

# Community Engagement Summary Report

November 2023



## Planning Proposal 1 and 3 Johnson Road, Galston

### Summary of results

Hornsby Shire Council owns land at 1 and 3 Johnson Road Galston which is currently zoned RU4, Primary Production Small Lots.

Following a resolution of Council in 2022 to consider the land for light industrial use, preliminary investigations were undertaken into the constraints and opportunities of the site. In July 2023 Council resolved to prepare a Planning Proposal to rezone its land to E4 General Industrial.

The change in zoning would formalise the existing use of part of the site as a Council depot with the aim to optimise the potential of the land and help improve financial sustainability.

If rezoned, the site would provide local businesses and individuals with opportunities to occupy space for business and personal use, along with accommodating some of Council's existing storage requirements at the site.

Community engagement about the proposal was held over a six-week period between 11 September and 22 October 2023 as it was important that the local residents around Johnson Road were made aware of the proposal to rezone as early in the process as possible, prior to formal notification as part of the Planning Proposal public exhibition stage.

This provided the community the opportunity to express their support or concern for the proposal at an early stage which would then be considered during the preparation of the Planning Proposal.

During the engagement period, there was a total of 237 online submissions received, and meetings with ten residents at the Galston Community Centre were held.

Forty emails regarding the Johnson Road proposal were received prior to the engagement period and one petition was tabled at Council in July 2023.

The main topics that were raised in the feedback were:

- Loss of conveniently located open space
- Benefits to the community of rezoning the land
- Keep for public recreation (green space, riding bikes, dog walking)
- Bushland preservation – STIF and Scribbly Gum
- Impact from industrial units – noise and traffic
- Perceived lack of demand for industrial units and not appropriate in a residential area
- 3 Johnson Road should be zoned C2 to preserve the trees.

The Planning Proposal is now being prepared. If the Planning Proposal is endorsed to be lodged for further assessment, there will be additional community consultation, including a public exhibition where submissions will be welcomed by the community.



*Figure 1. An aerial showing the property boundaries of 1 and 3 Johnson Road Galston, and surrounding land uses.*

# 1 Purpose and Scope

The purpose of this report is to provide a summary of feedback and key themes/topics that emerged during the preliminary engagement period for the 1 and 3 Johnson Road, Galston Planning Proposal.

The engagement period was between 11 September and 22 October 2023, a six-week period, to make allowance for school holidays during the period.

The engagement was aimed at raising awareness in the local community of Council's proposal to prepare a Planning Proposal to rezone the land and allow the community to provide their comments about the proposal.

This report provides an overview of the engagement approach and methods used. This early engagement is the first opportunity for the community to provide feedback during the planning proposal process. The indicative project timeline below identifies (in red) the stages in the rezoning process where the community will have an opportunity to provide comment and input about the proposal.

## 1 & 3 Johnson Road, Galston // Planning Proposal

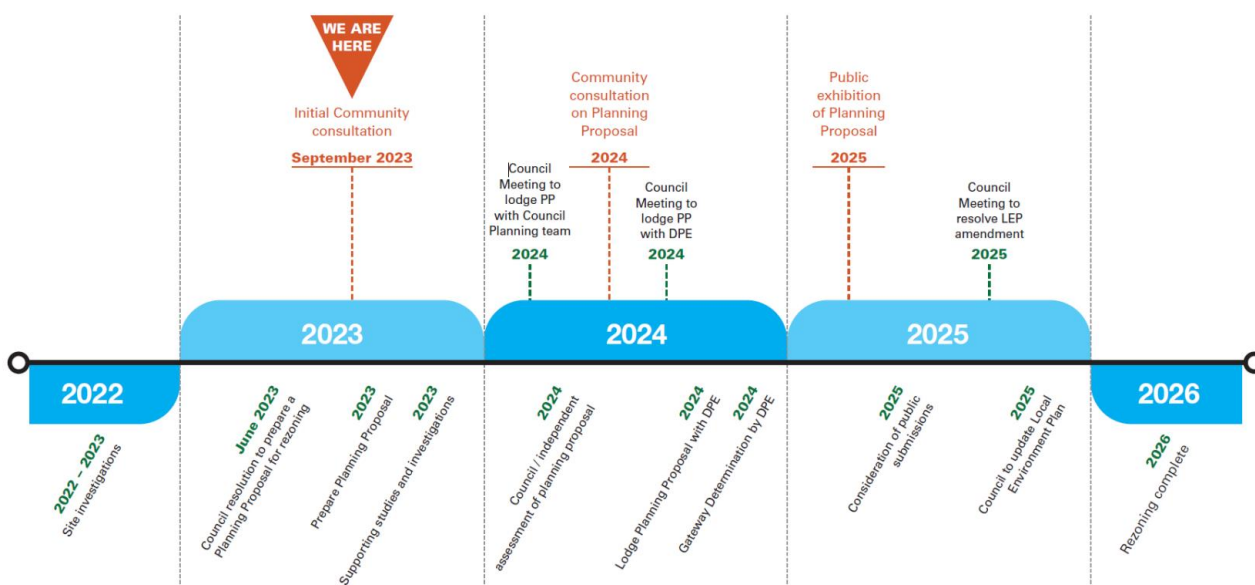


Figure 2. Indicative timeline of the planning proposal process

## 2 Background

Hornsby Shire Council is the owner of the land at 1 and 3 Johnson Road, Galston.

Approximately half of the site, located at 1 Johnson Road has been used as a Council storage facility for materials, plant and equipment for over 60 years. The Galston Rural Fire Brigade also has a facility on this site.

The other half of the site, located at 3 Johnson Road, is currently used for Council and community storage in a limited capacity. High voltage power supply runs through both sites.

In July 2022, Council resolved to undertake a cost benefit analysis to assess the potential use of 1 and 3 Johnson Road, Galston as a light industrial factory unit complex.

The feasibility analysis found that a change in use of the land would increase the value of a currently underperforming asset and following completion of the proposed development, could create ongoing revenue streams to Council to assist with long term financial sustainability.

The land is currently zoned RU4 – Primary Production Small Lots, which does not permit light industrial uses. In order to use the land on Johnson Road for light industrial purposes, the land zoning would need to be amended and this requires going through a Planning Proposal process.

At its meeting on 14 June, 2023 Council resolved to prepare a Planning Proposal to rezone its land at 1 and 3 Johnson Road, Galston to E4 General Industrial Zone.

The rezoning would recognise the importance of the site as a Council depot, optimise the potential of Council land, and improve financial sustainability.

If rezoned, the site would also provide local businesses and individuals with opportunities to occupy space for business and personal use.

Within the report to Council for the meeting of 14 June 2023, the following was outlined:

*“that Council, as land owner, undertake preliminary consultation of the proposal with the community, including adjoining residents, prior to lodging the planning proposal. By doing this Council would be informing adjoining residents of its intention prior to them being formally notified as part of the Planning Proposal process giving them an opportunity to express their support or concern for the proposal at an early stage.*

*Undertaking early engagement will ensure that consideration can be given within the Planning Proposal to concerns and benefits that the community may have with the proposed land use.*

*It should be noted that there are two subsequent consultation periods included within the Planning Proposal process for the community to provide their comment.”*

### 3 How we consulted

In line with Council's Community Engagement Plan and the Council Report on 14 June 2023, the engagement objectives for this preliminary stage of consultation were to:

- inform adjoining residents of Council's intention to prepare a Planning Proposal for 1 and 3 Johnson Road, Galston
- provide the community with information regarding the preparation of the Planning Proposal
- clarify the planning process and timeframe for a Planning Proposal
- give the residents an opportunity to express their support or concern for the proposal, prior to the preparation of the Planning Proposal
- consider community input in the preparation of the Planning Proposal.











It was important to raise awareness in the local community of Council's intention to prepare a Planning Proposal early in the process, prior to formal notification as part of the Planning Proposal public exhibition stage. This provided the community with the opportunity to express their support or concern for the proposal at an early stage and then allows the project team to consider all the comments during the preparation of the Planning Proposal.

During the feedback period a variety of engagement and communication channels were used to reach the residents in the vicinity of Johnson Rd, the Galston area and the wider community. See Table 1.



Table 1

## Communication and engagement methods

	<b>Notification email</b> Notification email to 40 residents who had previously contacted Council regarding this project, advising them of the Council resolution on 9 August 2023.
	<b>Resident association meeting</b> The General Manager and Council officers were invited to attend a meeting held by Arcadia Galston Resident Association on 29 August 2023 to provide information about the project and answer questions from the community.
	<b>Notification letter</b> Letter mailed to approximately 100 properties in the vicinity of Johnson Road to ensure that residents were aware of the upcoming community engagement. The letter included a link to the Your Say page and QR code for direct/quick access.
	<b>Resident meetings</b> Invitation to residents adjoining the site to attend small group meetings with the project team at the Galston Community Centre.
	<b>Your Say Hornsby website</b> Information about the proposal, an indicative timeline, factsheet and relevant Council papers were provided on the project page on the Your Say Hornsby website.
	<b>Feedback form</b> The community were invited to provide comments via the online feedback form, in writing, or via email.
	<b>Fact Sheet</b> Included in mail out to residents and on Your Say Hornsby. Included questions and answers and a QR code to provide feedback.
	<b>Advertisements/promotion</b> The feedback period was advertised through print advertisements in the local newspapers, and digitally via Councils ENews and Community Engagement newsletter and Facebook.
	<b>Sign on site</b> Including a QR code directing people to the website.
	<b>Councillor Weekly Communication (CWC) and workshop</b> Item included in CWC on 12 September 2023. Presentation on the engagement approach to a Councillor Workshop on 30 August 2023

## 4 What you told us

Feedback on the proposal to rezone the land at 1 and 3 Johnson Road, Galston was invited via an online form on Your Say Hornsby, by email or in writing to the General Manager, from 11 September and 22 October 2023.

Correspondence was received in relation to the proposal prior to the feedback period and a petition was tabled at the Council Meeting on 12 July 2023. These were also considered with the submissions received during the engagement period.

### Initial correspondence/submissions

Prior to the consultation period, between June and August 2023, Councillors and the General Manager received 40 emails or letters from Galston and Hornsby Shire residents regarding the Johnson Road proposal.

The main topics mentioned in this correspondence included:

1. Preservation of 3 Johnson Road for environmental conservation (RE1 and C2)
2. Reduction in public amenity
3. Impact to threatened or endangered tree species
4. Increase in traffic impacts
5. Increase in noise

### Resident Association meeting

The General Manager and Council staff were invited to attend the Arcadia Galston Residents Association (AGRA) AGM held on 29 August 2023 to clarify details about the proposal and the timing of the planning process.

The General Manager gave a presentation about the proposal, talked through the indicative timeframe for the planning process and answered questions from the community.

### Website

During the feedback period, the Your Say Hornsby project page received 1,452 views by 929 visitors (unique users).

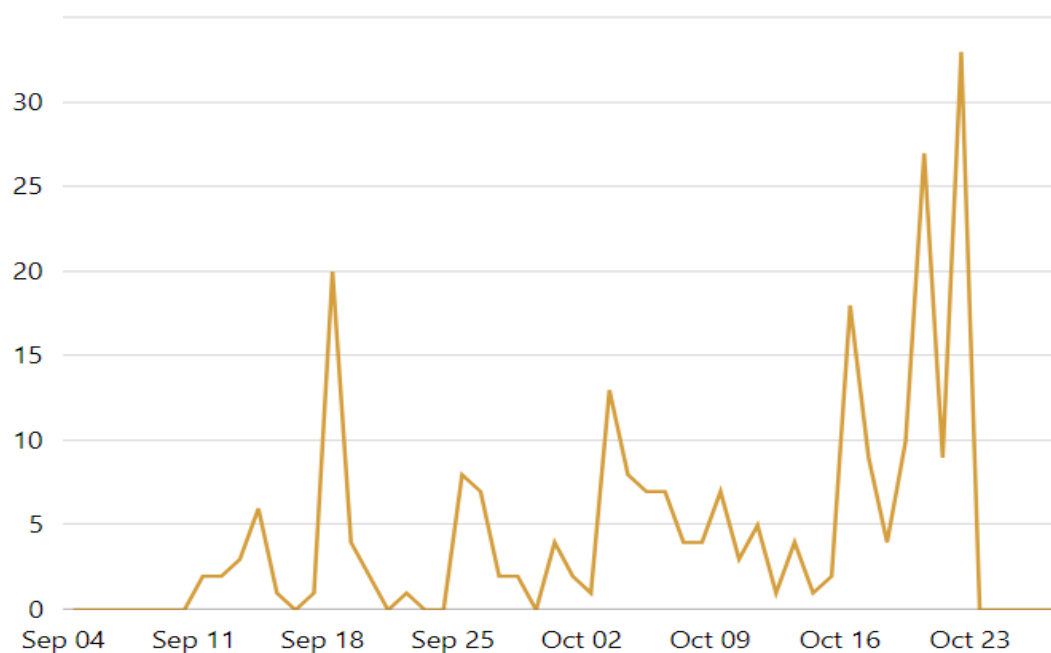


Figure 3. Number of contributions during the feedback period.

#### Online submissions

There were 237 comments received online through the Your Say Hornsby website. The greatest number of comments were received from Galston (55%), followed by Dural and Middle Dural (12%).

Seven percent and six percent of comments were received from Arcadia and Hills District/Norwest residents respectively. Other respondents live within the Hornsby district or elsewhere.

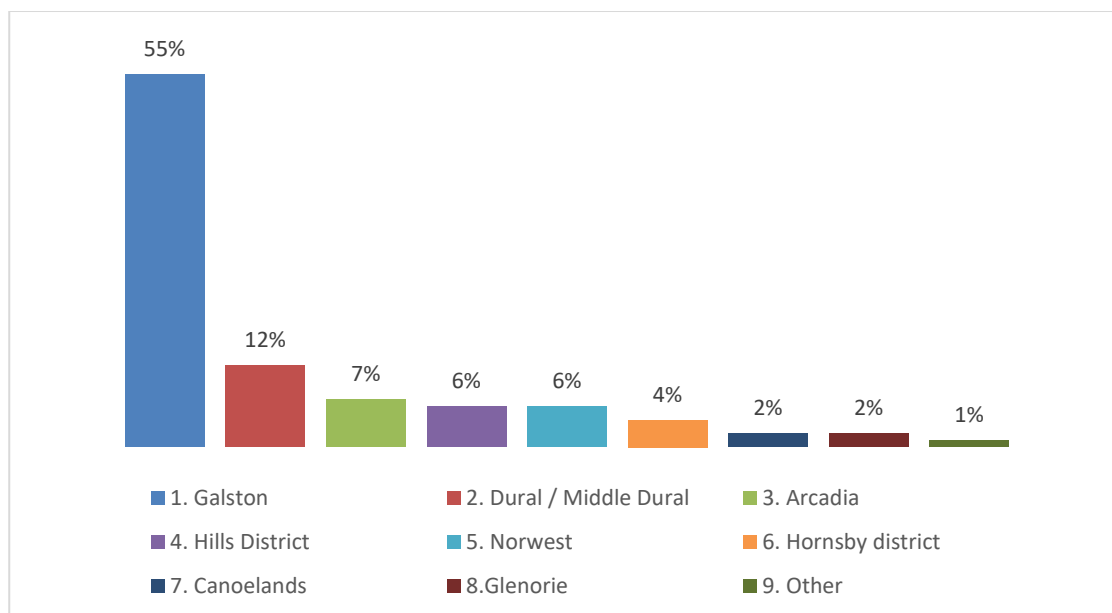


Figure 4. Percentage of online submissions by suburb.



Many of the respondents mentioned how they love Galston because of the quiet, semi-rural, bushland setting.

Some comments relayed how important the open space on 3 Johnson Road was to the community, in particular, as a place to “gather, catch up and walk”. They like the “open space” for recreation and want the trees preserved.

The majority of feedback raised concerns with the proposal of rezoning the site as Light Industrial. The reasons for not supporting the change in zoning are summarised in Table 2.

Some respondents felt the proposal would “destroy our quiet residential street with the increased traffic, noise pollution and lighting that would accompany an industrial zone.”

Several comments were received from local children who don’t want the site rezoned, as they enjoy the space for friends and riding bikes. They want to protect the “trees and animals”.

At a workshop in August, Councillors were made aware of unauthorised bike jumps being constructed at 3 Johnson Road and that for safety reasons the jumps needed to be removed. Following that discussion, residents in Johnson Road were made aware by letter, of Council’s intention to remove the jumps.

Shortly after this topic was raised and adjoining residents were made aware of Council’s concerns regarding community safety, eighteen comments were received on 18 September asking for the bike jumps to be retained.

A proportion of the feedback was in support of the rezoning, citing the benefits to the local economy and in helping Galston “move forward”. Some understood it would provide an income stream for Council and was aligned to Council’s strategic direction.

Table 2. Summary of key themes and associated comments from online feedback

Please note that some individuals provided multiple topics within the one submission. Therefore, the percentages in the table below are the number of times a theme or topic appeared in the total number of submissions and will therefore not add up to 100%.

Themes	% of comments where theme appears	What we heard/summary of comments
Retain for public recreation (green space, open space, riding bikes, dog walking)	59%	Very popular for children riding bikes, going for bushwalks, soccer and walking pets. Suggestion to turn it into a dog park. Need to retain open space within walking distance. No other recreation space located close by. Important for health and wellbeing of residents. Safe place for children to play. Desire to see a BMX or pump track.
Benefits to community	35%	Will reduce traffic pressure on Dural industrial area. Opportunity for local businesses/industry. Increase local employment /Help the local community to prosper. Opportunity to clean up the site and add financial value for the Council. Income stream for Council to maintain public areas and core services, financial sustainability/In line with Councils strategic directions. Under-utilised land will serve the needs of the community.
Industrial zoning not needed or inappropriate	24%	Johnson Rd is a residential street not an industrial zone. Rezoning is not wanted, needed nor appropriate for the area. There is a lack of evidence for the need for more industrial space in this location. Mis-management of funds - a 'quick (money) grab' for Council to stay financially sustainable.
Industrial impacts	21%	Increase in noise, lights, alarms, traffic volume and large vehicles from industrial units in this quiet street will negatively impact the surrounding residents. Pollution from industrial uses. Light industrial uses should not be so close to residential homes. Increase in traffic poses potential risks to public safety. Decrease in road quality. Increase in crime.
Loss of flora and fauna	13%	Critically endangered Sydney Turpentine Ironbark and endangered Narrow-leaved Scribbly Gums on site need protecting. Imperative to preserve the flora and fauna on the site. Trees on site provide habitat and food for birds and animals. Loss of beautiful green space – aesthetic values. Environmental impact of polluted runoff draining to neighbouring creeks.
Preserve 3 Johnson Rd as open space	6%	Rezone 3 Johnston Rd Galston as a community parkland with RE1 Public Recreation and C2 Environmental Conservation zoning. The green space is visited by families, kids, dog walkers and is a great way for locals to interact, exercise and catch up together. Leave this land for the people and wildlife of Galston. Turn it into a park. Support rezoning 1 Johnson Rd as it's currently used for industrial purposes and provides enough industrial land. Don't touch 3 Johnson Rd. Preserve the trees along the edge of Johnson Rd as a green buffer/screen. It's the closest piece of open space within walking distance for the residents in the vicinity.
Impact on property values	3%	Proposal will devalue Galston. Commercial/ industrial activity will lead to reduction in property values. Will discourage prospective homebuyers.
Rural Fire Service (RFS) facility	2%	RFS needs to be retained and upgraded. Support for the development of a new fit-for-purpose RFS shed. Johnson Rd is the best location for the RFS facility to service the area.

### Meetings with residents

To ensure that the residents on Johnson Road were given an early opportunity to meet with the project team to discuss Council's proposal, a letter was mailed to the fourteen properties located immediately adjacent to the site, inviting owners to meet with the project team.

Where owners were unable to attend a meeting, they were given the contact details of the project team so that they could discuss any concerns over the phone.

Meetings were held at the Galston Community Centre on 24 October 2023 and were attended by 10 individuals in total. Notes were taken by staff from Gyde Consulting.

### Bulk submission/Petition

A bulk submission was tabled at Council by Councillor Salitra on 12 July 2023.

Council Minutes from that meeting identified that the petition, opposing 3 Johnson Road being rezoned for industrial use (E4), contained 832 names or signatures. This is considered one submission, covering four main themes/topics.

The petition called for 3 Johnson Road to remain a park and for the protection of the trees and wildlife on the site.

## 5 Next steps

The feedback received during the preliminary engagement period in September and October 2023 will be considered in the preparation of the Planning Proposal.

The Planning Proposal is being prepared in accordance with the resolution of Council from the meeting of 14 June, 2023. The finalised draft Planning Proposal will then be distributed to Councillors and be the subject of a further Councillor workshop to consider the next step.

Should the Planning Proposal be endorsed to be lodged for further assessment, there will be further community consultation on the Planning Proposal, including a public exhibition where submissions will be welcomed by the community.



## Appendix C: Resident Notification Letter



07 September 2023

Dear Resident

At the meeting of 14 June, 2023 Hornsby Council resolved to prepare a planning proposal to rezone its land on Johnson Road, Galston from RU4 Primary Production Small Lots to E4 General Industrial.

Council is seeking comments from the community about the proposal and will be considering feedback during the preparation of the planning proposal.

The initial community engagement period for the proposal will commence on Monday 11 September and close on Sunday 22 October 2023.

For more information and to provide a comment scan the QR code below or visit [yoursay.hornsby.nsw.gov.au/planning-proposal-1-3-johnson-road-galston](https://yoursay.hornsby.nsw.gov.au/planning-proposal-1-3-johnson-road-galston)



Yours sincerely  
Property Asset Manager (Strategy)

Hornsby Shire Council  
ABN 20 730 996 972  
290 Peats Ferry Rd, Hornsby 2077  
PO Box 37, Hornsby NSW 1630  
Phone 02 9947 6666  
Fax 02 9947 6999  
Email [hsc@hornsby.nsw.gov.au](mailto:hsc@hornsby.nsw.gov.au)  
Web [hornsby.nsw.gov.au](https://hornsby.nsw.gov.au)

## Appendix D: Sign on site

### Planning Proposal 1 & 3 Johnson Road, Galston



Have your say on the proposal to rezone land on Johnson Road, Galston

Hornsby Council is preparing a planning proposal to rezone land on Johnson Road, Galston for General Industrial purposes.

Comments open from 11 September to 22 October 2023.

For more information scan the QR code or visit  
[yoursay.hornsby.nsw.gov.au](https://yoursay.hornsby.nsw.gov.au)

