Mar-24
28/2 BARTON ROAD	2	1	2	\$1,000,000	14-Mar-24
12/7 BROUGHTON ROAD	2	1	1	\$995,000	9-Mar-24
42/5 BROUGHTON ROAD	1	1	1	\$855,000	6-Mar-24
15/2-4 JERSEY ROAD	2	1	1	\$900,000	4-Mar-24
23/5 BROUGHTON ROAD	2	1	1	\$852,000	2-Mar-24
6/38 ELIZABETH STREET	1	1	1	\$820,000	1-Mar-24
8A ONYX ROAD	3	2	2	\$3,200,000	1-Mar-24
602/8 BROUGHTON ROAD	2	1	1	\$1,145,000	24-Feb-24
25 CARLOS ROAD	3	2	1	\$3,000,000	23-Feb-24
12/2 PARKES ROAD	2	1	1	\$915,000	22-Feb-24
13 COREE ROAD	4	2	2	\$4,200,000	17-Feb-24
7/99 HAMPDEN ROAD	2	2	1	\$1,150,000	16-Feb-24
1A STAFFORD ROAD	3	2	2	\$3,660,000	16-Feb-24
5/5-9 HAMPDEN ROAD	2	2	1	\$1,095,000	15-Feb-24
6E/1 FRANCIS ROAD	2	2	2	\$1,275,000	14-Feb-24
25/14-20 ERIC ROAD	2	2	2	\$1,130,000	10-Feb-24
17/6 BENTON AVENUE	2	1	1	\$950,000	9-Feb-24
51 TINDALE ROAD	4	2	2	\$4,065,000	2-Feb-24

*Data where prices disclosed from the period 2/2/2024 - 30/04/2424 via RPData.



We look forward to the opening of the remaining M1 Metro line later in 2024, this will increase transport links and convenience for residents of the area, and only increase its desirability.



CATHERINE ONG
PRINCIPAL & AREA EXPERT
0418 672 881



JEREMY ONG
PRINCIPAL & AREA EXPERT
0488 242 508

Catherine Ong

Jeremy Ong



Isre.com.au/artarmon

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	4 Bed	3	3,840,000	4,200,000	4,065,000	4,035,000
	3 Bed	4	2,660,000	3,660,000	3,100,000	3,130,000
UNIT/THOUSE	1 Bed	2	820,000	855,000	837,500	837,500
	2 Bed	19	852,000	1,275,000	1,010,000	1,037,974

SALES SUMMARY FOR AUTUMN 2024