

Chatswood Dive Site

Glenda Hewitt

In 2023, the government issued an EOI (expressions of interest) document to gauge interest from developers for what is known as the Chatswood Dive Site. That EOI included Property and Development NSW (PDNSW) on behalf of the NSW Government seeking expressions of interest from developers with suitable experience, financial capacity and a demonstrable commitment to Government policy and objectives to develop the site at 607 Pacific Highway, Chatswood (what we call the Dive Site). It also included the requirement to deliver a high-density mixed use precinct and a new 1,000 student public primary school.

Somewhere between 2023 and 2025 plans for the school were scrapped. This, despite more people being planned for the area, with Chatswood High School at capacity and Chatswood Public Primary School close to its limit. Logically, given the anticipated growth in population, planning and development of new educational facilities should be planned in parallel. Likewise for health and physical infrastructure (roads, sewerage, power, water) and other services, to ensure these urban essentials are available when new residents move into the (many) highrise buildings on the drawing board.

1,500 new homes are being planned for the Dive Site, including 180 build-to-rent apartments and up to 1,300 additional apartments with a mix of affordable rental housing, homes to buy, shops and services, some outdoor spaces and a restored Mowbray House. 1,500 homes x 1.5 people (on average) and how many additional cars?

A Landcom newsletter delivered in early October 2025 notes it is aiming to start construction next year, pending approvals. The newsletter states Landcom is aiming to submit applications to the Dept of Planning, Housing and Infrastructure in late 2025 for approval of the concept masterplan, to rezone the site and deliver the open space and build-to-rent units. Separate development



Landcom artists impression

applications have to be submitted before construction can start on the other buildings.

In the meantime you will be asked what you think. But you will only be asked about this site. You will not be asked about the cumulative impact of high rise developments planned along the Pacific Highway from Crows Nest to Lindfield. You are also unlikely to be asked about essential services infrastructure which needs to be planned simultaneously.

What is build-to-rent?

Build-to-rent housing is large-scale, purpose-built rental housing that is held in single ownership and professionally managed. Build-to-rent developers tend to focus on shared facilities and services and more communal space than build-to-sell.

Under current legislation, Council can only charge rates to the owner, and there are no provisions to require the owner of the building to pay rates that would be of an equivalent amount to a standard residential apartment block.

Initial consultation to gauge local input opened on 14 October and closed on 27 October.

The planning proposal to rezone the Dive Site will enable future development from 25 to 56 storeys. ●

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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.

Publisher Glenda Hewitt
publisher@artarmonprogress.org.au

Editorial Team Jacquelyn Hole
Felicity Vacchini
Jane Cozens
Lauren Tinyou
Glenda Hewitt (editor)
editor@artarmonprogress.org.au

Advertising advertise@artarmonprogress.org.au

Distribution Judy Simpson
Design/ Meredith Shimmin
Production meredith@shimmin.com.au

Printing The Print Facility
RAnell@theprintfacility.com.au

Print Run 5,300 copies

Address Unit 4/33-35 Lower Gibbs St,
Chatswood NSW 2067

Website www.artarmonprogress.org.au/Gazette

Published by: Artarmon Progress Association

ABN 55 397 278 515
Since 1906

**The APA committee meets at 7.30pm
on the 1st Wednesday of the month,
excluding January. Public welcome.**

Venue:

**Barry Thompson Community Hall,
139 Artarmon Road, Artarmon**

PO Box 1733 Chatswood NSW 2057
sec@artarmonprogress.org.au
www.artarmonprogress.org.au

President Glenda Hewitt
Vice President Chris Baker
Treasurer Adrian Alexander
Secretary Daniel Rasins
Traffic & Parking Chris Baker
Federation Glenda Hewitt
Mary Ann Irvin
Chris Baker

Membership Sumita Kumar
Heritage & History Project Adrian Alexander
DAs and Council Liaison Plamen Bassarov

NEXT EDITION DEADLINES

Wed 4 Feb Copy & advertising due
Sun 8 Mar Delivery complete

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Editorial

How high can the Dive Site be allowed to go? This edition of the Artarmon Gazette sizes up the protest about the number of new dwellings proposed for the Chatswood Dive Site on the corner of Mowbray Road and the Pacific Highway.

With summer on the breeze, we are featuring things to do in Artarmon this season: we cover the best swimming spots, how to get fit and local opportunities for fun such as community gardening.

Because it's the gift giving season we are profiling local residents who make unique products that are suitable for gifting.

Our final note is a deep thank you to Ann-Marie Cahill who has been contributing the Artarmon Public School column for many years. The graduation of her third child from the school means that Ann-Marie is also moving on. Next year we will welcome Emma Gordon to the column.

**Jane, Felicity, Jacqueline,
Lauren and Glenda**
editor@artarmonprogress.org.au

Letters to the Editor

I have watched the library services in Artarmon gradually decline in several ways. The move from the well located site in Elizabeth Street to the smaller more challenging location at the Old Church was perhaps the most significant.

Now it is time to plan for the relocation of our library services back to Elizabeth Street. It may be an opportunity for the Council to increase the library floor space so obviously needed by building a new innovative library which welcomes all ages but particularly caters for the young such as the award winning Green Square Library.

The following letter to the editor has also been sent to Tim James, MP, Member

We are concerned about the future of the library services in Artarmon. Public library services play a vital role in supporting literacy in our community and these services need to increase with the predicted population increase.

When the library was moved from Elizabeth Street to Artarmon Road the community was told by Councillors that it was temporary, after the reduction in floor size and more difficult access was raised.

It is now time to restore the Artarmon Library to its original building in Elizabeth Street which will provide more space and better access.

More space for: an expanded children's area, a meeting room, more seating and tables,

for Willoughby, Tanya Taylor, Mayor of Willoughby, and the three Naremburn Councillors. Replies have been received from Tim James, Tanya Taylor and Rebecca Browning, Manager of Willoughby Libraries. In addition Tim James made a separate representation to the Council and received a reply from Hugh Phemister, General Manager, Willoughby Council. The replies all said the use of the building in Elizabeth Street will be considered as part of the review of social infrastructure being undertaken by the Council. ●

M. Collings



services such as reading time for toddlers, book club, JP services, student study areas.

More access for: prams, walkers and wheelchairs, children from Artarmon School using pedestrian light crossings, everyone using the train, everyone walking through the reserve.

We are asking Willoughby Council to prioritise the move of the library to its former home built for that purpose in 1958. ●

**Mary Collings
Bebe Bragg
Lynn Chadwick**

**Rosalind Tattersall
Helen Alexander
Catherine Scott**

**Sue Roy
Elaine Chan
Judi Griffin**

**David Scott
Mary Byrne
Sue Mason**

A note from the President



Anyone who thinks nothing happens in Artarmon must go around with their eyes closed. My goodness it's been a busy couple of months.

We are well and truly into the festive season with Diwali just finished, Bodhi Day, Chanuka, Kwanzaa, Christmas, the Feast of St Basil, Thai Pongal, Epiphany, Australia Day, Makha Buchalunar, lunar new year, the Lantern Festival and Ramadan coming up between now and the next Gazette in March. Our Australian summer is truly awash with ceremony, celebrations and ritual. The richness of our area is that we acknowledge all of these events. Happy celebration season to all my Artarmon neighbours and friends!

So much has happened in the past couple of months. The community hall behind the library has been renamed the Barry Thompson Community Hall and there has been hijinks in Artarmon Road plus some odd messages are making their way either into letterboxes or onto car windscreens. If you have experienced anything unusual, please don't hesitate to let me know.

I had concerns for Palmer Street, Robert Street, Eric Road, Benton Avenue, Buller Road and Francis Road residents on the proposed

traffic direction reversal on Hampden Lane between Francis Road and Broughton Road. Consultation for this change took place in 2020, prior to the completion of the Hampden Road streetscape and traffic patterns have changed since then. It is heartening to hear the decision is on hold pending a review as the direction reversal would have significantly restricted access for 700 households.

The announcement of the Landcom development on the Dive Site has flagged more high-rise development on the Pacific Highway so more traffic chaos is likely in the future. Getting in and out of Artarmon is becoming increasingly difficult, particularly in peak hours.

Finally, special recognition must be given to Adrian Alexander for his years of service as Treasurer to the APA. After 15 years he is stepping down from this executive role but will continue his work on the committee. Fifteen years is a truly amazing achievement and he has my deep thanks for this outstanding community contribution.

Have a safe, happy, healthy, fun summer enjoying the company of your family and friends. Stay cool!

Glenda Hewitt
President APA

Pres@artarmonprogress.org.au

 <https://www.facebook.com/ArtarmonPA>

Letters

I wanted to thank you for your article, "Heidi, we barely knew you." It was so beautifully written and incredibly moving. You gave such dignity to Heidi's story, while also capturing the way she touched those around her in her too-short life.

I didn't know Heidi, but as someone who often walks through Artarmon, I realised I must have passed by her many times without knowing her story. That thought makes it all the more heartbreaking, and it reminded me

of the hidden struggles carried by people we cross paths with every day.

I was also struck by the mention of Frank, the locksmith. The kindness he showed was truly remarkable - he seems to be one of those quiet angels who walk amongst us. If there's any way of passing on a note of thanks to him, I would be very grateful, as I think he deserves to know the difference he makes.

Thank you again for writing with such care and humanity. ●

P. Roberts

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.

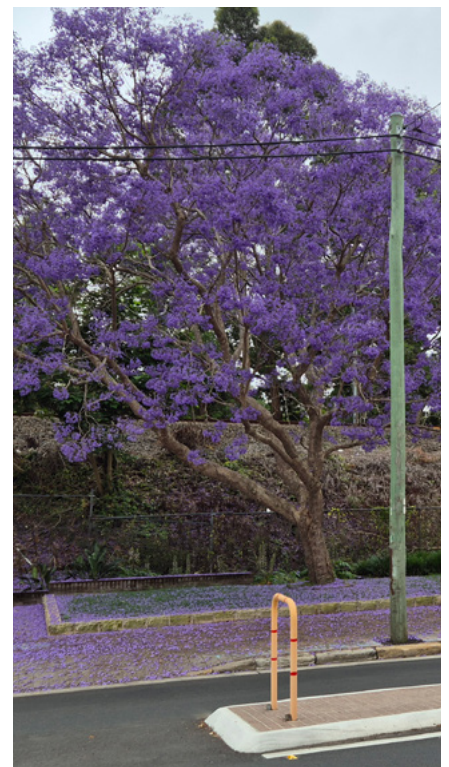
The 5300 copies are delivered by volunteers who are coordinated by Judy Simpson. Each deliverer usually looks after one or two streets.

"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



During November the Jacarandas were spectacular

Round and about: a selection of events

DECEMBER

5, 8, 9, 10, 11, 12

Connect,
Collaborate,
Celebrate:
Art Exhibition (Dougherty Centre)



5, 6, 7, 10, 11, 12, 13, 14

40 years of AKAVA: Tracing four decades
of ebb and flow (Art Space Gallery,
The Concourse)

6 Carols in Willoughby Park (4pm-6pm)

12, 14, 15, 17

Alice in Wonderland Jr (Zenith Theatre)

JANUARY

1 Happy New Year!

24 Growing food for
wildlife project
Flat Rock Gully
(free but bookings
required)



26 Celebrate being Australian

FEBRUARY

21, 22

Celebrate the Year of the Horse
with a spectacular lineup of cultural
performances, music and dance
(The Concourse)



What's on in Artarmon

OOSH (out of school hours care) – Kids Cottage

School Terms Mon-Fri 3pm-6pm
Email artarmon.oosh@willoughby.nsw.gov.au

Before School Care – Kids Cottage

School Terms. White Street
Phone 1300 105 343

Artarmon Guides and Junior Guides

Cleland Park, Barton Road, Artarmon
Email regionmanagers@girlguides-nswactnt.org.au

North Sydney Family Support Kids Cottage Playgroup

Thurs 10am-11.30am during school terms (free)
Phone 9410 0174

Artarmon Parklands Community Garden

Working bee: Thurs and Sun mornings.
Contact ArtarmonCommunityGardensSec@gmail.com

Artarmon Progress Association

1st Wed monthly (ex Jan) 7.30pm
Barry Thompson Community Hall
139 Artarmon Road, Artarmon.
Email hello@artarmonprogress.org.au

Playtime at St Basil's

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

Multiple Birth Families Playgroup

Mon 9:45am-12pm during school term
Artarmon Kids Cottage
Info <https://nssmba.tidyhq.com/public/schedule/events>

Cleland Tennis Club

Barton Road, Artarmon
Email secretary@clelandtennis.org

Bush Care (3 Groups)

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

Domestic Violence Line

Call 1800 65 64 63

Northern Sydney Women's Domestic Violence Court Advocacy

Call 1800 737 732

Lifeline - Harbour to Hawkesbury

Call 13 11 14

Elder Abuse Help Line

Call 1300 651 192

IN THE LIBRARY

Closed public holidays and over the Christmas and New Year period.
Contact Artarmon Library 9419 2849

Artarmon Book Club

Thursdays once a month

Chinese Book Club (Mandarin)

First Thursday each month
6.30pm-7.30pm

Story Play (0-4 years)

Mondays 10am-10.30am
Playing, singing and stories. These free weekly sessions are run by library staff and TAFE students

Justice of the Peace Service

Thursdays 6pm-7pm
(ring the library to check dates over summer)

Tech Help

for BorrowBox, Hoopla and Indyreads
Thursdays (it's best to book a time)

QUICK QUIZ December 2025

1. How many wings does a bee have?
2. Where do Koels go for winter?
3. Where is the Artarmon Public School "Kindness Project" mural located?
4. How many apartments are planned for the Chatswood Dive site?
5. What is sake?

(Answers on page 12)

Artarmon Library Opening Hours

Monday: 10am - 2pm
Tuesday: 2pm - 5pm
Thursday: 2pm - 8pm
Friday: 2pm - 5pm
Saturday: 10am - 1pm

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Artarmon Village: Looking good, Artarmon

Nick Logan, President, Artarmon Village Inc

First of all, a very warm welcome to the new kids on the block. We have had a burst of new tasty food businesses open in Artarmon Village and the owners are exactly what we need.

I would encourage all of you to check out their delicious and authentic food.

- Hu & Tu's Kitchen. Malaysian food prepared with love in Broughton Road
- Manuel's Kitchen. Filipino food from the heart in Hampden Road
- Artarmon Seafood. Delicious seafood is back after a full refit.

And in case you doubted the quality of Artarmon small businesses;

- **Winner**, winner chicken dinner. Chooks picked up the North Shore Local Business Awards Most Outstanding Take Away Food for 2025.
- **Winner**, winner Italian lunch. Zucchero Caffe Bar took out the North Shore Local Business Awards Most Outstanding Café 2025.

AVI has been liaising with the newly extended North Shore Local Area Command to discuss reducing graffiti and making our village safer. The village is prettier than it has been for 125 years. It's time the jeuvies stopped spray painting everything and the village nightlife expanded.

We have just had our best ever AGM. The food and entertainment were incredible. It was lovely to network with our neighbours and the optimism for the village was palpable.

Thank you again for the support and the efforts of the resilient AVI committee during 2025;

- Ian Huntley – Inter Desserts
- Valerio Domenici – Zucchero Caffe Bar
- Rosemary Towner – Chef's Armory
- Michael Chen – Salvage Specialty Coffee
- Aziz Tan – Island Hopper Brewery

We have recently revamped and updated our website www.artarmonvillage.com.au. Check it out for events and offers and to identify

local businesses that are committed to the health and strength of our shopping village.

The recovery from the street upgrade has been slower than we expected but we are confident that the new businesses will make 2026 sparkle.

What type of business would you embrace in the strip? Please let us know at Friday evening drinks from 5pm at Zucchero Caffe Bar in Hampden Road. Don't forget to toast the magnificence of Artarmon with an icy cold Island Hopper beer.

Thanks again to all the residents and workers who support our local shops. We see you and we really appreciate you. Best wishes for the Christmas break and a healthy and happy 2026.

Please follow and comment on our socials. They are hilarious and uplifting.



Instagram @artarmonvillageinc,



Facebook @artarmonvillage

and on our website

www.artarmonvillage.com.au

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Nick Logan
Pharmacist Advice



A legacy of belonging

ARTARMON PUBLIC SCHOOL Ann-Marie Cahill

The Year 6 Class of 2025 at Artarmon Public School (APS) will leave behind a legacy of kindness, community, and belonging. Since May 2025, APS students have been producing their own podcast, "Kindness Project". It has been part of a larger student-led initiative powered by the Year 6 leaders and supported by the Student Representative Council (SRC).

Throughout the year, the APS SRC and Year 6 students have strived to promote kindness and belonging within their school community. It has featured in each podcast episode and inspired their fundraising campaign for a new school mural. Students raised over \$1,000 to contribute to a large-scale, colourful mural in the McMillan playground that celebrates inclusion, diversity and connection within the community. The mural, titled "The Art of Belonging", was officially opened in early November.

The Kindness Project has also inspired APS adults to support this legacy. The school received a \$10,000 grant from Willoughby

City Council (WCC), thanks to the amazing efforts of Amanda Scholes (P&C). The grant is part of the WCC's Community Small Grants Program, in recognition of the project's civic engagement, youth leadership, and local creativity.

As part of the WCC Grant, the P&C and APS Kindness Project seeks YOUR support with a short survey on what "belonging" means to you. All you need to do is scan the QR code and follow the prompts; it takes less than five minutes and will support the APS community and the students' legacy for future community campaigns.

On a final note, this is also my 'farewell article' for both APS and the Artarmon Gazette. For 15 years, I have been part of the APS family: from music concerts to public speaking competitions, Spring Fairs to COVID lockdowns. During that time, I have seen the school community grow as much as the buildings and infrastructure. Even



though our children will no longer be APS students, I know we will still be a part of the APS community. As the summer holidays begin, I will enjoy and reflect on my time, both writing for the Artarmon Gazette and working with APS, with a smile. I hope you will all join me in raising a glass and extend that same sense of belonging to our new APS writer, Emma Gordon. I wish Emma, the APS community, and you – the readers – all the best wishes for the new year. And thank you. ●



Bush 2 Beach Jamboree

Ten spirited Girl Guides from Artarmon, Chatswood, and Lane Cove traded screens for tents and city streets for bush tracks during the September school holidays, joining hundreds of peers at the Bush 2 Beach Jamboree in Murwillumbah, NSW.

Hosted by Girl Guides Australia, the seven-day national event brought together young women aged 10–18 from across the country for an unforgettable experience blending outdoor adventure, skill-building, and community connection. The Jamboree's

theme, Bush 2 Beach, celebrated Australia's diverse landscapes while encouraging environmental awareness and outdoor exploration.

The Artarmon contingent, aged 10 to 15, immersed themselves in a dynamic onsite program featuring themed zones: STEM, adventure, creative and bush. Older Guides (14–18) embarked on offsite expeditions including overnight hikes, kayaking, horse riding, snorkelling, and scuba diving. Meanwhile, younger participants (10–13) enjoyed a big day out at Sea World and the Outback Spectacular.

"It was amazing to meet people from all over Australia and the world and try things I've never done before," said one Artarmon Guide.

A highlight was the "Race Around Murwillumbah," where patrols explored the town, solving puzzles and completing challenges. Knox Park buzzed with laughter and teamwork as Guides regrouped for lunch, swapped stories, and celebrated their wins before heading off again. By day's end they

returned to camp glowing with pride, and a touch of sun!

For many Artarmon Guides, it was their longest time camping away from home. Parents noted their children returned with newfound confidence, a deeper appreciation for nature, and stories of adventure.

The event concluded with a spectacular closing ceremony and a live hookup with the International Space Station (ISS). Guides had the rare opportunity to ask questions of astronaut Zena Cardman as the ISS passed overhead: an inspiring finale to a week of exploration and growth.

As tents were packed away and friendships cemented, the Artarmon Guides returned home tired but transformed, ready to take on new challenges and perhaps lead the next generation of adventurers.

To enquire about Girl Guides, or to volunteer as a leader or manager, head to www.girlguides-nswactnt.org.au. There are Guide units at Artarmon, Lane Cove and Chatswood for girls aged 7-18. ●

Artarmon Parklands Community Garden

Yuen Yuen Yip

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.

It has been an unpredictable few months with the weather, ranging from torrential rain to scorching hot days, hail stones and gusty winds – but our committed gardeners have potted on. As the weather gets warmer, the working bees have been well attended with volunteers planting seedlings for the next season; keeping the garden moist and fertilised with water and weed tea; weeding (of course); clearing beds for green manure; resting the beds; collecting seeds; insect management on the beans and citrus; and planning for the next season's crops. While the warmer months bring delicious summer offerings, much effort and thought has gone into "no-harm" pest management strategies. Rats and brush turkeys have devoured many a melon and tuber, but we think we may have devised a contraption to keep the fruits of our labour safe. Watch this space!

The driveway access way from Burra Road is now a new bitumen road which leads to the soon-to-be opened former bowling club building. The completion and opening of the road means that the thoroughfare is now safely accessible again for the public to meander through and enjoy the garden.

Hot on the heels of the completion of the new roadway will be the repositioning of the green compost bays. But first, the full bays needed to be emptied. Following a callout for help, Sunday volunteers turned out in force with shovels to clear three full bays of green compost. It was hard work, but well rewarded with a delectable morning tea and camaraderie. The worm farms and other compost bins will soon be relocated, returning the sandstone circle to its original use of a shady gathering spot next to the pizza oven.

As avid gardeners will know, once in the garden, time is of no consequence. So for the curious and keen who are thinking of becoming members and exploring what gardening at Artarmon Parklands Community Garden is all about, come along over the holidays with covered shoes, long sleeved shirt and pants, lots of sunscreen, wide brimmed hat, sunnies and lots of fluids. As the festive season approaches and we step



back from the day to day busy-ness of the past year, the Community Garden can be a wonderful place to spend some time to get acquainted with locals, dig some dirt or plant a seedling.

Contact

ArtarmonCommunityGardensSec@gmail.com
for questions and working bee times. ●



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Summer in Willoughby – where can you swim?

Jane Cozens

Next year both Willoughby and North Sydney pools are set to open but until then our only public swimming spot in Willoughby is Northbridge Baths. The Northbridge foreshore baths turned 100 last year and is home to the Northbridge Amateur Swimming Club. It hosts occasional “inflatable days” and has picnic and bbq facilities, change rooms and toilets and showers.

If you are up for exploring there are other spots up Middle Harbour (which may or may not be shark friendly). Other great options close by include Lane Cove Aquatic Leisure Centre and Greenwich Baths as well as the beautiful Balmoral Beach, Clifton Gardens and McCallum Pool on Cremorne Point. Not so far away are the northern beaches and ocean pools which were recently declared to be the cleanest in Sydney by the government website “Beach Watch” which monitors the water quality of the many swimming spots around NSW. The 144 bus which regularly

departs from Chatswood terminates at Manly and the 114 bus from St Leonards goes to Balmoral.

Did you know there was a pool at the end of Clive Park? This was built in 1945 as a wading pool for children but as more homeowners built backyard pools it was not maintained. The remains can still be seen there today and it is listed as a heritage site.

Now summer is here it is important to keep our children safe. Backyard pools have to be safety compliant and all pool and spa owners are required to register their pool under the Swimming Pools Amendment Act 2012. The Willoughby City Council website provides the information required.

Stay safe and cool this summer. ●



Northbridge Baths 1933



Clive Park Pool past and present



Tips for Summer Fitness

Pei-Jiun Cheah



Leading up to summer there is always an increased drive to get fitter and more active.

As a result, it's not uncommon to see people coming in to Mind Heart Body with strains and injuries from going too hard, too fast. Commonly it's knee, shoulder or back pain from committing to much higher frequency and intensity of exercise after being sedentary.

Sometimes we forget we are not as young as we once were and going back to the same exercise routine you did a few years ago may not be as beneficial to your (today) body.

Tips to return to higher activity levels:

1. **Start slow.** It is absolutely fine to not feel much in that first exercise session. It's better to not feel too sore than it is to go so hard that you injure yourself. A little bit of DOMs (delayed onset of muscle soreness) is ok, but you shouldn't feel wrecked after your first session.
2. **Incremental increases to your load.** This can be either increased frequency or intensity of your chosen activity. For example if you walk 1km in 12 mins you can try to build the intensity by walking 1km in 10 mins.
3. **Warm up.** The end of year is fast approaching and you may feel squeezed for time. Regardless, take a few minutes to properly warm up before exercising.

Generally whole body movement and dynamic stretches are sufficient. For example, if your activity involves bigger ranges of movement, especially in the shoulder (eg tennis, bouldering, cricket), ensure your shoulders move through that range of motion to warm up prior to doing the activity.

4. **Cool down.** This can involve more static stretches where you hold your stretches for longer periods of time. This is not recommended as a warm up as studies have shown even holding stretches 20-30 seconds prior to activity decreases reaction time, decreases jump height, increases injury rates.

If you encounter any hiccups in your return to sport or activity or are unsure of how to get your body to where you want to be, a session with a physiotherapist or pilates instructor can help. They can give you simple steps at your pace so you can enjoy the freedom and lightness of movement. ●



Don't just post it ...

Following recent reports on local social media Willoughby Neighbourhood Watch (WNHW) felt it an appropriate time to help advise what the community can and should do when they see something "suspicious".

What is suspicious behaviour and when should you report it?

If you see something that doesn't look or feel right—or think someone might be about to commit a crime—it's always best to report it.

Trusting your instincts can help prevent serious crime and keep our community safer.

What is suspicious behaviour?

Suspicious behaviour is about actions, not people. It's when someone is doing something unusual or out of place for the time, location or situation.

It's not suspicious just because someone looks different, is unfamiliar to you, or comes from another background.

But if someone is, for example, looking into car windows, trying door handles, going through mailboxes, or entering a neighbour's home when they're not there—that's suspicious.

Examples of suspicious behaviour

- A car repeatedly driving the same street.
- A stranger testing doors or looking into homes or vehicles.
- People removing items from a worksite or property outside normal hours.

- Someone being forced into a vehicle.
- People loitering around schools, playgrounds, or construction sites.
- Strange noises such as alarms, yelling or fighting.

Many people don't act because they fear "it's probably nothing" or they don't want to waste police time. But police have limited resources, which makes community vigilance is even more vital. Any information is useful and even the smallest details can help solve or prevent a crime. Police adjust patrols to areas of increased reporting.

If there's no link to a crime, your report is simply kept on file — no harm done.

How to report suspicious behaviour

- **Emergency or happening now?**
Call Triple Zero (000).
- **Non-urgent or after the fact?**
Call the Police Assistance Line on 131 444 or report online. Call Chatswood Police Station directly on (02) 9414 8499.
- **Want to stay anonymous?**
Contact Crime Stoppers on 1800 333 000 or via the web.
- **Possible terrorism threat?** Contact the National Security Hotline on 1800 123 400.

When reporting, try to note time, location, direction of travel, descriptions of people/vehicles, and any distinct features.

And remember — trust your gut. If something doesn't look or feel right, report it. ●

Join the Willoughby Neighbourhood Watch



Facebook page for more tips and the latest crime prevention news.

Project Black Spot update

Chris Baker

Many local residents responded to a call for feedback on traffic issues. These were delivered to the Traffic group at Council and will be discussed at the next APA meeting. The committee will prioritise the issues raised and work out how best to move forward.

Several concerns relate to some of the busier roads and intersections, notably the Hampden Road/Brand Street roundabout and the Brand Street/Elizabeth Street/Artarmon Road intersections.

Council is aware of some of the problems but we were able to highlight other areas that concern local residents. Pedestrian risk associated with other crossings in the suburb were also highlighted (for example on Hampden Road between Barton and McMillan where an alternative position is being considered). Community members asked the question: can the 40km/hour school restriction zone be extended?

At the meeting with Council officers they stressed that one of Council's key objectives is to increase pedestrian activity in Artarmon.

Several black spot issues seem likely to be resolved with the new cycleway plan proposed for the section along Hampden Road and Herbert Street to St Leonards. Final planning is nearing completion and will be open for public commentary in mid-2026.

A tragic fatality on the Cordia Way cycleway on 4 September points to the need for appropriate signage and clear markings on this dual use path. The path is seeing increased use not only by cyclists but also by e-bike delivery riders.

Thanks to all who responded and to Willoughby Council for taking the time to listen to the responses you provided. The APA looks forward to working with Council to improve traffic flow to reduce pedestrian and cyclist risk in the suburb.

Email vicepres@artarmonprogress.org.au if you have Artarmon "Black Spot" traffic issues. ●



End of the working week?

Every Friday, 5pm

Aperitivo menu + locally brewed beers, Italian wines & cocktails



ISLAND HOPPER
BREWERY

ZUCCHERROCAFFEBAR



ISLANDHOPPERBREWERY

Made in Artarmon gifts for the festive season

Bears

Handmade bears

Bearing our Hearts

Proceeds for each bear sold go to children's charities (less 10% to cover maker's costs).

Contact: Naomi artpeaceplace@gmail.com



Artarmon Gift cards

A gift card set of Artarmon's beautiful Art Deco and Art Nouveau leadlight windows. 10 cards and envelopes for \$10. The cards are blank and suitable for any occasion.

Contact hello@artarmonprogress.org.au
Cards hand delivered to people living in the 2064 postcode area.



Island Hopper

6-packs of unique, locally produced beer. Island Hopper Brewery is a small batch nano brewery in Artarmon producing classic beers (with a twist) to complement the Aussie summer.

The beers can be purchased from the website islandhopperbrewery.com.au



Children's books

Australian animals tell the story of having a bushfire plan. Hard cover story books in English, Arabic and Chinese. Money from all sales donated to the Rural fire Service.

Hand delivered to 2064 postcode. Hard cover.
Email hello@artarmonprogress.org.au

\$25



Willoughby Symphony orchestra

Gift an experience. Buy a subscription to the 2026 Willoughby City Orchestra season.

www.willoughbysymphony.com.au



Little magpie

Jewellery, small bags for trinkets and larger tote bags.

LittleMagpiePeople.com

Also Instagram @LittleMagpiePeople

Price Range: \$10-\$50 AUD



GalGifts

is a local home-based curated gift box business specialising in themed hampers (using Australian brands) packaged with a personalised card.

Gifts can be ordered directly from galgifts.com.au.

Gift boxes range from \$45-\$195, depending on the tier and inclusions.



CHEF'S ARMOURY



13 Elizabeth St Artarmon. Tue - Sat 10am - 4:30pm
www.chefsarmoury.com

Christmas Shopping: Homewares, Cookware, Japanese Knives, Barbeques

What's in a name?

Jane Cozens

Walking around Artarmon it seems that about 20 percent of houses display a name. These names add a touch of character and personality to each home and have any number of origins. A name may be sentimental, while others are historic, witty, quirky, exotic or simply inspired by nature or location. Many of the older houses in the heritage conservation area of Artarmon, built in the early 1900s, have names that reflect their owners' ancestors or homes, often with origins in the UK.

Some examples from within a few blocks of Artarmon include *Isaberic* which may belong to Isabel and Eric, while *Shalimar* could be a Persian reference or simply their favourite perfume. *Glen Ayr* has Scottish heritage and *Warrego* might be an indigenous name or place. *Hazelmere* could be from an English house on a lake with a hazel tree and *Hillingbourne* is situated on top of a hill in Artarmon.

Architecturally designed contemporary houses and new developments are often named too, like nearby *NINE* and *Willoughby Grounds*.



It seems you can change or add a name to your house to anything you like (within reason) although council may have some restrictions. Council says that for houses which have been designated as heritage items or are original houses located in Heritage Conservation Areas, the name of a house (if it is affixed to the dwelling and is original) is part of the significance of that building. In those cases house labels must be retained as either "original fabric" or "contributory fabric" (Willoughby City Council, WLEP)

Have you ever wondered what the original name of your house might have been? You might be interested in finding out.

Willoughby City Library holds council rate and valuations books from 1872 to 1984. These books are available online and the search process is relatively easy, although it may take a bit of time. The Library's downloadable pdf "Guide to the Local History Collection" (<https://libraries.willoughby.nsw.gov.au/History-at-Willoughby/Willoughby-House-History>) has instructions on how to do this. Alternatively, you can ask the Local History Librarians to do a thorough house search for a fee. They can give you all sorts of information like the past owners or occupiers, their occupations, the price they paid and the name of the house if any. ●

Nest takeover Judi Homewood

Have you wondered what bird turns up in Artarmon late September to early October and calls loudly all night?

One of the sounds of spring in many parts of Artarmon is the distinctive calls of the Pacific Koel (*Eudynamys orientalis*). Koels don't mate for life so each breeding season males use their calls to attract females and establish territories which they defend from other males. The males have numerous calls (none of which are melodious) including a slow rising "koo ee" and a quicker rising "quoy-quoy-quoy-quoy".

The females advertise their availability with a high-pitched shrieking 'kik-kik-kik-kik'.

Anecdotal evidence suggests Koels are arriving in Australia up to three weeks earlier than a decade ago and extending their range southwards and west, perhaps capitalising

on changes in available food sources (they are fruit eaters).

Koels are brood parasites. The female deposits the egg in the nests of other birds, typically Noisy Friarbirds and Red Wattlebirds which are much smaller in size. When it hatches the Koel chick ejects the eggs and chicks of the host bird from the nest. The Koel chick is then raised by the unwitting foster parents.

While often heard, adult Koels are seldom seen, despite that they are a largish bird (about 46 cm). The male is a glossy blue-black, with a red eye and a pale bill; the female and young birds have cocoa-brown upper parts with white spots and paler underparts with faint barring.

The best chance of seeing Koels is when they are a 'branchling': the chick has left the nest, is sitting nearby and being fed, in this case by



the foster parents (in response to its begging calls). Koel chicks have particularly loud begging calls.

The foster parents, which are half the size of the chick, have to work hard to satisfy the needs of the loudly calling youngster which demands a great deal of food.

When they are able (usually late March or early April), the Koel fledglings make their own way to their wintering grounds in Indonesia, New Guinea and the Solomon Islands. The parent birds would have already returned. ●

History of Artarmon Churches

Adrian Alexander

Although first land grants in Artarmon and Lane Cove were made in 1794, the region was sparsely populated until the 1880's. The Municipality of North Willoughby (which included current day Lane Cove and Willoughby council areas) was formed in 1865 when the region had a population of about 400.

North Sydney was the centre of church activities until residential subdivisions expanded northwards. The Wesley Church on the corner of Mowbray Road and Pacific Highway was dedicated in 1871. St Stephen's Anglican Church on the corner of Mowbray Road and Sydney Street Chatswood was dedicated in 1884. These two institutions also provided the local population with social activities as well as spiritual care. Built in 1888, Frank Coffee's home *Iroquois* on Mowbray Road, now known as *Windsor Gardens*, hosted monthly Catholic services. Later, Chatswood became the centre of Catholic life in the Willoughby District.



Former Uniting Church 139 Artarmon Road

Artarmon churches have played a very important role in moulding community values. Although residential subdivision commenced in 1894, it took some time for the local population to grow sufficiently to support the building of churches in Artarmon.

The Methodist Church bought land in Dickson Avenue in 1909 and by 1910 had built a church. The property was sold in 1966. The site now hosts a fire station.

Many community events were held at the church which was well supported by the residents in the Hotham Parade, Whiting Street, Dickson Avenue and Carlotta Street precinct and surrounding suburbs. This area originally was a housing estate mainly

occupied by workers employed at the adjoining the three brickworks.

The trustees for St Basil's Church of England (Anglican Church) purchased land in Broughton Road in 1908. The church was opened in June 1912 and extended in 1956.

The church purchased the Artarmon School of Arts building at 11 (now No.3) Broughton Road in 1926. It continued the activities previously provided by the School of Arts but under the name of the St Basil's Institute. The building eventually became the St Basil's Parish Hall. In 1980, the land was sold to developers to finance building of a new hall behind the church and a new rectory.

From its early days, the St Basil's congregation was very active in the community, sponsoring tennis and cricket clubs. Other community social activities included amateur theatre groups, square dances, youth rock and roll parties, carpet bowls, Sunday school picnics, choirs, youth camps, men's and women's groups. Events were open to all residents.

In July 1925, the Presbyterian Church purchased land at 139 Artarmon Road. The church was opened in March 1926. The Sunday school hall was built behind the church in 1932 and in 1956 a kitchen and fellowship rooms were added.

The church was very active in the community sponsoring many social activities that were open to all residents. Events included annual flower shows, concerts, choirs, youth clubs, dance nights, women's luncheons, a men's league, fitness classes, ANZAC day services, Sunday school picnics and spring fairs. It also had a strong tennis club, with church owned courts located behind houses it owned in Muttama Road.

In 1970, the Artarmon Presbyterian Church amalgamated with the Methodist and Congregational Churches to form the Uniting Church of Australia. The Church held its final service at 139 Artarmon Road on 26 November 2000. In March 2009, Willoughby City Council bought the property to support local community activities. The



St Basil's Anglican Church

Artarmon Library was relocated into the old church in November 2012. The adjoining Community Hall, recently renamed the Barry Thompson Community Hall, can be hired for community activities.

Both St Basil's and the Artarmon Presbyterian churches held some of their events in the Masonic Hall at the corner of Hampden Road and Jersey Road. This hall hosted many other events including balls, and wedding receptions. The hall was demolished in 1980 and replaced by an office building.



Artarmon Mosque

In July 2001, Australian Islamic Cultural Centre Inc. purchased the old Scouts Hall at 35 Hampden Road for its North Shore mosque to support a growing local Islamic community.

Artarmon has gradually become a multicultural society. This increased population has brought with it a change in participation in local religious activities. ●

history@artarmonprogress.org.au

QUICK QUIZ answers

1. Four, (2 pairs)
2. Either Papua New Guinea, Indonesia or Solomon Islands
3. McMillan playground
4. 1,500
5. Japanese rice wine

Barangaroo

Glenda Hewitt and Phil Hunt
(Senior Archeologist)

At the start of each meeting, the APA committee acknowledges the traditional owners but not much is known about the Cammeraygal people. Colonial history recorded little about the people who nurtured and lived in the area north of the harbour prior to colonisation. However it is known that Barangaroo, the wife of Bennelong, was a member of the Cammeraygal clan.

Records that do exist record Barangaroo as a feisty woman of strong character. She survived the smallpox epidemic (although her first husband and two of her children didn't) and was an important knowledge holder and teacher. She declined the new clothes tradition and was horrified at a convict flogging and tried to intervene. It is thought that she was born around 1750 and probably died in her 40's not long after childbirth.

Traces of the Cammeraygal people still exist locally and these remnants raise some interesting questions relating to the technology and skills of this clan. What artwork do you know that continues to exist in situ, for the many years that the beautiful carvings and rock art that have been recorded on the north shore, despite intense urbanisation? Anywhere else in the world, this would be treasured, acknowledged and preserved as a reflection of a time and place that remains part of a nation's history.

How can the colours of rock art remain so clear after so many years? What was the technique that sprayed the colour onto the rocks around handprints? The skill and knowledge and science that went into making this lasting artwork is too easily dismissed.

60,000 years of continuous culture and deep connection may just seem like remnants. Yet the evidence of the Cammeraygal and other Sydney clans' presence and connection to our local area can still be found, in special places,



Swaines Creek Cave/ Poyt448
Peter Woodard, CC BY-SA 3.0

from the Harbour to the Hawkesbury. What would Barangaroo think? It is comforting to know that Aboriginal people today continue the long tradition of caring for country, but in a modern way.

Aboriginal Heritage Office Museum
29 Lawrence Street, Freshwater:
Tuesday – Thursday | 9:00am – 3:00pm
To book a group:
aho@northernbeaches.nsw.gov.au ●

Celebrations over summer

Over half of Artarmon residents were born overseas and almost three quarters of us have at least one parent born overseas. According to the 2021 census we speak a range of languages at home including English, Cantonese, Hindi, Japanese and Nepali and have affiliations with a range of different religions. With this rich cultural diversity, Artarmon residents celebrate a range of cultural and religious traditions. Here are some of them occurring between December 2025 and March 2026.

8 December 2025 - Bodhi Day is the Buddhist holiday that commemorates the day that Gautama Buddha is said to have attained enlightenment. According to tradition, Siddhartha sat under the Bodhi Tree and resolved to meditate until he found the root of suffering and how to liberate oneself from it. Buddhists commemorate the event through additional meditation, study of the Dharma, chanting of Buddhist texts (sutras), or performing kind acts towards other beings.

14 - 22 December 2025 - Hanukkah (Chanukah) is the Jewish eight-day festival of lights. It commemorates the rededication of the Holy Temple in Jerusalem after the Maccabees' victory over the Greeks in 164 BCE. On each of the eight nights of

Hanukkah, Jewish people recite blessings and light special menorahs (candelabras), adding another flame each night, until on the eighth night eight flames are burning brightly. Other Hanukkah celebrations include singing, playing the game of dreidel (a four sided spinning top) and eating foods fried in oil such as latkes (potato pancakes) and sufganiyot (doughnuts).

25 December 2025 - Christmas commemorates the birth of Jesus Christ, primarily observed on 25 December. The traditions associated with Christmas have a mix of pre-Christian, Christian and secular themes and origins. Traditions include gift-giving, watching nativity plays, singing Christmas carols, attending church services, eating a special meal with family and displaying decorations.

16 February - 18 March 2026 - Ramadan is observed by Muslims around the world as a month of fasting, communal prayers, reflection and charity. It is believed that during this month the Quran was revealed to the prophet Muhammad and observance of Ramadan is regarded as one of the five pillars of Islam. Adult Muslims are required to fast each day from dawn to sunset. The end of Ramadan is marked by Eid al-Fitr when

Muslims celebrate with festive meals with family and friends, gift-giving and sharing food with neighbours and the less fortunate, embodying the values of generosity and community.

17 February 2026 - Lunar New Year celebrates the first day of the New Year in the Chinese calendar and in 2026 marks the beginning of the Year of the Fire Horse. People born in the year of the Horse are often described as: honest, outspoken and easy-going. Celebrations include various customs aimed at bringing good luck. These include a family reunion dinner on New Year's Eve, the giving of red envelopes of money to children and elders for good fortune, red lanterns and other decorations, dragon dances and setting off firecrackers to ward off evil spirits.

4 March 2026 - Holi is a major Hindu festival that celebrates the onset of spring, good harvests, and the fertility of the land. It is observed the day after the full moon in early March. It is well known for the tradition where people throw brightly coloured powder and water on each other to welcome spring. The festivities include the lighting of bonfires, processions, folk songs and dances and distribution of sweets among family and friends. ●

Feedback from our representatives ...

From the mayor



Tanya Taylor

Summer is here! A wonderful time to get out and enjoy the many spaces, events and activities our beautiful LGA has to offer. As the days get warmer, please remember to stay

safe during periods of extreme heat. Council's online heat map can help you plan ahead and find the coolest spots nearby.

As we head into the festive season, it's also a good time to check in on one another, celebrate responsibly and continue caring for our environment. There are many wonderful community events to help you get into the Christmas spirit - from festive concerts and markets, there's something for everyone. You can find details of all upcoming celebrations on Council's website.

Sustainability over the holidays is a big focus for Council this year. We're encouraging residents to reduce single-use plastics and choose wildlife-friendly decorations to help protect our native birds and animals. Council continues to make strong progress on projects that support both sustainability and community wellbeing.

The Artarmon Parklands Pavilion is nearing completion, with landscaping and fit-out now underway. The new space will offer 80 sqm of indoor area and a 50 sqm deck - perfect for community gatherings and celebrations. We expect it to open for bookings next month, followed by a community celebration to mark its official launch.

At the Willoughby Leisure Centre, construction is also progressing well, with final tiling, lighting and landscaping underway. The builder is scheduled to finish in February, after which testing will take place before opening to the public.

Council is also continuing to advocate for the former Chatswood Metro Dive Site, where the NSW Government has proposed 1,500 new homes. While we welcome much-needed housing, we continue are calling for stronger community benefits - including open space and infrastructure to meet growing local needs.

We're also aware of community interest in the proposed Hampden Lane traffic reversal, part of the Artarmon Local Centre Masterplan. This was publicly exhibited in 2020 and endorsed in 2024 following extensive consultation. However traffic patterns have changed so the decision is being reviewed to ensure the best outcomes for the community.

More broadly, activating and supporting our local centres remains a key priority for me, and for Council. These hubs are the heart of our neighbourhoods - places that support small business, community connection and local vitality. At our October Council meeting, I brought forward a Notice of Motion to explore new ways Council can help strengthen and activate our village areas. A report outlining potential initiatives will come back to Council in December, helping shape the next phase of this important work.

As always, please don't hesitate to get in touch if you have any feedback or issues you'd like to raise with me.

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



Georgie Roussac

'Doing Density Well' Forum: NSW councils' authority over local planning decisions is being eroded, with the State-level Housing Delivery Authority empowered to approve State Significant

Developments and new tax incentives encouraging build-to-rent projects. To be sustainable, housing growth must be matched with critical community infrastructure. I attended a Forum in November which brought councils, NSW government, and industry together to discuss housing challenges.

Graffiti management: Recent reports from Artarmon residents have highlighted the need for a more proactive approach and an urgent review of Council's outdated 2005 Graffiti Policy. Offensive graffiti, especially in highly visible locations, undermines confidence and detracts from the character of our local centres. A faster, better-coordinated response, supported by updated policies is essential to keeping Willoughby safe, attractive, and reflective of our community's

values. An improved Graffiti Policy will be released for community consultation in the coming months.

Artarmon Oval: As part of the 2025-26 sportsground maintenance program, Artarmon Reserve will undergo sand-grooving works to improve water penetration and enhance turf health without major construction. Funding has also been allocated in 2026-27 to extend the field's drainage system to the edge of the grass area, addressing issues along the perimeter particularly near the pavilion and eastern side. Council will also explore solutions for the north-eastern corner, where heavy rain causes water flow that blocks the shared path and creates safety concerns. In the interim, vegetation has been placed on the embankment above the shared path to redirect runoff, and CCTV inspections of nearby drains will ensure they remain clear and effective.

Dog Recreation Strategy: Council recently sought community feedback on dog use in our parks and public spaces. The new Strategy will support responsible dog recreation while balancing the needs of other park users and the environment. It will guide how Council manages parks and open spaces to keep them enjoyable and accessible for everyone. If you missed giving your feedback, please get in touch.

E: Georgie.Roussac@willoughby.nsw.gov.au
M: 0459 879 379



Anna Greco

Recently, councillors were invited to share a few words in video format with Willoughby City Council staff. It was an opportunity to reflect on who we are, what we stand for, and what

inspires us to serve our community. I wanted to share part of that reflection with you.

It has truly been an honour to serve as your councillor since 2021. My story is deeply woven into the fabric of this place. I was born here, grew up here, went to school here, married here and have had the privilege of raising my family here as well. Willoughby

Feedback from our representatives ...

has shaped me in so many ways and reminds me every day how fortunate I am to call it home.

When I think about what I love most about Artarmon, it is the beauty that surrounds us. The bushland, the village centre and the warmth of our diverse and caring community make this place special. But it is more than that. It is the stories written into our landscape, the deep Aboriginal heritage that connects us to Country and the built heritage that tells of those who came before us. Their vision and dedication laid the foundations for the community we cherish today. I feel a strong responsibility to honour that legacy and to protect it for future generations.

As a Chartered Accountant, I am passionate about transparency, accountability and good governance. I ask lots of questions about how council serves our community because I care deeply about ensuring we receive the best from our Council. Willoughby Council staff are extraordinary, dedicated, professional and committed. They truly are the heartbeat of our city.

When asked how I would like to be remembered, I said it is not important if my name is remembered. What matters most is that others feel empowered to believe their voice counts and that they can make a difference. I remain grateful for this opportunity to serve our wonderful community, help people feel supported and be able to live their best lives here in Artarmon.

Wishing you all a very happy Christmas time and all the very best for 2026!

E: Anna.Greco@willoughby.nsw.gov.au
M: 0459 866 064



Nic Wright

term plan that will guide how the Chatswood CBD grows and changes over the next twenty years. It will look at how we can balance new housing, jobs, public spaces and transport so growth strengthens our city rather than putting pressure on it.

Chatswood is a natural fit for increased residential density. It already has strong public transport, good access to services and plenty of potential for renewal. The key is to make sure that this growth is well managed and does not come at the expense of neighbouring suburbs like Artarmon. That means planning ahead for traffic, infrastructure, and open space, and protecting the leafy streets and village atmosphere that define our community.

The State Government is pushing ahead with significant housing reforms across Sydney. Councils have a choice to either work with the State to shape these changes or fight them and risk being left out of the conversation.

Re-Imagining Chatswood: planning for growth, protecting our neighbourhoods:

Council has started work on Re-Imagining Chatswood, a long-

The Government has made it clear that councils which choose to ignore the housing challenge will not be left alone. Change will still come, only without their voice at the table.

Re-Imagining Chatswood is about thinking strategically so that as the city centre evolves, Artarmon retains the qualities that make it such a special place to live. Well-planned growth in Chatswood can take pressure off existing neighbourhoods by providing new homes close to public transport, shops and services. That is good for sustainability, good for accessibility, and good for the local economy. When we manage growth properly, we can improve how people move through our area, invest in open space, and make it easier for families and older residents to stay connected to their community.

This work is also about ensuring that the future of our city is shaped by local voices. We want residents and businesses to help define what kind of place Chatswood should be. Should it be greener, more walkable, more cultural, more family-friendly? These are questions we will be asking in the months ahead, and they are just as relevant to Artarmon as they are to the CBD itself.

Growth is inevitable, but how we grow is up to us. I would love to hear your thoughts and aspirations about how we can achieve this. If you would like to share them, my contact details are below.

E: Nic.Wright@willoughby.nsw.gov.au
M: 0481 033 442

SUMMER IN ARTARMON



SNAP SHOT

ARTARMON

Laing+Simmons
Artarmon

VOL.49

MARKET WRAP UP

Spring has brought renewed confidence and activity to the Lower North Shore, with strong buyer demand and a surge in vendor listings setting a confident tone for the season. Across the state, new property listings rose by 16.8%, reflecting increasing optimism among homeowners looking to take advantage of the market's momentum and strong buyer appetite.

In Sydney, the auction clearance rate averaged 73% throughout spring, with the median Sydney house sitting at \$1.62 million, up from \$1.50 million a year ago, while units have climbed to a median of \$874,000, compared to approximately \$831,000 at this time last year. The Lower North Shore recorded quarterly growth of 1.94%.

Buyer preference continues to lean heavily toward renovated, move-in-ready homes, with properties in this category achieving standout results. Homes requiring improvement are attracting interest but generally experience reduced interest, as buyers increasingly value convenience and lifestyle over renovation potential.

The rental market has also remained strong throughout the season, with rents recording a slight but steady increase. Demand continues to centre on modern, well-maintained properties.

If you are considering selling or would like to understand how your property compares in the current market, our experienced team would be delighted to provide a confidential market appraisal and assist you in achieving the best possible result for your property.



CATHERINE ONG
PRINCIPAL & AREA EXPERT
0418 672 881



JEREMY ONG
PRINCIPAL & AREA EXPERT
0488 242 508



lsre.com.au/artarmon

SALES RESULTS FOR SPRING 2025

STREET ADDRESS				Sale Price	Sale Date
6 WEEDON ROAD	4	2	3	\$3,600,000	1-Aug-25
3/2 BARTON ROAD	2	1	1	\$920,000	11-Aug-25
10/21 ERIC ROAD	1	1	1	\$725,000	11-Aug-25
102/4 FRANCIS ROAD	1	1	1	\$811,000	13-Aug-25
8/34 CLELAND ROAD	2	1	1	\$1,054,000	16-Aug-25
206/4 FRANCIS ROAD	2	1	1	\$1,050,000	27-Aug-25
24/2-4 JERSEY ROAD	2	1	1	\$1,216,000	30-Aug-25
2/9-11 PALMER STREET	2	2	1	\$1,615,000	30-Aug-25
107/5 SCOTT STREET	2	2	1	\$1,530,000	2-Sep-25
31/3 BARTON ROAD	2	1	2	\$1,345,000	4-Sep-25
10/6 BULLER ROAD	2	1	1	\$1,100,000	5-Sep-25
26/421-473 PACIFIC HIGHWAY	2	2	1	\$960,000	5-Sep-25
50/1 JERSEY ROAD	2	1	1	\$1,031,000	8-Sep-25
1/3 MILNER ROAD	2	1	1	\$1,517,000	10-Sep-25
53 STAFFORD ROAD	4	4	2	\$5,800,000	11-Sep-25
11/4 BRAND STREET	2	1	1	\$1,170,000	12-Sep-25
2/3 ROBERT STREET	2	1	1	\$1,135,000	13-Sep-25
40/421-473 PACIFIC HIGHWAY	2	2	1	\$950,000	17-Sep-25
21 STEWART STREET	6	3	2	\$5,200,000	27-Sep-25
13/2 ROBERT STREET	1	1	1	\$900,000	3-Oct-25
18/6 BULLER ROAD	1	1	1	\$775,000	7-Oct-25
10/344 MOWBRAY ROAD	2	1	1	\$850,000	16-Oct-25
6/34 CLELAND ROAD	3	1	1	\$1,200,000	17-Oct-25
6/1 HAMPDEN ROAD	2	1	1	\$1,550,000	20-Oct-25
61/1 JERSEY ROAD	2	1	1	\$1,200,000	20-Oct-25
9/10-12 ERIC ROAD	3	2	1	\$1,880,000	22-Oct-25
12/6 JERSEY ROAD	2	1	1	\$1,137,000	28-Oct-25
503/2 BROUGHTON ROAD	2	1	1	\$1,110,000	30-Oct-25
2209/9 ERIC ROAD	2	2	1	\$1,519,500	31-Oct-25

*Data where prices disclosed from the period 01/08/25 – 31/10/25 via RPData.



		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
House	4 Bed	2	\$3,600,000	\$5,800,000	\$4,700,000	\$4,700,000
	6 Bed	1	\$5,200,000	\$5,200,000	\$5,200,000	\$5,200,000
Unit/T'house	1 Bed	6	\$725,000	\$900,000	\$793,000	\$814,333
	2 Bed	17	\$850,000	\$1,615,000	\$1,135,000	\$1,160,353
	3 Bed	3	\$1,200,000	\$1,880,000	\$1,517,000	\$1,532,333

SALES SUMMARY FOR SUMMER 2025 01/08/25 – 31/10/25 (WHERE DISCLOSED)