



New storm water system proposed by a Clontarf resident.

Hi Clontarf Residents,

We have started 2024 with some new issues and many continuing from last year.

A New Newsletter Distributor is needed now.

We urgently need someone to pick up the newsletters from the printer each quarter and distribute them to the kind residents who then deliver them to our letter boxes. Please ring either Lynne or myself if you can give us a helping hand, as our previous distributor will be overseas for much of the year.

Sandy Bear Café

You may recall that the proposed expansion of the operating hours to 10 pm was controversial in the Clontarf Community. While many of you have been positive about the idea of enjoying dinner with a glass of wine, there were others in Sandy Bay and Peronne Avenue primarily, who were strongly opposed to the idea, mostly with concerns over noise, the risk of poor behaviour and possible parking issues.

We communicated, at our December CCF Meeting, after advice from Council Management and Councillors, that the Café does not have a current DA covering the hours of operation beyond 4 pm. Therefore, the Café Lessee and Clontarf Marina together, would need to apply for a new DA approval to provide this service. This would involve extensive Community Consultation with the CCF and any residents that have an interest.

There was also a request from the CCF December meeting for discussions between concerned residents and the Café/Marina. We have been advised that one resident had an informal discussion with the Café Lessee, but formalised wide-ranging discussions have not been organised at this stage.

We understand the Marina's earlier DA for a Kiosk did have the approval to sell alcohol till 10 pm. However, we understand this was for over-the-counter sales to boat owners and locals, but not approval for table service wine and food sales.

I raised this issue with Senior Council Management at the recent Manly Ward Executive Meeting. I was later advised that the Marina and the Café/Lessee could not rely on the earlier **Kiosk** approval as this was a different DA approval for a kiosk only.

The current **Café** approved DA, allows food and alcohol to be served but finishing at 4 pm. The current **Café** DA extinguishes the previous DA approvals for the Kiosk.

So, as we understand it at present, no new DA has currently been submitted requesting that alcohol and food can be served after 4 pm, until 10 pm.

If the Café Lessee and Marina did apply to Council for a DA to operate their extended hours for food and wine service between 4 pm and 10 pm, the community would then need to be assured that no functions like weddings or parties would occur and that there would be no audible music beyond the area of the café, so as not to disturb nearby residents. There would also need to be discussions about behaviour management and I am assured that this would be managed. I would also assume there needs to be discussions over residents' parking concerns.

A further issue for the Council and the community to consider is the impact on the Council-approved Bosk Restaurant operating in Clontarf Reserve with approval to sell food and wine in the evening.

The extended hours for the Café at Clontarf Marina is

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an issue on which we would like your feedback and we would greatly appreciate your attendance at our March meeting to discuss it further.

Proposal on a Greener Storm Water System Trial

One of our residents in Beatrice Street has proposed that NBC move to a more Environmentally Friendly approach to stormwater management. Currently, the street and stormwater runoff is channelled into a series of concrete gutters, drains and channels that flow through our community and eventually into the Middle Harbour. There are overflows in heavy rain times which cause pollution along these watercourses and drains with pollution into the Harbour. There are gross pollutant traps that collect some of this runoff in Sandy Bay. These need to be cleaned regularly to be effective, which has been an issue in the past.

Our resident has proposed using her property, which includes a major stormwater runoff channel as a trial of a more effective system. She will be renovating her house in the next few months. This means that the Council could have access at that time, however, I believe it will be a challenge for the Council to react quickly as money is tight and plans need to be agreed and drawn up after there is a commitment from the Council.

However, a system of more gross pollution traps and water gardens to capture the stormwater run-off is being proposed to replace some of the street gutter and concrete pipe systems that exist at present. This should absorb much of the runoff and slow the water flow, particularly in low-to-moderate rain periods. This idea would appear to be a more environmentally friendly option. There would still need to be pipes in many areas as I understand it. The resident will be at our meeting in March to explain her ideas and answer questions.

This issue has been raised within Council by Councillor Sarah Grattan and the Stormwater Team within Council is investigating the proposal currently. Timing for a response has not been agreed to at this stage.

Sydney Water Update

Northern Suburbs Ocean Outfall Sewer (NSOOS) Rehabilitation Update:

- a) Sydney Water is continuing to plan for the delivery of NSOOS Section 1 works between Clontarf and North Head Waste Recovery Recycling Facility (North Head plant).
- b) Works below ground at North Head plant are planned to commence by mid-2024 to remove silt from the Northside Storage Tunnel and prepare an access cavern for rehabilitation equipment to access



the tunnel at that end.

- c) Once the access cavern is complete, the plan is to remove silt and debris from the North Head end of the tunnel so that NSOOS flows are reduced, enabling entry upstream at Clontarf and other locations. This work will also reduce the risk of wastewater overflow from the NSOOS.
- d) Work at Clontarf Reserve is planned from late 2025. Sydney Water will continue to update the Clontarf community on progress throughout 2024.

New Odour Control Unit at The Spit

- a) Sydney Water is designing a new permanent odour control unit to replace the current temporary odour control units at the Spit Syphon site at Mosman. The site is located across Middle Harbour from Clontarf Reserve.
- b) Digital representation scenarios of proposed 'now and later' site layouts have been shared with key stakeholders and relevant communities, including the Clontarf Community Forum and locally impacted residents. The feedback received is being considered during the development of further concept designs.
- c) The detailed concept design will be presented back to stakeholders by mid-2024.

Construction is planned to start following the completion of the current rehabilitation construction Work.

Burdensome DA Requirements for Small DA's

One of our residents has raised concerns about the level of information required by the Council to approve relatively minor DAs. For example, this resident applied to have an external deck replaced and slightly enlarged. Council has required a structural engineering report and indigenous impact assessment among other costly reports.

The cost of complying with the DA requirements is similar to the cost of construction, which seems to be excessive to me. The compliance burden in this case seems to be excessive.

Council Management understands the issue, but they indicate that these reports are a State Government requirement and so there was little they could do. You may consider raising the issue with our Local MP James Griffen.

Clontarf Reserve Masterplan Update

The council has commenced the next phase of the Clontarf Reserve Masterplan. The preparatory work is funded in the current financial year (23/24) and includes the assembly of a multi-disciplinary design team to undertake and steer, the development of the design processes. Necessary stormwater and drainage improvements will form part of the design development works to be undertaken by the design team. The council has identified a preferred option for the stormwater works, which was based on a feasibility and options investigation carried out by the Council's stormwater team. This preferred option now needs to be developed to the concept stage, at which time further information will be available to the community. All the construction works associated with the next phase of the Clontarf Reserve Masterplan, including the stormwater works, are planned to be carried out at the same time.

We have asked a representative of the Park Assets-Planning Design & Delivery Department of Council to join our March meeting to provide more information on the upcoming final stages of the Clontarf Reserve Masterplan.

Peronne Avenue Resheeting

Peronne Avenue resurfacing is due to commence in March with works expected to occur over three weeks (weather permitting). As previously discussed with us, water and electricity services beneath the road surface will be lowered as a part of the work before re-sheeting.



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Prerequisite investigations undertaken in 2023 identified the services under the road surface was notably shallow and would need to be lowered to enable milling and re-sheeting to occur.

Balgowlah Golf Club 5-year Lease

You may recall, that Zali Stegall suggested recently that the golf course should be converted into playing fields which we understand are needed further up the coast where the concentration of families is higher. This area does have playing fields nearby.

The Council is planning to grant the Balgowlah Golf Club a 5-year lease so they can invest in maintaining the course. This area is a significant green space in our area, which is the home of many local wildlife animals and birds, many of which would be lost if it were to be converted into playing fields. Neither the Council nor State Government has the funding to convert this undulating topography to fields, anyway. I believe the Council is making the right decision in this case. What do you think?

Electric Vehicle Charging in Seaforth

The electric car charging station in Seaforth that we have mentioned in the past has now been approved

by the Council Traffic Committee and a DA has been submitted to the Council by the operator. We anticipate that approval will be granted shortly and hope construction is not too far away.

Our next meeting will be via Zoom at 7.30 pm on Wednesday 6th March, 2024.

We look forward to your interest and support to keep Clontarf top of mind with the Council and Government. Please let us know if you would like us to send you the link for our meeting.

Kind Regards

Phil Young

Chair, Clontarf Community Forum.

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