

1 and 3 Johnson Road Galston

Community Factsheet

September 2023

**Hornsby Shire Council is proposing to rezone Council land at
1 and 3 Johnson Road, Galston.**

The community will have opportunities to provide feedback on this proposal.

Hornsby Shire Council owns 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 have 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. Recent communication with Council has identified that members of the community currently use 3 Johnson Road for recreation.

Hornsby Shire Council is preparing a Planning Proposal to investigate whether it is appropriate to rezone the site for a different use, to maintain the existing depot use, increase the value of the land and provide ongoing income for Council.

Why is the site being investigated?

Council is aiming to ensure its financial sustainability so that it can continue to deliver the services our community needs.

During recent consultations the community told us that Council should look more closely at existing assets to minimise requests for residents to pay more for everyday services.

Council recently adopted a Property Strategy which aims to review operational land holdings to achieve higher use and create new opportunities for ongoing financial return. The Johnson Road site has been identified as having the potential to assist.

What are the proposed changes?

Land Zoning determines how land can be used for housing, industry, or recreation.

1 and 3 Johnson Road is operational land that is currently zoned RU4 – Primary Production Small Lots. This zoning allows for uses such as child care centres, garden centres, landscape supplies and animal boarding and training facilities.

The Planning Proposal will investigate rezoning the site to E4 – General Industrial. This zoning allows for uses such as goods repair and reuse premises, industrial retail outlets, local distribution premises, light industries and various other uses.

If the rezoning goes ahead, a separate Development Application would need to be submitted to Council to seek approval for any new buildings or facilities.

What could the site be used for?

Parts of the site would continue to be used for Council storage and the remainder could be leased for light industrial use, to secure an ongoing income for Council.

A future use may include a warehouse or trade units of approximately 150-300m², for local business and private use.

Conditions such as operational hours and permitted use of the site would be considered by Council in the assessment of any future Development Application.

What are the benefits of the proposal?

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

The site would also provide local businesses and individuals with opportunities to occupy space for business and personal use.

Why do we need industrial land in Galston?

Council is looking to make the best use of the site for the long term benefit to the community and residents of Hornsby Shire and a range of alternative land uses were considered.

Industrial land is limited in availability. There is a need to identify and protect industrial land to meet growing population needs into the future.

Demand for Industrial property is at historic highs nationally, across Greater Sydney, and in the Sydney North region. The industrial property market is currently reporting record low vacancy rates, at approximately 2% in Hornsby Shire and adjoining areas.

Industrial land allows local industry to service growing communities and provide local jobs.

How will trees and wildlife be protected?

There are a number of significant trees and vegetation on the site and further detailed investigation will be undertaken to assess trees and biodiversity.

Will the Galston RFS need to relocate?

Discussions are underway with the Galston Rural Fire Brigade to ensure that they can continue to operate on the site.

What has been decided by Council?

At the Council meeting of 9 August 2023 Council considered the recommendation to investigate rezoning 1 and 3 Johnson Road and resolved to:

- » Acknowledge community use of the site
- » Acknowledge the importance of protecting endangered trees and fauna habitat on the site
- » Thank community members for their feedback to date, and refer community submissions to the project and consultant team for consideration
- » Provide comprehensive information to the community about the proposal, the planning process and the indicative timeline
- » Advise the community of opportunities to provide feedback on the proposal
- » Undertake formal consultation on the proposal
- » Facilitate a meeting between Councillors, project staff and the community

What investigations have already been undertaken?

A range of site investigations have already been undertaken, including:

- » site assessment, including investigation into acquisition of the land, former uses and existing high voltage electricity easements
- » initial biodiversity assessment
- » bush fire advice
- » mapping of site constraints to provide an indicative land area available for development
- » development feasibility assessment, and
- » meetings and discussions with NSW RFS and Galston Brigade about a future Galston RFS station.

The development of the Planning Proposal will require further detailed site investigations, which will be independently assessed before the Planning Proposal is finalised.

What is the planning process?

A Planning Proposal is the formal process required to rezone land. A Planning Proposal requires a range of studies and investigations to evaluate whether the site is appropriate for alternative use.

Work has just commenced to prepare the Planning Proposal. In the preparation of a Planning Proposal all submissions made by the community will be considered.

Hornsby Shire Council undertakes a number of engagement steps in addition to the statutory process. The next step involves an informal engagement prior to the formal statutory exhibition. It allows community input to be received and provides a further opportunity for consideration of the Planning Proposal.

Following the informal engagement, the Proposal and all supporting documentation will then be independently assessed, before Council consider submitting it to the Department of Planning and Environment (DPE).

If DPE determine that the Planning Proposal has strategic merit, they may provide a Gateway Determination allowing the Planning Proposal to be placed on public exhibition for feedback from the community.

Following exhibition, all community submissions will be considered. If appropriate a formal amendment to the site zoning in the Local Environment Plan will be considered by Council.

Preparation and finalisation of a Planning Proposal is anticipated to take approximately 24 months.

An indicative project timeline for the development of the Planning Proposal and rezoning is provided on the Your Say page.

Will there be other opportunities to provide feedback about the proposed rezoning?

Hornsby Shire Council undertakes engagement on Planning Proposals well above minimum requirements. There will be at least three opportunities for the community to provide feedback directly on the proposal.

As part of the initial engagement, Councillors, the General Manager and project staff met with the Arcadia Galston Residents Association on Tuesday 29 August 2023 to hear questions and feedback from the local community.

You can now provide your feedback on the project via Council's Your Say page from Monday 11 September to Sunday 22 October, 2023.

Further community consultation will be undertaken when the Planning Proposal has been submitted to Council, and again during the public exhibition of the Planning Proposal following a Gateway Determination by DPE.

Council will keep the community updated with information about the project and opportunities to have your say as the project progresses.

Is the proposal in line with Council's strategic plans?

The proposal relates to various relevant strategies adopted by Council with the intention of making best use of Council assets to provide income, accommodate future population growth, provide services for visitors and residents, and support local businesses.

These include:

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| » Your Vision, Your Future 2036 | » Employment Land Study (2021) |
| » Property Strategy (2023) | » Rural Lands Strategy (2022) |
| » Delivery Plan (2022-26) | |

How can I provide my feedback on the proposal?

We would like to hear your feedback on this proposal. For more information and to provide a comment scan the QR code or visit yoursay.hornsby.nsw.gov.au

