
DA 2024/79 FAQ - Gilly's @ 35 Station Rd Otford (11.3.2024)

Thanks to everyone for their attendance at the NF1 meeting held 6.3.2024. I have done my best to respond to the issues raised. Please feel free to check my responses with Council staff.

1. What makes this development a Wellness Centre?

The proposal aims to improve participant habits around nutrition, movement, relaxation, connection and creativity through the delivery of workshops and information sessions.

2. What are the proposed activities to be conducted there?

Workshops will be provided in gardening, cooking, movement, creative arts/crafts and selfcare with participants able to enjoy refreshments while on site. Information about the heritage, flora, fauna and geography of the area will also be provided through signage, artwork and talks.

3. What facilities will be provided to deliver these workshops?

We will provide:

- spaces for demonstrating vegetable growing, food forests, caring for chickens, making compost, shadehouse for propagating, tool store and seating area
- multipurpose space including commercial kitchen with cool room for cooking classes and to provide refreshments to guests attending our programs
- tai chi platform and indoor studio for gentle exercise
- wet and dry studios and display spaces for creative arts & crafts, heritage, flora, fauna and geography
- spa and life coaching consult rooms
- parking for 6 cars (including 1 accessible space), 1 motorbike and 6 bicycle places
- stairs and accessible lift
- accessible and ambulant bathrooms
- solar panels and battery
- water tanks for storage and reuse
- storage for bins, HWS, air-conditioning unit, laundry, seed bank, dry goods and equipment

4. What building work will need to be done?

The existing cottage will be refurbished to reinstate heritage features that have been lost over the years including the wrap around verandah that was closed in to create a WIR, timber ceilings that were covered over with plaster, door furniture that has been damaged etc and will have additional measures to protect the home from ember attack in the case of a bush fire.

The cottage will be complimented by a modern, pavillion style building, set back and sympathetic to the primacy of the heritage home. The pavillion will be linked to the existing building through a glass breezeway which will facilitate access from both Station and Domville roads. The rear of the building will be refurbished to repair footings that have been washed away over time, causing significant cracks in the walls of an extension that was added some years after the cottage was built. This will also enable us to provide one accessible and one ambulant bathroom. A skylight will be added to provide additional lighting to what was originally the back verandah of the cottage.

A carpark with storage area, shadehouse, tai chi platform and fencing are also planned.

5. What will the hours of operation be?

Wednesday 7am - 3pm for prep, maintenance and cleaning (staff only, no guests)

Thursday 9.30am - 5.30pm

Friday 9.30am - 10.00pm

Saturday 9.30am - 10.00pm

Sunday 9.30am - 5.30pm

Monday 9.30am - 5.30pm

Classes will not start or finish between 2.30pm-3.30pm on school days to ensure that traffic is minimised during these times.

Evening sessions will finish at 9.30pm to ensure that all guests have left the site by 10.00pm.

6. How many people will be allowed on site at one time?

A maximum of 6 staff & 25 guests will be allowed on site at any one time.

7. How will guest numbers be managed?

Guests will book in for programs through our website. All programs will have set times and set numbers. There will be no walk-ins.

8. How will the local character be maintained?

- The proposed development does not include any significant tree or vegetation removal. As such, the development will retain the leafy residential village character of the site.
- The site is extremely steep, as such the extension to the former headmasters residence has been designed to blend in with the existing cottage and the basement storage/carpark have been integrated with the steep topography of the site. Essentially built into the site's slope.
- Appropriate bushfire provisions have been recommended via the Bushfire Assessment and are implemented within the design.
- I reduced my proposed maximum concurrent guest numbers down from 30 to 25 before making application to ensure that the proposal was at a scale that would minimise impacts on the community.

9. How will traffic and parking be managed?

- Gilly's core aims of promoting wellbeing and sustainability enables us to promote green travel as a key habit for a healthier future.
- Otford residents and BnB guests will be encouraged to walk or ride to and from the site.
- Guests from outside of the suburb will be encouraged to catch public transport to Otford train station, ride and carpool.
- Carpooling will be a natural choice of the workshop format which will encourage people to come with a friend. Group bookings will also be made by local non-for-profits, businesses in the allied health services industry and creatives looking for a place to run their own workshops. Some organisations will arrange for transport to be provided eg NINA's, Disability Trust etc. reducing the number of vehicle movements required.
- There will be six carspaces, 1 motorbike and 6 bicycle spaces provided including one accessible carspace with access from Domville Rd. The driveway will be widened to improve ingress and egress.
- On-street car parking surveys indicate that there is generally sufficient car parking available on Station road (29 places) to cater for any overflow parking demands.

10. How will noise be managed?

Key features of the design for acoustic management include:

- 2.1m high, solid lapped and capped fence along the eastern boundary
- 1.1m high screen on the western and northern sides of the carpark
- Lining of the soffit under the verandah with acoustically absorbent material
- Noise management plan which does not allow:
 - amplified music outside of the building
 - external activity after 6pm
 - programming that generates traffic after 10pm
 - noisy, high energy activities

11. How will deliveries be managed?

It is anticipated that the largest vehicle required to service the site would be a B99 vehicle with trailer which can be backed down the driveway to the rear of the pavillion or into the carpark from Domville road. In the event that a larger vehicle is required for a specific delivery, this can be accomodated on Station road.

12. How will waste be managed?

- Gilly's is designed with Permaculture principles in mind which focus on reducing, reusing and recycling.
- The workshop format allows us to pre-plan purchasing to minimise both wastage and packaging with very limited use of products that have any harmful effects on the environment.
- Participants are taught skills in reducing waste through our workshop program and take away the majority of the materials used in any creative processes. In addition, our movement workshops, life coaching consults and informational talks will not require use of any materials in their delivery.
- Green waste is composted on site for reuse using a hot composting process which ensures that no odour is produced.
- It is anticipated that the proposed bin collection service will be more than adequate to meet the needs of the business and could be scaled down when not required.

13. How is this proposal consistent with the heritage values of the site?

- The development retains the original headmaster's residence in its original configuration. Use of the rooms of building for small studios will allow the building to be retained intact. The uses will promote the conservation of the fabric of the building.
- The addition will create a large room for multi-purpose activities. Making a pavilion style addition conserves the original fabric and layout of the headmaster's residence so that there will be no requirement to remove walls to create a large space. The proposed addition has a restrained modern aesthetic that does not dominate or compete with the existing building. By continuing the verandah the pavilion sits comfortably next to the existing building. The distinctly different appearance of the pavilion makes it easy to discern old from new.
- The proposed car park is built into the existing steep embankment. The level of parking is below the main roof of the existing house and not highly visible from Station Road. Views to the former headmaster's residence from Domville Road do not have high significance as the building is set well below the road and there is an existing driveway. The only place it will be visible to the headmaster's residence is at the rear where the building has been modified.

14. Will passing this DA set a precedent for developers to build commercial premises in C4 zoned areas?

- Business premises are not allowed in C4 Environmental Living zones. However, Clause 5.10 of LEP 2009 allows additional uses to sites that contain local heritage items, so long as the proposed use is consistent with the sites heritage values. Despite a business premises being a prohibited use in the C4 zone, the proposed development remains consistent with the zone objectives. Clause 2.3 of LEP 2009 states that the consent authority must have regard to the objectives of the zoning when determining a DA in respect to land within that zone.
- The project does not ask to change the zoning to commercial. It asks to allow one additional use for the site. The use has to be in keeping with the heritage values and C4 zone objectives.
- Rules with regards to such developments are very clear. Any other site would need to a) be heritage listed, b) the proposed use would have to be consistent with that site's heritage values and c) that proposal would have to be consistent with the objectives of the C4 zoning.
- This DA does not, therefore, set a precedent for all properties within C4 zones across the LGA.

15. What consultation has been done?

Consulted on the concept for the proposal with:

- Council Heritage and Planning officers to understand the key issues to be considered. This included changing my original plans from providing a cafe to a cooking school, moving parking from Station Rd to Domville to protect the heritage values of the site and including a lift from the parking area to ensure disability access.
- Healthy Cities Illawarra, Helensburgh Historical Society, NINA's and Disability Trust who have written letters in support.
- Local (Oxford and 2508) gardeners, chefs, artists, allied health professionals, architects, builders, marketers, accountants, business support groups, environmental educators, sustainability experts and teachers about the concept and very much enjoyed hearing their excitement about the project.
- Offered tours to explain the plans on site and invited feedback.
- Personally spoken with neighbours Cris & Deana, Jim & Ally, Peta & Shannon, Andrew, Pablo & Hayley, Linda and, most recently, Sophie about the project and have already received three letters of support.
 - Myself, the Civil Engineer and Town Planner on the project met with one neighbour to map out changes to the shared driveway that would be mutually beneficial. These have been incorporated into the design.
 - Another neighbour had concerns about their dogs being able to get out through gaps in fencing resulting from work being done on an adjacent property. I offered to replace the fence at my cost with the view that my project would require work to be done anyway. I did this now so that she could have peace of mind that her dogs would be safe.
 - One person expressed concern about noise from guests when exiting and offered to collate community feedback which I encouraged. No feedback was received but I appreciated the gesture.
 - I realised that I should have spoken with another neighbour who shares a driveway with us. This was an oversight which I'm keen to make right.
 - There is only one neighbour with an adjacent boundary that I haven't spoken with at this stage.
- Attended the NF1 meeting held 14 Feb 2024 to hear community feedback and agreed to speak at another community meeting to be organised through NF1.
- Published information on my website with copies of reports provided as part of the DA and a survey to gain further feedback following community concerns expressed at the first NF1 meeting.

- Circulated a note by letterbox drop to 80 households in Otford encouraging them to attend the meeting to be held on 6.3.2024 after being advised that invitations were not circulated broadly throughout the community.
- Attended the NF1 meeting dated 6.3.2024 to provide responses to the notice circulated and took notes on issues raised by the attendees.
- Reached out to an adjoining neighbour via text message on 9.3.2024 after hearing their concerns and offered to discuss their issues regarding carparking.
- Developed a FAQ sheet to respond to the issues raised by attendees of the meeting dated 6.3.2024. This document was emailed to the NF1 Convenor on 11.3.2024 for him to email out to attendees of the meeting.

16. What community benefits can be gained from this proposal?

This proposal brings significant social, environmental, economic and cultural benefits to the community including:

- creating a space around strongly held community values of wellbeing, sustainability and connection
- increased access to services in a community 40 minutes distant from regional centres in Wollongong and Sutherland
- improved quality of life for participants through new skills in gardening, cooking, creative and self-care
- improved food security and community resilience through skills sharing
- increased awareness of environmental issues impacting the local area and behavioural change flowing on from improved understanding of impacts
- local employment and training opportunities for contractors and staff living in Otford and the northern suburbs of Wollongong
- increased property values by the establishment of a vibrant community hub as an attractor
- privately funded development does not require government funding to execute

17. Where can I find the reports that formed part of the DA?

Reports provided as part of this proposal are no longer on exhibition through Wollongong City Council but are available at gillyskitchengarden.com.au

18. How can I have my say?

- The formal submission process through Wollongong City Council closed on 15 February after being notified in line with their approved procedures.
- Residents can email Council of council@wollongong.nsw.gov.au quoting DA2024/79 until a determination is made.
- Enquiries can also be made by calling Council on 4227 7111 during business hours 8.30am - 5pm Monday to Friday
- People can also give me feedback by completing the survey or by booking a tour on my website gillyskitchengarden.com.au

Thanks again for your interest in this proposal!

Claudia