

The Galston Area Residents Association's Position Regarding Hornsby Councils Proposal To Rezone 1-3 Johnson Road, Galston to E4 General Industrial zone.

- The community has clearly indicated to Hornsby Council (Council) via petition, addresses to Council, written submissions and recently at AGRA's public meeting where the following resolution was carried by a large proportion of Members.

"That this meeting rejects Council's Planning Proposal to rezone 1-3 Johnson Road, Galston to E4 General Industrial zone.

Further it seeks the support of Council to abandon the progress of the Planning Proposal and to formalize forthwith the use of 3 Johnson Road , Galston for use as a community park for passive recreation."

- The association is completely opposed to Council's Planning Proposal (PP) to rezone 1-3 Johnson Road to E4 General Industrial zone and seeks Council's commitment to abandon it.
- The site is operational land and can be sold by Council. In view of the supposed financial need to provide services it is unlikely that Council will develop the site but will sell it to a developer who will develop it for the maximum development potential permitted under the E4 zone.
- The PP incorrectly says it is consistent with the Greater Sydney Regional Plan (GSRP). It fails to meet Objectives 27 (biodiversity), 29 (protection of environmental, and social values of the community), 30 (to increase tree canopy).
- Noting permitted uses for E4 zone there is no guarantee that the site will be developed for light industry.
- GSRP Directions. It is not believed that the PP is consistent with the GSRP Directions. It does not enhance the sites existing landscape features by building industrial premises, the trees along Johnson Rd won't hide the units from residences across the street and the amenity of the residential area will be compromised.
- The need for industrial units has not been established. I fail to see the relevance of the need for industrial sites in East Sydney to justify the need in Galston.
- The PP implies that a Park at 3 Johnson Road is not needed as there is ample public Open Space nearby outside the village boundary. We note that there is no park suitable for kids play within the village. The designated battle axe park space off Nancy Place is not visible to the community. Parents will not allow their kids to play on this space without parental guidance for obvious reasons.

Hayes Park and Fagan Park are not suitable as a community park for village kids because kids would have to cross busy arterial roads to gain access and they are over 400 metres distant from the village.
- The road infrastructure poses concerns regarding parking congestion and traffic safety in Johnson Roads. The PP provides 68 parking spaces for a workforce of 131 full time employees. This leaves a shortfall of 63 spaces plus the need for parking

spaces for the huge number of customers needed to make the site commercially viable.

All traffic will have to enter and exit the site from Johnson Road. Traffic congestion on this street will be unacceptable.

If, as we expect, Council sells the rezoned site to a developer as E4 it will provide for large general industry uses 24/7. Noise, light and traffic congestion will adversely impact on residents opposite.

- Fire Fighting and Emergency Vehicle Access and Bushfire Prone Land Concerns. Safe access and egress for these vehicles is essential at all times even when occupants of the industrial site might be escaping. This is presently lacking.

This site would require at least a second exit point for egress at both 1 and 3 Johnson Road for fire vehicles, two way road widths and turning heads that comply with Appendix3 Figure A3.3 in Planning For Bushfire Protection.

It does not appear that a fire defensible space has been provided.

The concept plan does not seem to ensure the retention of the onsite ceec of STIF when the required APZ inner protection area as required is less than 85% canopy cover.

- The Proposal does not comply with Ministerial Direction 9.1 Rural Zones as confirmed in the PP. Industrial rezoning is not appropriate in land currently zoned for rural uses.

Increased industrial zoning is not appropriate for this site. It is clear from the community reaction at the recent AGRA meeting that local residents do not want the site rezoned. They want to keep their park.

- There is a potential water run-off problem downstream from the site. Platypus have been sighted in the creek adjacent to the site. Industrial leakages could destroy this habitat which is reasonably clean.

Lack of sewerage to the site is another source of unacceptable "leakages".

- Council has given no guarantee as to what it will do with the site if rezoning proceeds.
- The village residents want 3 Johnson Road to be formalized as a park for community use.