

# Social and Community Needs Assessment: 1 & 3 Johnson Road Galston



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This report has been prepared for  
Hornsby Shire Council

by

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# 1 Executive Summary

## 1.1 The proposal

Hornsby Council is the owner of land at 1 & 3 Johnson Road, Galston. The land is currently partially used as a materials storage depot for Council and a rural Fire Brigade complex, with the remainder of the lot undeveloped. The undeveloped portion of the land is reported to be used as informal open space by residents. There are two lots: Lot 501 DP1199788 with an area of 1.32 Ha and Lot 6 DP712235 with an area of 1.67 Ha. Both lots are zoned RU4 Primary Production Small Lots.

Council has resolved to rezone the land to Zone E4 General Industrial Zone and is preparing a Planning Proposal. The rezoning will remove an opportunity to use the land to provide open space within the Galston locality, which was a concern raised in public submissions.

As a result of the loss of this site as potential open space, Council has commissioned a *Social and Community Needs Assessment* (this document) to support the Planning Proposal by evaluating the provision of open space in the locality.

## 1.2 Framework

Under the *Local Environmental Plan Making Guideline* (August 2023) a social and community assessment report may be required for planning proposals that result in a significant increase in residents, students or employees who need to be connected to social and community facilities, programs, and open space.

In this case, there is no change in resident population associated with the Planning Proposal; however due to extensive community feedback regarding the loss of the subject site as potential open space, Council has commissioned this *Social and Community Needs Assessment*.

In accordance with the agreed scope of works, this report includes relevant demographic analysis, review of population projections, a high level review of existing social infrastructure, review of community submissions, and a detailed assessment of the need for open space and for employment lands against relevant standards and current and future demographic considerations. The likely social impacts of the loss the site as potential open space and change of use to employment lands is also considered.

## 1.3 Key findings

### 1.3.1 Industrial Land

The rezoning of the 1.67 ha site would assist in addressing the deficit of General Industrial Zoned land in the Shire, although the site is not well located strategically with regard to motorway access. However, it is located adjacent to existing light industrial usages to the immediate west of the site, and there is already a Rural Fire Brigade and council depot complex at the south of the site, which may increase the appropriateness of the rezoning for general industrial purposes.

There is a reasonable case for Council to rezone the subject site. However, the mitigations recommended below should be considered to offset the loss of the site for its current informal passive recreation uses, and in consideration of community concerns raised in public submissions.

### 1.3.2 Open space

The rezoning of the site for industrial uses will lead to a loss of land that members of the local community report to be currently used for passive recreation purposes, such as dog walking, jogging, children's bike riding and exercise. Generally, there is a high level of provision of open space within 2 km of the proposal site, with a provision of 48.6 ha against a normative standard of 2.83 ha per 1,000 people, and much of this open space is of high quality, so that at this scale there is no adverse impact.

At a more local level, the rezoning of the site will affect residents in SA1 11502129807, the area around Hansen Avenue Galston. However, compared to the normative standard of 2.83 ha per 1,000 people, this area is well catered for with open space, assessed as 5.7 ha per 1,000 people at the 400 metre radius and 130 ha per 1,000 people at the 800 metre radius (noting that some of this open space is not directly accessible from SA1 115021298070).

Local open space in the area around Hansen Avenue Galston is provided by Plantation Strip Mid Dural Road<sup>1</sup> and this open space is of low quality as it fronts Mid Dural Road and has a low level of enhancement.

Based on an accessibility standard of 400 metres walking distance to open space in R2 zoned areas, 19 dwellings (around 53 people) at the end of Lackenwood Crescent will be more than 400 metres walk from local open space. These people need to walk between 400 metres and 589 metres to access local open space at Plantation Strip Mid Dural Road.

The provision of open space and accessibility in the locality if the land is rezoned for industrial uses will more generous than that in many areas of Hornsby LGA. There is an opportunity to provide a large area of open space, however any such provision would be well above typical provision of local open space as pocket parks, noting that 15% of the open space in Hornsby is less than 1,000 m<sup>2</sup> in size. In addition, as set out in Section 6.1.2 below, there are areas in Hornsby LGA where the accessibility standard is not met.

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<sup>1</sup> Refer figure 3.5.

However, given the number and nature of public submissions, and the reported uses of the subject site currently, the recommendations below are made to mitigate the loss of the site for its existing uses and to enhance opportunities for community activities reported to be of value in the locality.

While a minimum sized park (less than 1,000 m<sup>2</sup>) is warranted based on the accessibility criterion of 400 metres walk to open space, such a park is unlikely to be compatible with the current reported informal passive recreation uses on the subject site. Consequently, a larger area is recommended of between 1,000 m<sup>2</sup> and 2,000 m<sup>2</sup>.

## 1.4 Recommended Mitigations

In consideration of the subject site's current informal passive recreation uses, and in consideration of community concerns raised in public submissions, it is recommended that Council consider the following mitigations:

- Provide 1,000-2,000 m<sup>2</sup> of public open space on the northern part of the subject site, retaining existing vegetation, enhancing landscaping, and providing a shaded seating area, and possibly outdoor exercise stations and other enhancements.
- Ensure pockets of remnant forest are retained and adequately protected on the subject site.
- Investigate the provision of linear green space via a walk way (e.g. gravel path) that links Johnson Road Bushland and the locality along the undeveloped portion of Johnson Road so that people can walk their dogs, jog, ride bikes and engage more accessibly with surrounding bushland.

## 2 The Proposal

Hornsby Council is the owner of land at 1 & 3 Johnson Road, Galston. The land is currently partially used as a materials storage depot for Council but is otherwise underutilised. There are two lots: Lot 501 DP1199788 with an area of 1.32 Ha and Lot 6 DP712235 with an area of 1.67 Ha. Both lots are zoned RU4 Primary Production Small Lots.

The land is shown in the figures below.



Figure 2.1: Lot 6 DP712235

Source: NPData Mapping



Figure 2.2: Lot 501 DP1199788

Source: NPData Mapping

Council is preparing a Planning Proposal to rezone the land to Zone E4 General Industrial Zone. The rezoning will remove an opportunity to use the land to provide potential open space within the Galston Locality.

As a result of the loss of potential open space, and potential social impacts, including those raised in community submissions, Council has commissioned a *Social and Community Needs Assessment* (this document) to support the Planning Proposal.

## 3 The Locality

### 3.1 The Site

The site is in two parts. The northern part of the site was used by the local Pony Club prior to 2009, but since then it has been used by local residents for informal recreation purposes. The western part of the site is crossed by high voltage power lines.



Figure 3.1: Northern portion of the site

Source: JSA 2023

The southern part of the site is used for a Rural Fire Service Station and for a Council Depot.

The site contains some pockets of remnant forest.



Figure 3.2: Rural Fire Brigade Station

Source: JSA 2023



Figure 3.3: Council Depot

Source: JSA 2023

## 3.2 Context of the Site

### 3.2.1 Description

The site is adjacent to the rural village of Galston.

To the east of the site, on the other side of Johnson Road is low density residential development.

To the west of the site there is light industrial development, including a storage facility and equipment hiring business, while land to the north and south of the site is generally residential development on larger lots.



Figure 3.4: Housing to the east of the site

Source: Google Maps

## 3.3 Open Space

### 3.3.1 Overview

This section provides an audit of open space within two kilometres of the subject site, with this including Council owned land and other reserves within the locality, and excluding the subject site.

In summary, existing open space, its distance from the subject site, and level of enhancement is provided in the following table, and shown in the maps that follow.

A description of the various parcels, levels of enhancement and contribution to open space in the locality follows.

Table 3.1: Council Owned and Crown Open Space in the locality

Parcel of land	Distance by road from the subject site	Area	Level of enhancement
Plantation Strip Mid Dural Road	150 metres	0.43 ha	Mown grass, concrete path, seating
Unnamed Reserve Glen Street	1.1 kms	0.06 ha	Mown grass
Galston Village Green	1.2 kms	0.09 ha	Mown grass, picnic shelter, seating
Galston Community Centre	1.6 kms	0.36 ha	Tennis Court, mown grass
Nancy Place Park	1.6 kms	0.23 ha	Mown grass, play equipment
Johnson Road Bushland	2.2 kms by road, 300 metres via undeveloped portion of Johnson Road	1.97 ha	Natural bushland, contains power line easement
Forsters Reserve	1.1 kms	11.34 ha	Natural bushland including creek line, contains power line easement
Fagan Park	2.2 kms	54.97 ha	Children's playground, picnic shelters, toilets, paid parking, gardens, mown grass, bushland
Galston Equestrian Centre	2.8 kms	4.06 ha	Equestrian facility
Galston Recreation Reserve	1.4 kms	40.7 ha	Aquatic Centre, sports fields, skate park, children's playground, picnic shelters, bushland

Source: JSA 2023 derived from site visit and Google Maps



Figure 3.5: Council and Crown land within the locality – Close zoom

Source: Hornsby Shire Council, JSA mapping

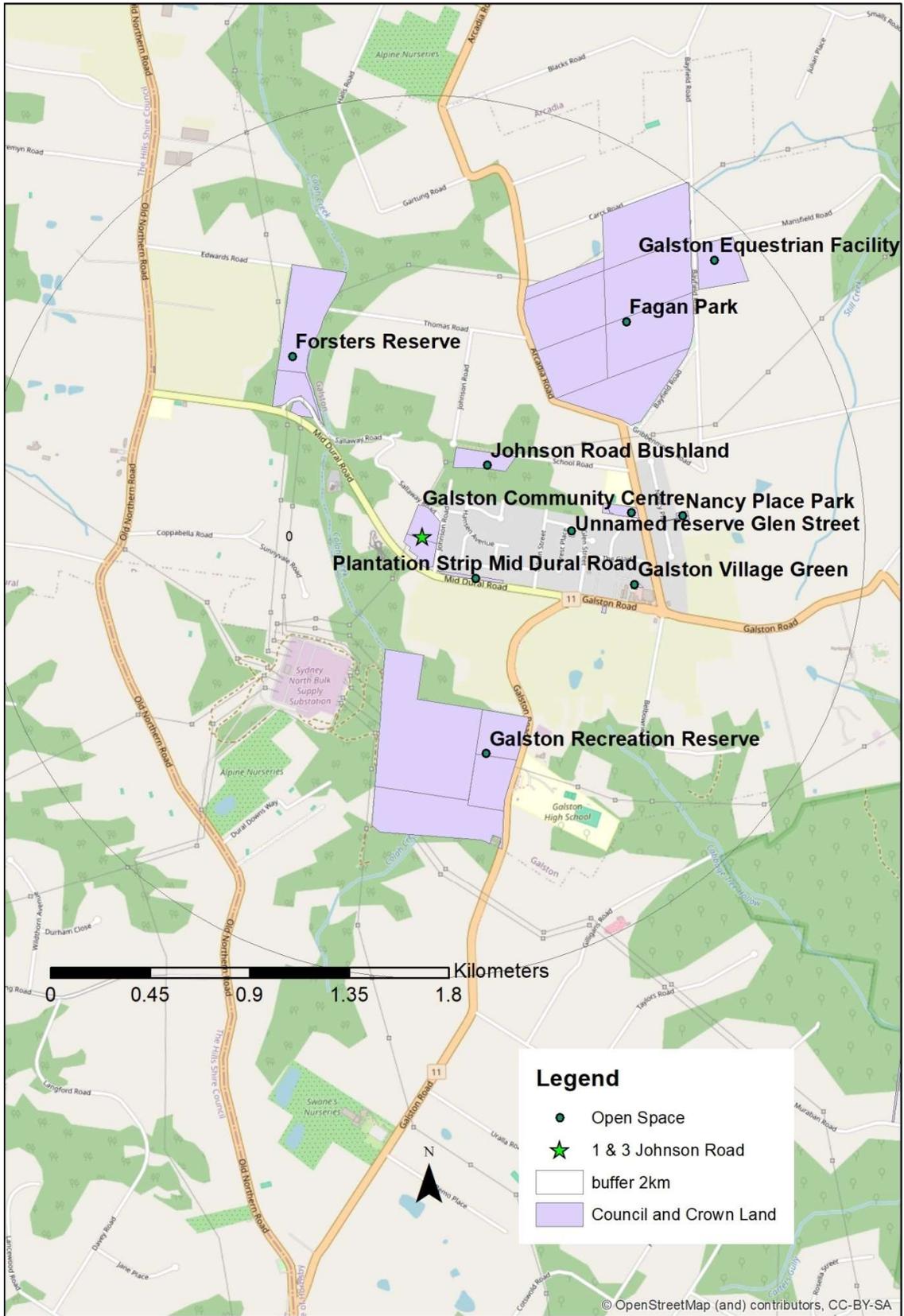


Figure 3.6: Council and Crown land within the locality  
 Source: Hornsby Shire Council, JSA mapping

### 3.3.2 Plantation Strip Mid Dural Road

The plantation strip is a strip about 15 metres wide and 300 metres long with an area of about 0.43 ha, and is located around 150 metres walking distance from the northern part of the subject site across Johnson Rd. The land is mown and contains trees, a concrete foot path and a single seat. The eastern part of the land is separated from Mid Dural Road by an embankment. Parts of the land are used by residents to provide access to the rear of lots on Hakea Crescent.

A caravan was parked on the land at the time of the site visit suggesting use of the land as storage for nearby residents. Access to the land is available by a walkway connecting to Hakea Crescent. The land also provides local open space to the area around Glen Street Galston.

The land could be developed as a pocket park with appropriate enhancement, although its width, proximity to the backs of houses and roadside location may provide for a low amenity outcome.



Figure 3.7: Plantation Strip Mid Dural Road

Source: JSA 2023

### 3.3.3 Galston Library

The site does not provide open space. It is located around 950 metres from the subject site.

### 3.3.4 Unnamed Reserve Glen Street near Forest Place

This land is designated as a drainage reserve with an area of 623 m<sup>2</sup> and provides local open space. The reserve is around 1.1 kilometres walking distance from the subject site. It currently consists of mown grass and could be developed as a pocket park with appropriate enhancement, although it is quite a small block and close to adjacent dwellings.



Figure 3.8: Drainage Reserve Glen Street

Source: JSA 2023

### 3.3.5 Galston Village Green

The southern part of Galston Village Green is used for at grade parking. It is located around 1.2 kilometres walking distance from the subject site.

The northern portion, with an area of 860 m<sup>2</sup>, contains grassed areas with seats and a picnic shelter and provides local open space, including to the area around Glen Street Galston.



Figure 3.9: Galston Village Green

Source: JSA 2023

### 3.3.6 Galston Community Centre

The Galston Community Centre site contains a range of uses including open space in the form of parkland, a child care centre, a tennis court and a community centre including car park. It is located around 1.6 kilometres walking distance from the subject site.

The area of the site containing the tennis court and the parkland is estimated to have an area of 0.36 ha, and provides local open space.



**Figure 3.10: Tennis Court**

Source: JSA 2023



**Figure 3.11: Parkland adjacent to the Community Centre**

Source: JSA 2023

### 3.3.7 Nancy Place Park

Nancy Place Park has an area of about 0.23 ha. It is located around 1.6 kilometres walking distance from the subject site. It contains grass land, trees and children's play equipment and provides local open space, although it is of relatively low amenity due to the age of the play equipment, poor grass cover and the lack of shade trees.



Figure 3.12: Nancy Place Park

Source: JSA 2023

### 3.3.8 Johnson Road Bushland

Johnson Road Bushland has an area of 1.97 ha. It is located around 2.2 kilometres walking distance from the subject site using existing roads. The walking distance via the undeveloped portion of Johnson Road is about 300 metres.

There is no enhancement, but it does provide access to undeveloped local open space. However, it is heavily wooded and contains a power line easement, which reduces the amenity of the site for a park.



Figure 3.13: Johnson Road Bushland

Source: JSA 2023

### 3.3.9 Forsters Reserve

Forsters Reserve has an area of 11.34 ha and provides local open space. It is located around 1.1 kilometres walking distance from the subject site.

It is heavily wooded and contains a power line easement, which reduces the amenity of the site for a park. There is no enhancement, so that it is again of relatively low amenity in terms of community usage, although it could provide an attractive bush walking area.



Figure 3.14: Forsters Reserve at Sallaway Road

Source: JSA 2023

### 3.3.10 Fagan Park

Fagan Park has an area of about 54.97 ha. It is located around 2.2 kms walking distance from the subject site.

The Park has a high level of enhancement and provides District level open space. Enhancement includes children's playground, toilets, picnic shelters, gardens and paid parking.



Figure 3.15: Fagan Park showing children's play equipment

Source: JSA 2023



Figure 3.16: Fagan Park showing open parkland

Source: JSA 2023

### 3.3.11 Galston Equestrian Facility

Galston Equestrian Facility has an area of about 4.06 ha. It is located around 2.8 kilometres walking distance from the subject site.

It is developed as an equestrian facility and provides district level open space in the form of sporting facilities.



Figure 3.17: Galston Equestrian Facility

Source: JSA 2023

### 3.3.12 Galston Recreation Reserve

Galston Recreation Reserve has a total area of 40.7 ha and contains a variety of uses. It is located around 1.4 kms walking distance from the subject site.

These include Hayes Park providing local open space, areas of bushland providing local open space, Galston Aquatic Centre providing a district facility, soft ball fields providing a district sporting facility, skate park, children's playground and picnic shelters.



Figure 3.18: Galston Recreation Reserve – War Memorial

Source: JSA 2023



Figure 3.19: Galston Recreation Reserve – Aquatic Centre and Oval

Source: JSA 2023



Figure 3.20: Galston Recreation Reserve – Softball fields

Source: JSA 2023

## 3.4 Other Social Infrastructure

There is a wide range of social infrastructure available in the locality. Social infrastructure includes:

- A community centre at 37 Arcadia Road Galston
- A library at 357 Galston Road Galston
- Three child care centres
- Galston Public School at intersection of Arcadia Road and School Street
- Galston High School 403 Galston Road
- Retirement villages at Living Choice Galston and RSL Lifecare Galston with the latter providing residential aged care
- Galston Community Health Centre at intersection of Glade and Arcadia Roads
- Hornsby Ku-ring-gai Hospital at Hornsby, about 13 km by car
- Galston Medical Centre providing General Practitioner services
- Dentist
- Chemist
- Open space and regional sports facilities as discussed in section 6 below.

- Shops and commercial services
- Bus route 637 operating to Castle Hill with ten services daily on weekdays and a reduced service on weekends. The service connects to Castle Hill Metro Station providing access to the wider Sydney region.
- Police services at Hornsby
- Ambulance services at Castle Hill
- Fire services by Galston Rural Fire Brigade Galston

It is noted that there is no population increase resulting from the potential Planning Proposal, so that there is unlikely to be a discernible social impact on these types of facilities and services.

## 4 Demography

### 4.1 Primary Catchment

Although the subject site is located in SA11502129802, the adjacent SA11502129807 has been used for the purpose of demographic analysis of the **primary catchment**, as this is likely to be the primary catchment for users of the subject site for informal recreation uses, or for potential open space in the future.

This is due to the fact that the SA1 in which the site is located in a largely rural area with a dispersed population, whereas the adjacent SA1 to the east is a more urbanised area with a more concentrated population, with these people also likely to be the main users of the site for informal recreation due to greater access to the site (configuration of road network and 400 metres walking distance).

The adjoining SA11502129814 further to the east is also considered in the broader catchment analysis for the purpose of calculating relevant provision below, noting that an estimated population of 200 people<sup>2</sup> are likely to live within the portion of this SA1 that is bounded by the 800 metre radius.

SA1s located within the 500 metre and 1 km radius are shown below.

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<sup>2</sup> Pro-rata on area within SA11502129814 that is within the 800 buffer, also taking account of the concentration of medium and higher density development to the south east of the 800 metre buffer.

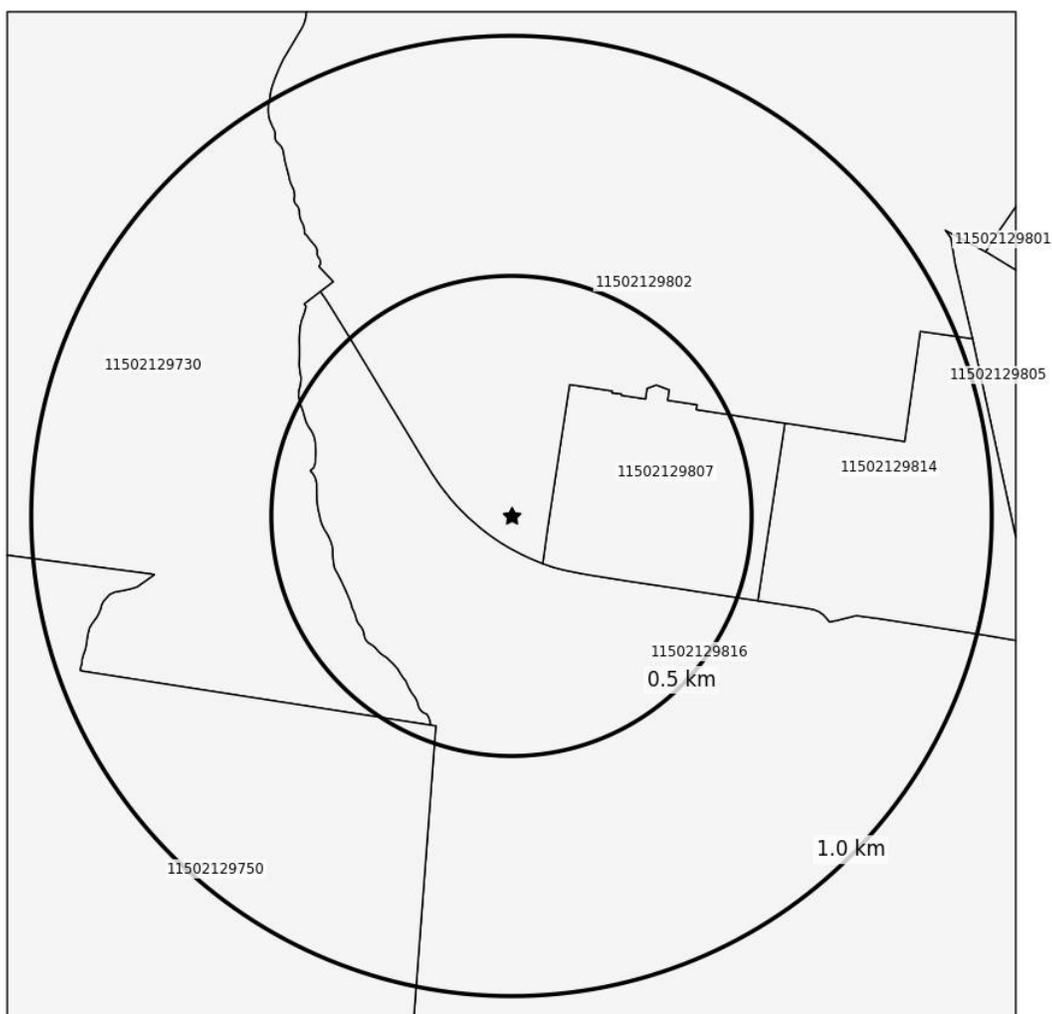


Figure 4-1: SA1s within a 500 metre and 1 km radius of the site (shown with a star)

Source: JSA 2023 and ABS 2021

## 4.2 Population for Analysis

Populations for areas used in the analysis of open space provision are shown in the table below.

Table 4.1: Population (URP) 2021

	<b>400 metre radius (SA11502129807 as primary locality)</b>	<b>800 metre radius (estimated)</b>	<b>2 km radius</b>	<b>Hornsby LGA</b>	<b>Greater Sydney</b>
Population	418	618	2,365	151,811	5,231,147

Source: ABS Census 2021

In terms of recent population growth, at the time of the 2021 Census, there were 3,159 people usually resident in Galston State Suburb. This was an increase of 161 people from 2011, or 5.4% over the 10 year period.

Hornsby LGA population increased by 14,570 people over the period, a total increase of 10.6%. The population of the primary catchment was relatively static.

Table 4.2: Change in number of persons, 2011-2021

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Number of persons	137,241	151,811	4,391,673	5,231,147

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T01.

### 4.3 Summary of Primary Catchment and Benchmarks

The primary catchment of the subject site (SA1150129807) was somewhat older than average, whilst the State Suburb of Galston was much older than average at the time of the 2021 Census. The socio-economic profile was quite different in the SA1 compared with Galston and the LGA, with the former having a relatively advantaged profile on selected SEIFA Indexes, with the socio-economic profile of the suburb and LGA being highly advantaged, as shown below.

Table 4.3: Summary statistics, 2021

Indicator	11502129807 SA1	Galston Suburb	Hornsby LGA	Greater Sydney
Total persons	418	3,195	151,811	5,231,147
Median age	40	46	41	37
Median household income	\$2,390	\$2,295	\$2,417	\$2,077
Has need for assistance	3%	6%	5%	5%
SEIFA Disadvantage: Australia percentile	79	94	96	
SEIFA Education and Occupation: Australia percentile	75	96	96	

Source: JSA 2023; ABS (2021) Census, General Community Profile, G01, G02, and G18; ABS (2021) SEIFA.

## 4.4 Community Wellbeing

### 4.4.1 SEIFA Disadvantage

The following maps indicate that the SA1 in which the subject site is located is far more advantaged than the one used for the purpose of analysis ('the relevant SA1'), with the latter at the 79<sup>th</sup> percentile for Australia (the least disadvantaged 21% of areas), whilst the SA1 within which the subject site is actually located is in the least disadvantaged 4% of areas.



SEIFA: SEIFA Disadvantage (Australian percentile) (weighted), by SA1, 1.0 km

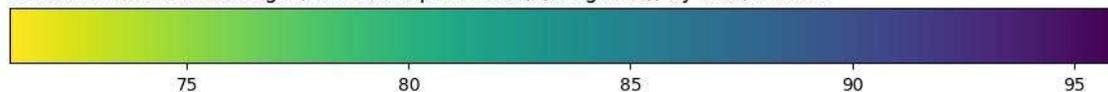


Figure 4-2: SEIFA Index of Socio-economic Disadvantage in SA1s within 0.5 km & 1km of Site

Source: JSA 2023 and ABS 2021

This is shown for SA1s at the 3km radius. This indicates that there are areas of considerable advantage, particularly to the north and east, and a band of less advantaged (though still above average) areas though the centre of the primary catchment.

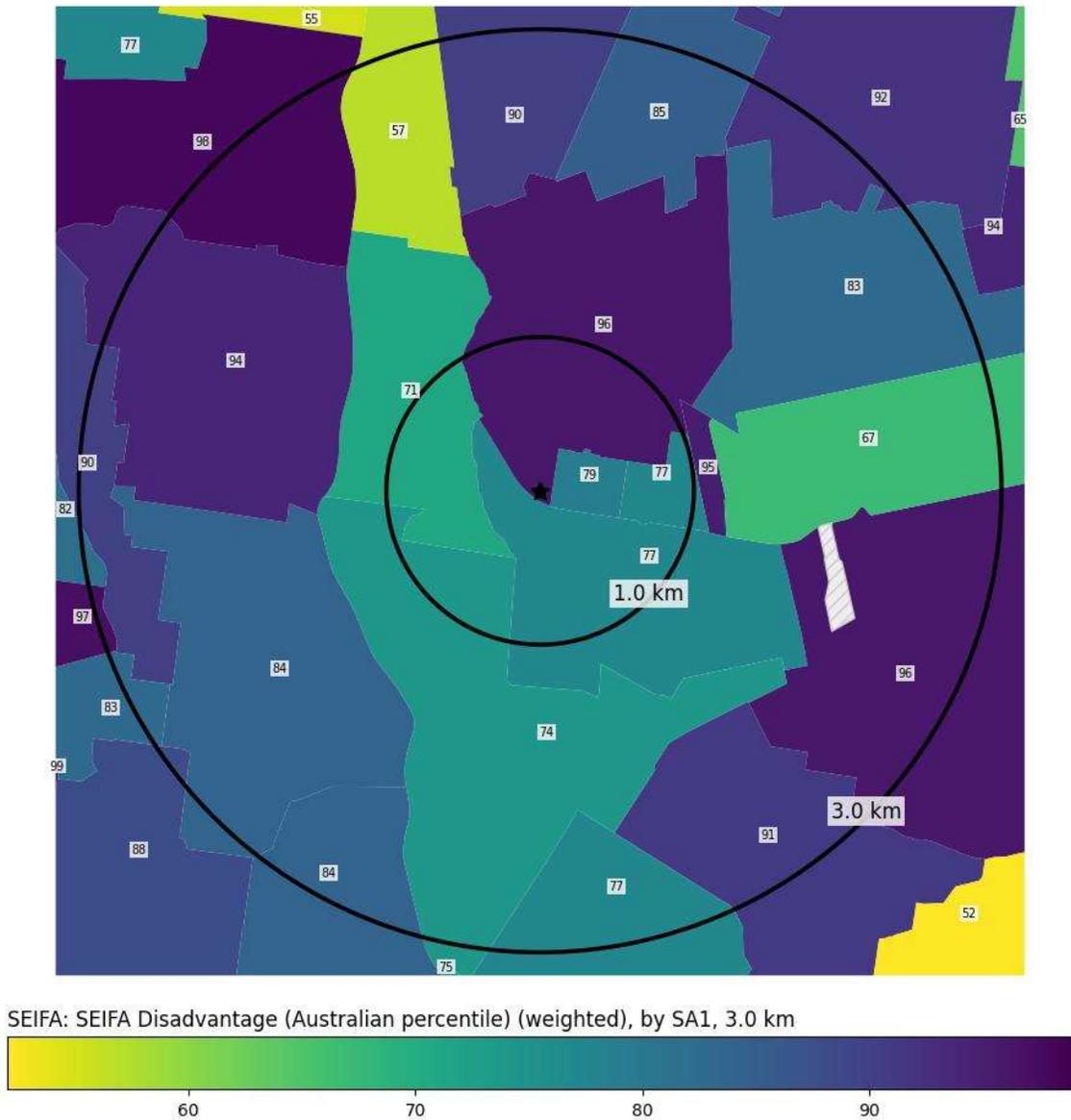


Figure 4-3: SEIFA Index of Socio-economic Disadvantage in SA1s within 1km & 3km of Site

Source: JSA 2023 and ABS 2021

## 4.4.2 SEIFA Education and Occupation

A similarly advantaged profile is evident for SEIFA Index of Education and Occupation, with the least advantaged area on this Index (the relevant SA1 for the purpose of analysis) still in the 25% most advantaged SA1s in Australia with regard to educational and occupational status.

This is shown for SA1s at difference scales in the maps below.

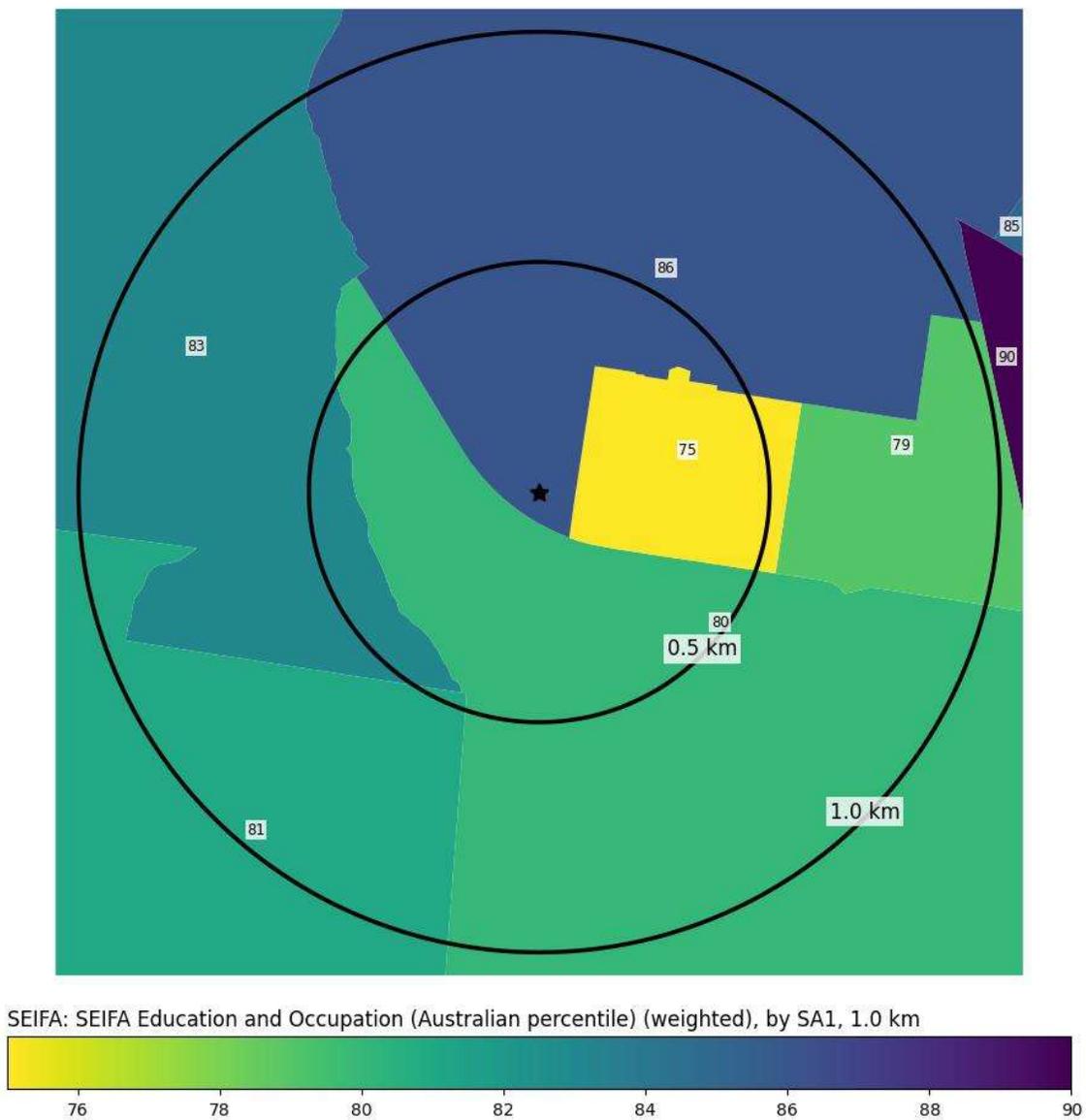
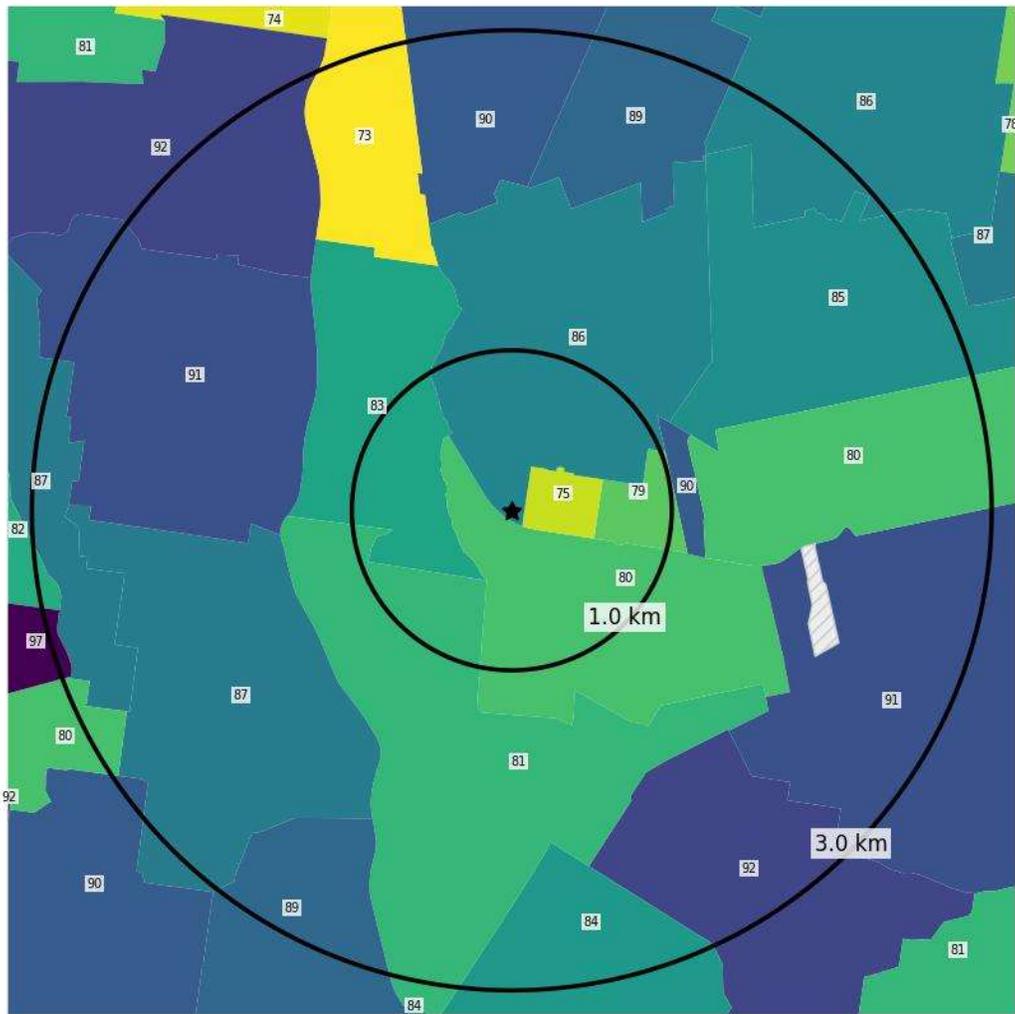


Figure 4-4: SEIFA Index of Education Occupation in SA1s within 0.5 km & 1km of Subject Site

Source: JSA 2023 and ABS 2021



SEIFA: SEIFA Education and Occupation (Australian percentile) (weighted), by SA1, 3.0 km

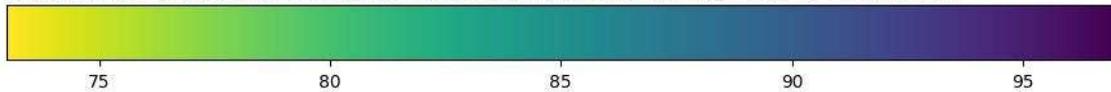


Figure 4-5: SEIFA Index of Education Occupation in SA1s within 1km & 3km of Subject Site

Source: JSA 2023 and ABS 2021

## 4.5 Age structure

As noted, the primary catchment and suburb of Galston had a much older than average median age (50 and 46 years respectively compared with 37 years for Greater Sydney). The population has been aging over at least the past decade, with a median age of 43 for Galston in 2011.

The primary catchment of the subject site has an age profile that indicates the presence of younger families with children, as well as a higher than average rate of older people. Galston suburb has a

much higher than average concentration of older people; whilst all local areas considered have a much lower than average rate of young adults, as shown below.

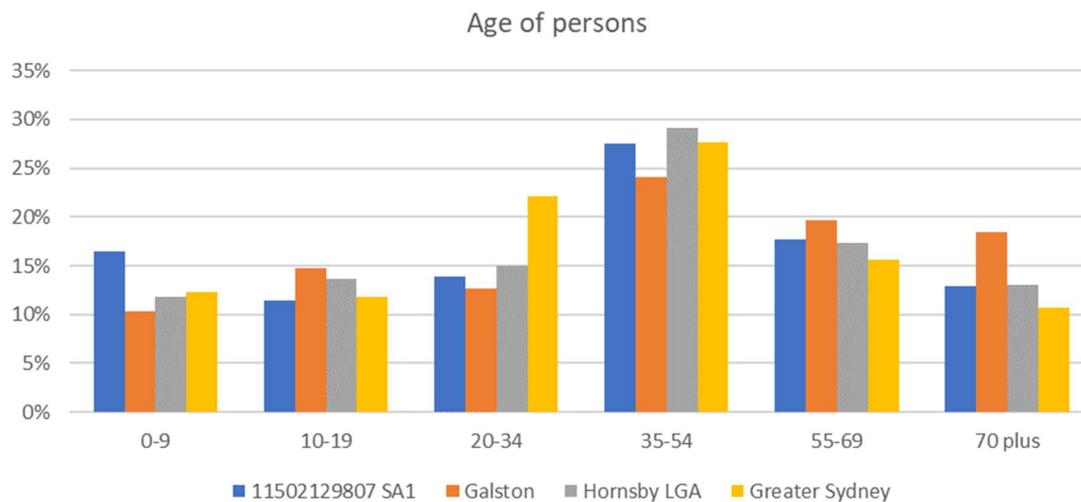


Figure 4.6: Age of persons, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G04.

Likewise, there is evidence of an aging of the LGA’s population over the past decade, with an increase in the proportion of people aged 55+ years, and a decrease in children and in young and middle aged adults. The LGA’s population was older than the Greater Sydney average, and is aging more rapidly.

Table 4.4: Change in age, 2011-2021 (percent)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
0-9	13%	12%	13%	12%
10-19	14%	14%	12%	12%
20-34	17%	15%	22%	22%
35-54	30%	29%	28%	28%
55-69	16%	17%	15%	16%
70+	10%	13%	9%	11%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T03.

By far, the largest increase from 2011-21 was in people aged 55 years and over, followed by middle aged adults, as shown below.

Table 4.5: Change in age, 2011-2021 (number)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
0-9	17,618	17,900	573,609	641,436
10-19	19,354	20,732	545,387	616,532
20-34	22,854	22,744	984,148	1,154,378
35-54	41,441	44,242	1,248,469	1,444,913
55-69	21,896	26,330	644,488	813,747
70+	14,070	19,858	395,574	560,134

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T03.

## 4.6 Household income

Like Hornsby LGA, the immediate primary catchment (relevant SA1) of the subject site has a lower than average rate of households on very low, low and moderate incomes, and a commensurately higher rate of households on higher incomes. The suburb of Galston reflects these localities with regard to low and moderate incomes, but has a somewhat higher than average rate of households on very low incomes, likely related to older people on pensions.

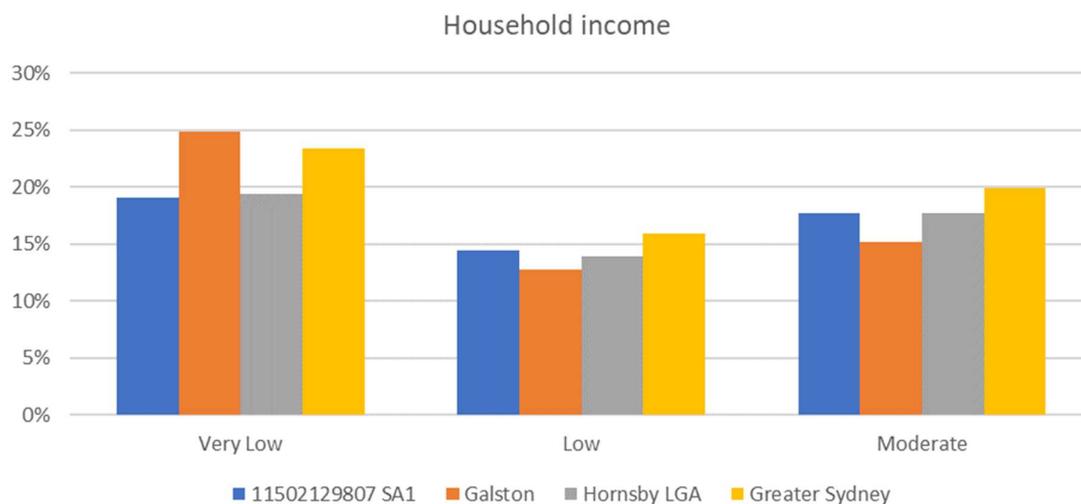


Figure 4.7: Household income, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G33.

## 4.7 Household type

The primary catchment has a higher than average rate of families with children, likely related to the high rate of purchasing households and the nature of dwellings, discussed later. Again, this is similar to the LGA, although Galston has a higher rate of couple only households, likely related to the older age structure of the population.

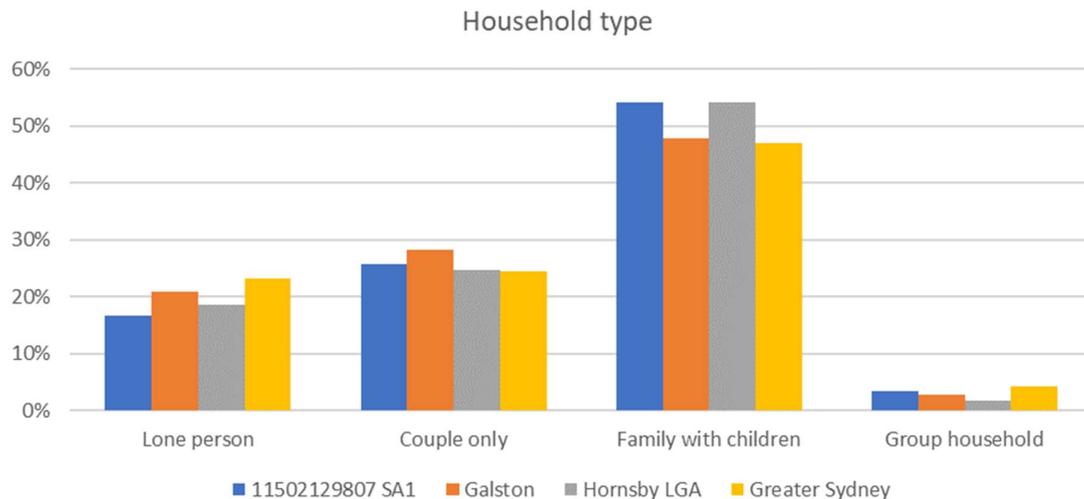


Figure 4.8: Family household composition of households in private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G42.

## 4.8 Labour force status

There were similar profiles for labour force engagement for employed residents at the suburb and LGA level compared with Greater Sydney, despite the much older than average age profile for Galston. However, there was much higher participation in the labour force in the relevant SA1, likely related to life stage, including the much higher than average rate of purchasing households, discussed later.

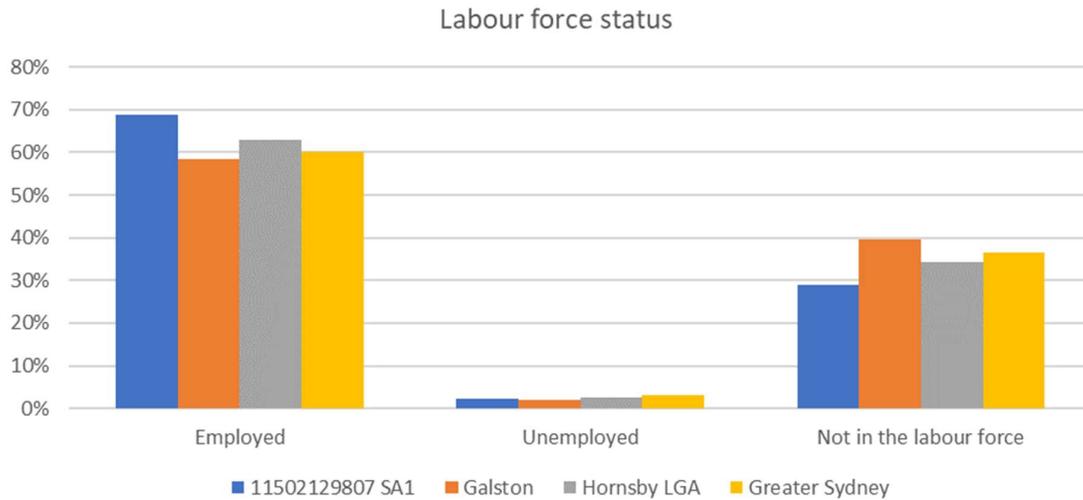


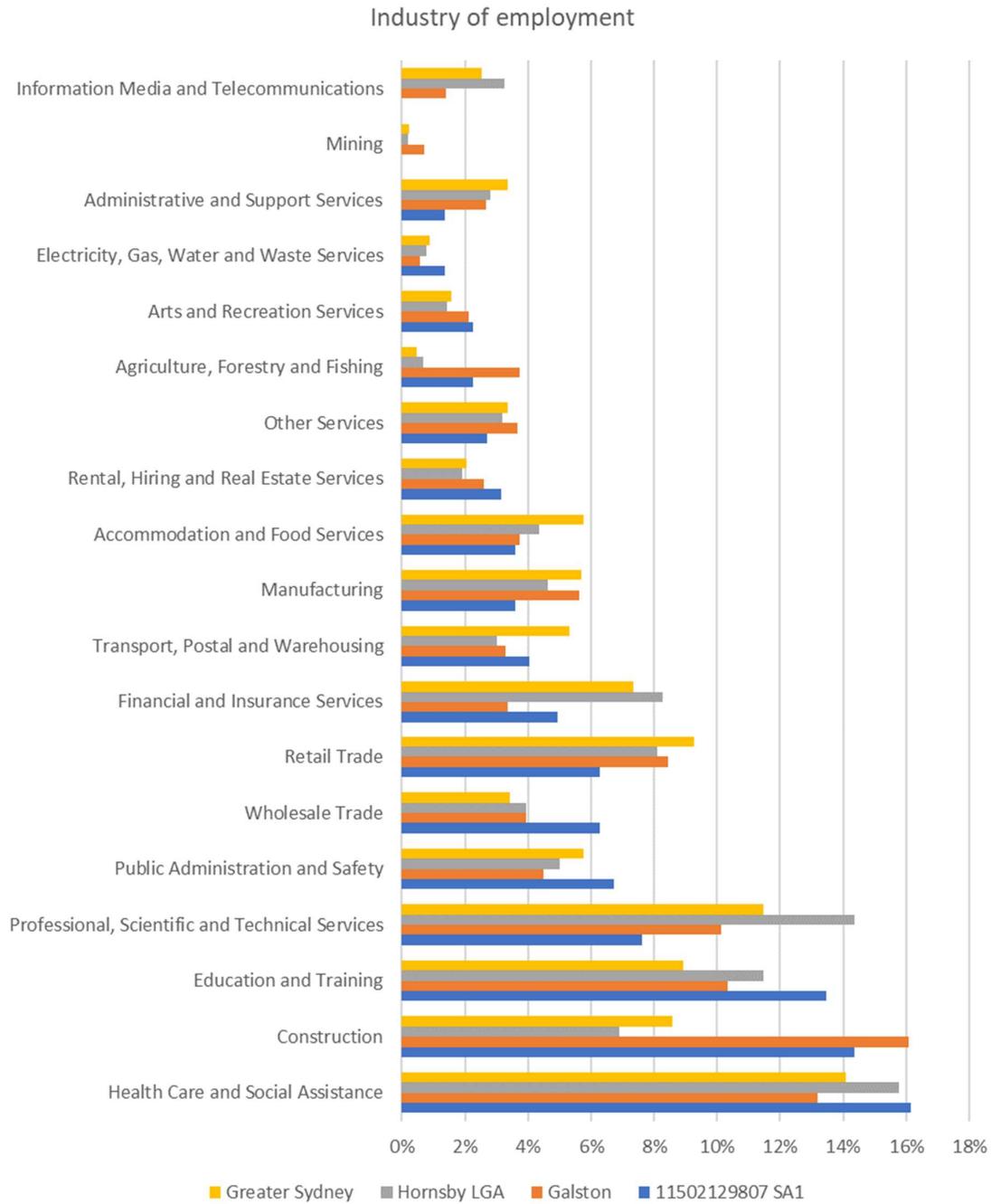
Figure 4.9: Labour force status, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G46.

## 4.9 Industry of employment

Local employed residents in the primary catchment (SA1) were far more likely than average to be employed in Construction, Health Care and Social Assistance, Education and Training, Agriculture, Wholesale and Utilities Real Estate and Arts and Recreation; and less likely than average to be employed in Manufacturing, Administration, Accommodation and Food Services, Professional Services, Retail, Transport, Post and Warehousing, and Financial Services.

At the suburb and LGA level, there was a higher than average engagement in Professional Services, Finance and Administration, Education, and in Health Care and Social Assistance, and less likely to be employed in hospitality related services, Construction, Retail, Agriculture, Transport, Post and Warehousing, and Manufacturing.



**Figure 4.10: Industry of employment, 2021 (%)**

Source: JSA 2023; ABS (2021) Census, General Community Profile, G54.

### 4.9.1 Occupation

There were some reasonably similarities in the occupational profile of employed residents in Galston, Hornsby LGA and Greater Sydney, although fewer local people were employed as Machinery Operators, with somewhat less also employed in occupations such as Retail, Labourers and Trades, and a much higher rate as Professionals. The suburb of Galston had a higher than average rate of employed residents in Trades and Managerial occupations.

In terms of the relevant SA1 (primary catchment), there was a well above average rate of Tradespeople, Community and Personal Service Workers, and to a lesser extent, Managers; and much lower than average rate in Professional occupations.

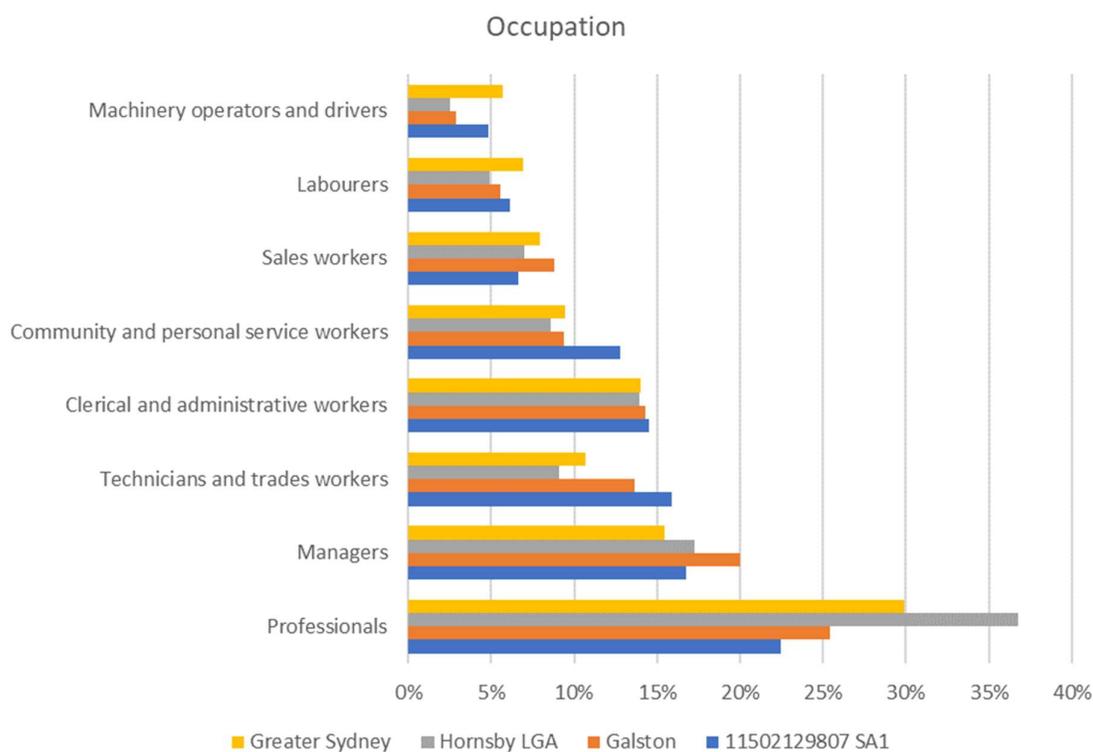


Figure 4.11: Occupation, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G60.

### 4.10 Tenure and landlord type

Owner occupancy is much higher than average in the relevant SA1 (85% compared with 62% for Greater Sydney) with a particularly high rate of purchasing households in the primary catchment (49%), with a very low rate of private rental and no social housing.

Owner occupancy is likewise high in Galston, although this is related to the very high rate of outright ownership rather than purchasing households. Private and social rental are much lower than the Greater Sydney average in all of the local areas considered, as shown below.

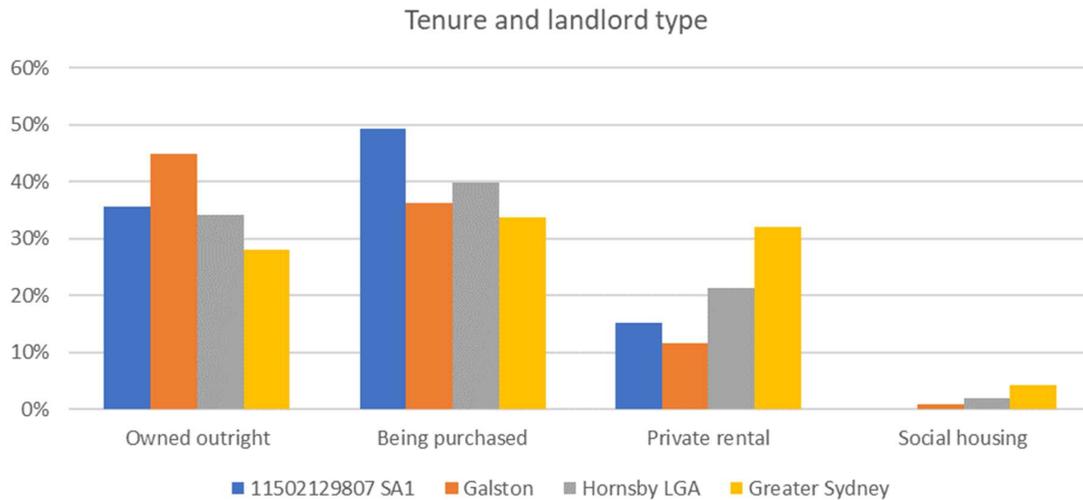


Figure 4.12: Tenure and landlord type of households in private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G37.

There was a proportional decline in the rate of owner occupancy among purchasers and outright owners in the LGA from 2011-21, and a commensurate increase in private rental, likely related to redevelopment of more urbanised areas of the LGA for medium and higher density dwellings types. There was also a relatively low rate of social housing, at around half the Greater Sydney average.

Table 4.6: Change in tenure, 2011-2021 (percent)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	37%	34%	31%	28%
Being purchased	42%	40%	36%	34%
Private rental	17%	21%	26%	32%
Social housing	2%	2%	5%	4%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18.

This is also shown numerically below, with the largest increase in absolute terms in private rental, and a smaller absolute increase in all other tenure types.

Table 4.7: Change in tenure, 2011-2021 (number)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Owned outright	16,752	17,606	465,412	510,714
Being purchased	18,919	20,466	532,049	610,733
Private rental	7,521	11,015	384,358	584,724
Social housing	920	1,022	73,983	78,586

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T18.

As shown in the two maps below, the rate of purchasing households is much higher than average in the relevant SA1 (49% compared with 34% for Greater Sydney), as are SA1s to the immediate east, whilst other areas in close proximity were generally closer to the Greater Sydney average.



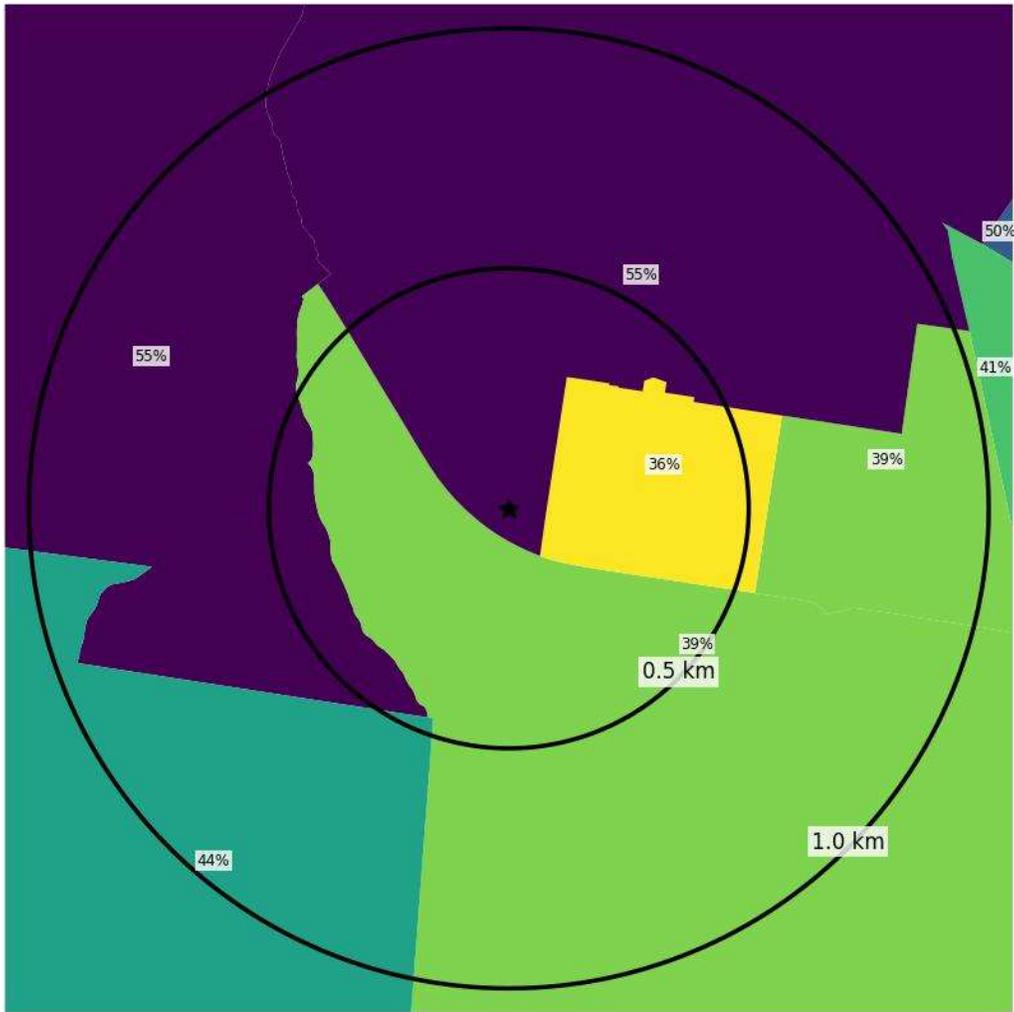
Tenure and landlord type: Being purchased (percent), by SA1, 1.0 km



Figure 4-13: % of Dwellings Purchased with a Mortgage in SA1s within 0.5 km & 1km of Site

Source: JSA 2023 and ABS 2021





Tenure and landlord type: Owned outright (percent), by SA1, 1.0 km

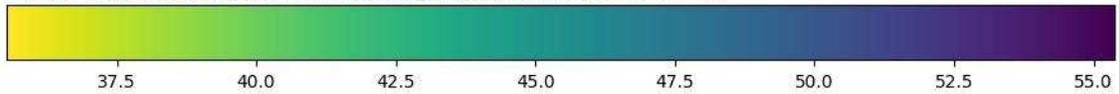
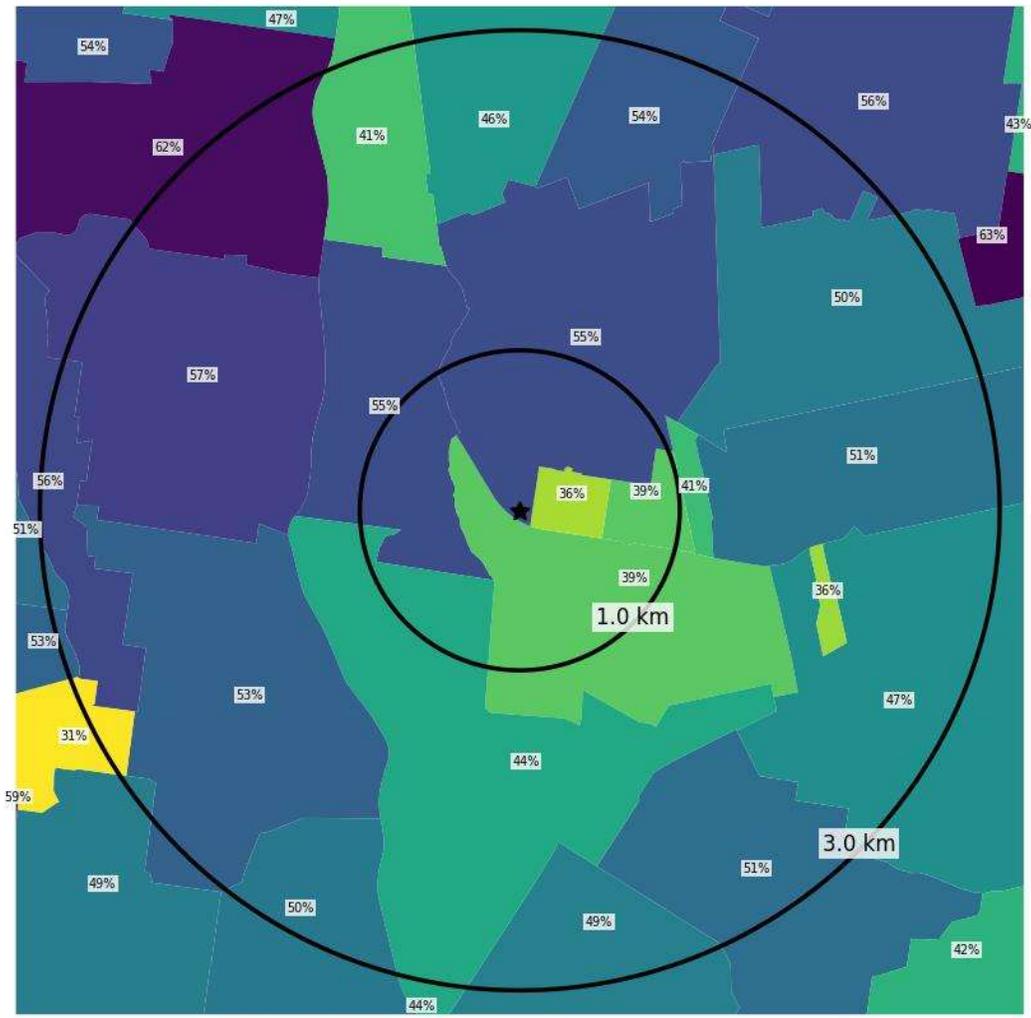


Figure 4-15: % of Dwellings Owned Outright in SA1s within 0.5 km & 1km of Site

Source: JSA 2023 and ABS 2021



Tenure and landlord type: Owned outright (percent), by SA1, 3.0 km



Figure 4-16: % of Dwellings Owned Outright in SA1s within 1km & 3km of Site

Source: JSA 2023 and ABS 2021

## 4.11 Dwelling structure

Dwellings in the primary catchment of the subject site (relevant SA1) and in most surrounding SA1s at the 3km radius were almost entirely made up of separate houses. This shown in the table and map below.

The proportion of separate houses was also much higher than the Greater Sydney average in the suburb of Galston, and to a less extent, the LGA, although there was also a reasonable rate of higher density development at the LGA level, as shown below.

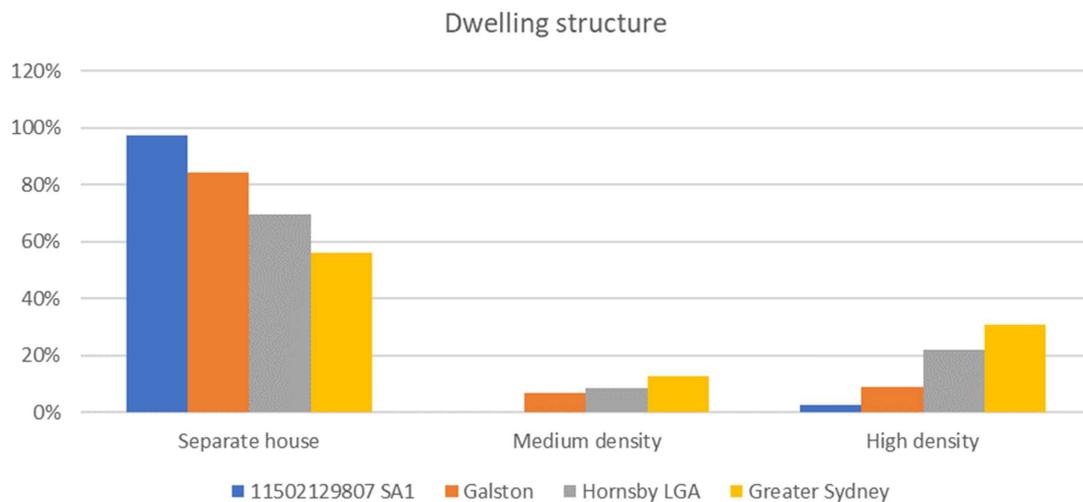


Figure 4.17: Dwelling structure of occupied private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G36.

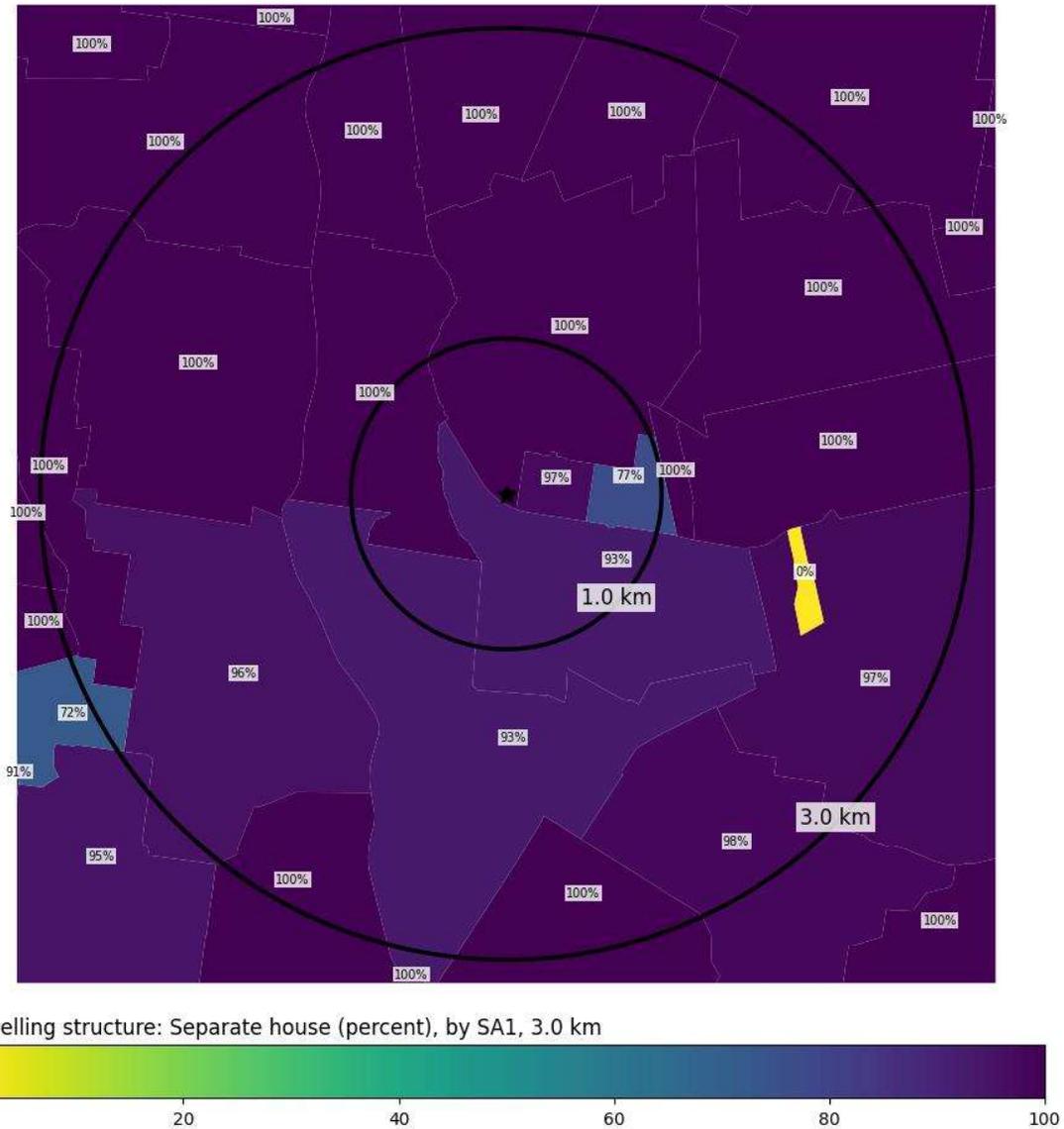


Figure 4-18: % of Separate Houses in SA1s within 1km & 3km of Site

Source: JSA 2023 and ABS 2021

There has been a considerable diversification of dwelling types in the LGA from 2011-21, particularly in higher density flats and units. Although this is still below the Greater Sydney average, the rate of diversification has been greater in the LGA, as shown in the tables below.

Table 4.8: Change in dwelling structure, 2011-2021 (percent)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Separate Houses	76%	69%	60%	55%
Medium Density	8%	8%	13%	13%
High Density	16%	22%	27%	31%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

Table 4.9: Change in dwelling structure, 2011-2021 (number)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Separate Houses	35,668	36,475	954,319	1,055,358
Medium Density	3,734	4,401	204,074	245,095
High Density	7,470	11,767	431,577	597,093

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T14.

## 4.12 Number of bedrooms

The predominant dwellings type in the relevant SA1 and in Galston suburb was separate house with 4 or more bedrooms, which was double the Greater Sydney rate for this dwelling type. There is significantly lower than average rate of dwellings with 2 or less bedrooms, as shown below.

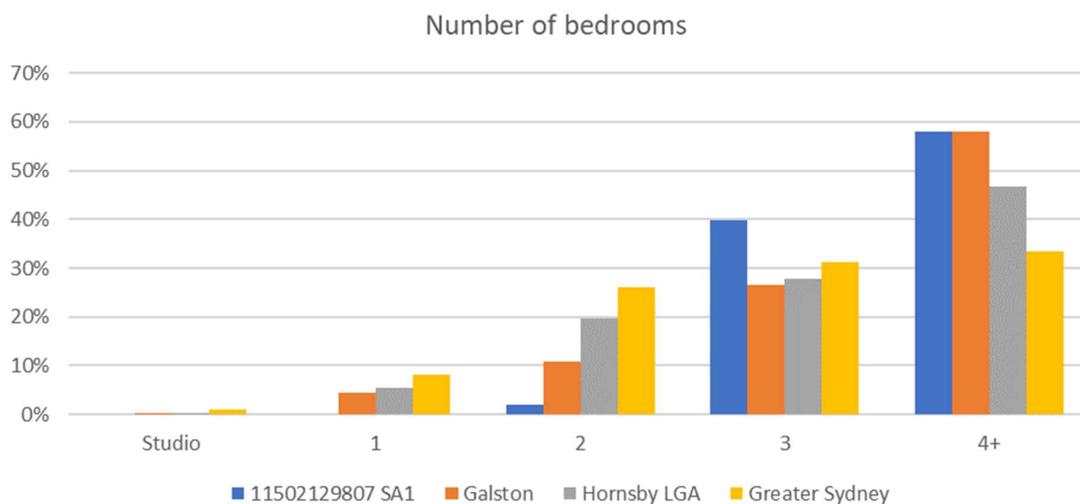


Figure 4.19: Number of bedrooms in occupied private dwellings, 2021 (%)

Source: JSA 2023; ABS (2021) Census, General Community Profile, G41.

Change in bedroom numbers for dwellings also indicates significant diversification of housing in the LGA, as shown in the tables below.

Table 4.10: Change in number of bedrooms, 2011-2021 (percent)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	0%	0%	0%	0%
One bedroom	1%	2%	3%	4%
Two bedrooms	13%	17%	22%	23%
Three bedrooms	34%	28%	40%	33%
Four of more bedrooms	51%	53%	36%	41%

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

Table 4.11: Change in number of bedrooms, 2011-2021 (number)

	Hornsby LGA		Greater Sydney	
	2011	2021	2011	2021
Studio	41	35	3,588	2,755
One bedroom	554	865	32,512	49,113
Two bedrooms	5,043	6,933	251,204	315,144
Three bedrooms	12,642	11,731	462,172	459,080
Four of more bedrooms	19,247	22,252	412,998	562,318

Source: JSA 2023; ABS (2021) Census, Time Series Profile, T16 and T17.

## 4.13 Population Projections

### 4.13.1 Hornsby LGA

The population of Hornsby LGA is projected to increase from 152,345 in 2021 to 163,576 in 2041, an annual growth rate of 0.4%.<sup>3</sup>

### 4.13.2 Galston sub area

The population of Galston – Laughtondale SA2 is projected to increase from 5,319 in 2021 to 5,336 in 2041, an annual growth rate of 0.0%. The medium age is projected to increase from 44 in 2021 to 51 in 2021.

### 4.13.3 Undeveloped Residential Zoned Land

There is no undeveloped residential zoned land in the locality, and the demography of the area is mature, so that no material increase in population is expected.

<sup>3</sup> *NSW Common Planning Assumption Projections*

## 5 Strategic Planning Context

### 5.1 North District Plan

The *North District Plan* identifies a growth target for Hornsby LGA of 4,350 dwellings between 2016 and 2021.<sup>4</sup> Galston is identified as a Rural Village.<sup>5</sup>

The plan identifies a scarcity of industrial land and strong demand for industrial land.<sup>6</sup> The retention, growth and enhancement of industrial and urban services land is also identified as a strategy.<sup>7</sup>

### 5.2 Local Planning Context

Galston is identified as a Neighbourhood Centre in the *Hornsby Local Strategic Planning Statement*.<sup>8</sup> The main areas of growth in the short term are Asquith, Waitara and Hornsby (non-Town Centre area). By 2031, population growth is expected to focus in the Hornsby Town Centre in response to Council's commitment to revitalising Hornsby under the *Hornsby Town Centre Review*.<sup>9</sup>

Council is reported to be undertaking an updated *Employment Land Use Study*.<sup>10</sup> That study is now complete and the findings are discussed in Section 7.2 below.

### 5.3 The LEP

*Hornsby Local Environmental Plan* does not show any undeveloped residential zoned land in Galston.

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<sup>4</sup> Greater Sydney Commission (March 2018) *Northern District Plan*, Table 2.

<sup>5</sup> Greater Sydney Commission (March 2018) *Northern District Plan*, page 106.

<sup>6</sup> Greater Sydney Commission (March 2018) *Northern District Plan*, page 78.

<sup>7</sup> Greater Sydney Commission (March 2018) *Northern District Plan*, pages 13 (Priority N11) and 80.

<sup>8</sup> Hornsby Shire Council (March 2020) *Hornsby Local Strategic Planning Statement*, page 11.

<sup>9</sup> Hornsby Shire Council (March 2020) *Hornsby Local Strategic Planning Statement*, page 16.

<sup>10</sup> Hornsby Shire Council (March 2020) *Hornsby Local Strategic Planning Statement*, page 73.

## 6 Assessment of provision of Open Space

### 6.1 Normative Standards

#### 6.1.1 Development Contributions Scheme

The Hornsby Shire Council *Section 7.11 Development Contributions Scheme* (2020-2030) discusses open space at Section 4.3. The existing provision is identified as 30.94 m<sup>2</sup> of public open space per person (3.094 ha/1,000 people) for the ERP of 154,490 at 30 June 2019.

This level of provision is adopted as a normative standard in section 6.3.2. The section also recognises that increasing demand can be met through embellishment of existing open space to cater for greater usage.

#### 6.1.2 Active Living Hornsby Strategy

The Hornsby Shire Council *Active Living Hornsby Strategy* (2015) identifies the following normative standards:

- Provision of local parks within 400 metres walking distance in urban areas (page 35); and
- Maintenance of existing level of provision of open space (page 83).

The figure below shows mapping prepared for the Active Living Hornsby Strategy to assess accessibility to open space against the 400 metres walking criterion. The map does not appear to assess walking distances but rather reflects 200 metre and 400 metre buffers (“as the crow flies”) from open space. Consequently, it will overstate areas with access to open space using the 400 metres criteria.

There are areas in the heavily urbanised areas of Hornsby, Normanhurst, Pennant Hills and Thornleigh that will not meet the criterion of 400 metres walking distance to local open space.

The report also assesses that 15% of the open space in Hornsby is less than 0.1 ha (1,000 m<sup>2</sup>) in size and 25% is less than 0.2 ha (2,000 m<sup>2</sup>) in size.

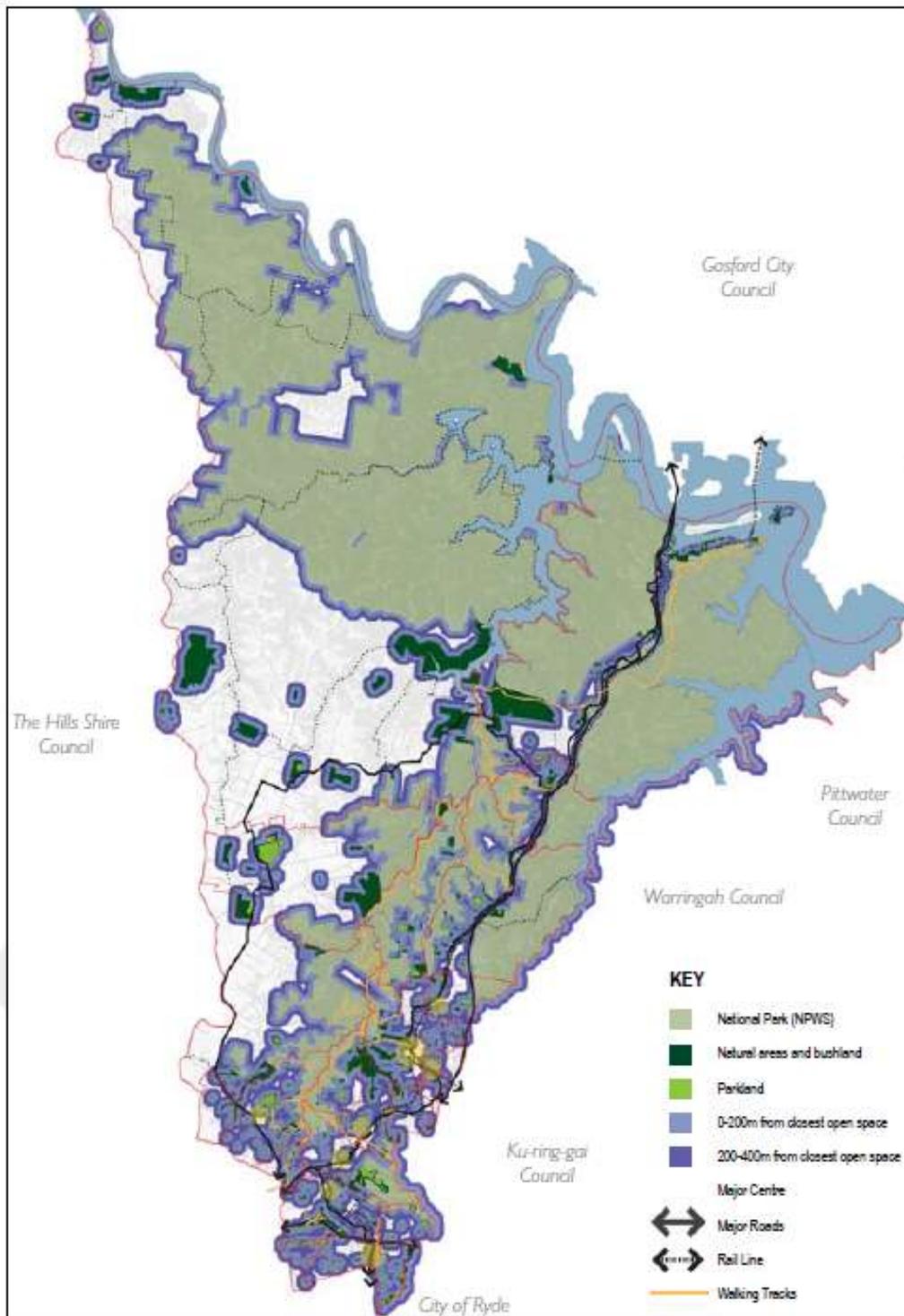


Figure A3.05 - Open Space Distribution and Accessibility: All Public Open Space



Figure 6.1: Hornsby LGA Open Space Distribution and Accessibility: All Public Open Space  
 Source: Active Living Hornsby Strategy

### 6.1.3 Other standards

There is a commonly used standard for the provision of open space of 2.83 ha per 1,000 people, equivalent to 7 acres per 1,000 people.<sup>11</sup>

The open space provision is often broken down into local and district open space, and into active (sports fields) and passive open space.

Typical standards include:

- 2.0 ha of open space per 1,000 residents
- 0.83 ha of sports fields per 1,000 residents
- Split is 80% local open space and 20% district open space

It should be noted that in many highly urbanised areas such as Waverley, levels of provision are well below this standard with the demand for open space met by providing high levels of enhancement to accommodate high levels of usage.

## 6.2 Open Space Provision

### 6.2.1 Hornsby LGA

As discussed in Section 6.1.1 above, the level of provision of open space in Hornsby LGA exceeds the standard of 2.83 ha per 1,000 people. In addition to the assessed open space, there are two large National Parks in Hornsby LGA; Marramarra National Park with an area of 118 km<sup>2</sup> and Berowra Valley National Park with an area of 38 km<sup>2</sup>, so that the actual provision of open space within Hornsby LGA is of the order of 109 ha per 1,000 people. Consequently, it can be concluded that, at the LGA level, Hornsby LGA is well provided with open space.

### 6.2.2 Two kilometre radius from the site

Using data in Section 3.3 above, open space within the 2 kilometre radius of the site is estimated at 114.98 ha. Using the population of 2,365 reported in Table 4.1 above, this is a level of provision of 48.6 ha per 1,000 people, well in excess of the normative standard of 2.83 ha per 1,000 people.

The table below shows the breakdown into local and district space, and passive and active recreation.

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<sup>11</sup> A. J. Veal (2013) Open space planning standards in Australia: in search of origins. *Australian Planner* 50(3), 224-32.

Table 6.1: Provision of open space within two kilometres of the site (provision per 1,000 people shown in brackets)

	Local	District
Passive	15.07 ha (6.64 ha/1,000 people)	85.67 ha (36.22 ha/1,000 people)
Active	0.18 ha (0.08 ha/1,000 people)	14.06 ha (4.23 ha/1,000 people)

Source: JSA Calculation

Consequently, it can be concluded that, at this scale, there is adequate provision of open space within the locality.

### 6.2.3 Four hundred and eight hundred metre radii from the site

It is not reasonable to apply the normative standard of 2.83 ha per 1,000 people to small areas, as it will always be possible to find a scale at which no open space is available, and it is reasonable to assume that people will travel to access higher level or specialist open space.

As noted in Section 4.2 above, the population of the primary catchment (SA11502129807), or within the 400 metre radius, is 418 people in 2021. It is assumed that an additional 200 people live within the 800 metre radius, making this an estimated total population of 618 people.

An assessment of areas shows the provision of open space to be:

- 2.4 ha at the 400 metre radius (5.7 ha per 1,000 people); and
- 54.5 ha at the 800 metre radius (88 ha per 1,000 people).

This level of provision is well above the normative standard of 2.83 ha per 1,000 people, noting however that some of the open space at the 800 metre radius does not have direct linkages to the subject site.

A more appropriate assessment is based on accessibility.

Accessibility has been assessed for dwellings in the R2 zoned area, as dwellings in the RU4 zoned area are on larger lots and have access to adequate private open space.

Most of the dwellings in the area are within 400 metres of this open space except for dwellings at the end of Lackenwood Crescent, with 24 Lackenwood Crescent being 589 metres walking distance from Plantation Strip Mid Dural Road. Nineteen (19) dwellings (equivalent to around 53 people) are at a distance greater than 400 metres from local open space. Provision of open space on the subject site would provide access to these people in accordance with the 400 metre criterion.

It is noted that the additional estimated population within 800 metres generally would not constitute the primary catchment for the site as it is not within a 400 metre walking distance, and road configuration makes it unlikely in any case that they would access it by walking.

### 6.2.4 Population growth

As discussed in Section 5.2 above, no population growth is expected in the locality.

# 7 Assessment of Employment Lands

## 7.1 Employment in the DZN (Local Jobs)

### 7.1.1 Occupation

There were a total 1,183 local jobs ('place of employment') in the DZN in which the subject site is located, with the largest number of local jobs in Professional occupations, but also substantial number of jobs in Labouring, as Managers and Community and Personal Services, and in trades, as shown below.

Table 7.1: Occupation of workers in DZN 112985882, 2021

Occupation	Number	Percent
Professionals	252	21%
Labourers	198	17%
Managers	187	16%
Community and personal service workers	191	16%
Technicians and trades workers	151	13%
Clerical and administrative workers	90	8%
Sales workers	77	7%
Machinery operators and drivers	37	3%

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting persons, 15 years and over, by 1-digit level Occupation.

### 7.1.2 Industry of employment

The largest number of local jobs in terms of industry was in Health Care and Social Assistance, with substantial number of jobs also in Education, Manufacturing and Construction, as well as in other diverse sectors, as shown below.

Table 7.2: Industry of employment of workers in DZN 112985882, 2021

Industry of employment	Number	Percent
Health Care and Social Assistance	165	14%
Education and Training	151	13%
Manufacturing	146	13%

Industry of employment	Number	Percent
Construction	130	11%
Accommodation and Food Services	94	8%
Professional, Scientific and Technical Services	80	7%
Retail Trade	75	7%
Agriculture, Forestry and Fishing	72	6%
Arts and Recreation Services	55	5%
Other Services	39	3%
Financial and Insurance Services	29	3%
Public Administration and Safety	28	2%
Administrative and Support Services	23	2%
Transport, Postal and Warehousing	19	2%
Wholesale Trade	16	1%
Rental, Hiring and Real Estate Services	12	1%
Information Media and Telecommunications	8	1%
Mining	0	0%
Electricity, Gas, Water and Waste Services	0	0%

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting persons, 15 years and over, by 1-digit level Industry of Employment.

## 7.2 Need for Employment Lands

There is currently no industrial zoned land in the Galston locality. There are existing light industrial developments in RU4 and RU2 zoned land along Mid Dural Road and Galston Road. There is a small area of B1 zoned land at the intersection of Galston Road and Arcadia Road.

The *Hornsby Employment Land Study* (March 2021) identifies a demand for an additional 1,174 m<sup>2</sup> of non-retail floor space<sup>12</sup> (assumed to be commercial floor space such as offices) and 936 m<sup>2</sup> of

<sup>12</sup> Hornsby Shire Council (2021) *Hornsby Employment Land Study*, Table 23

retail floor space<sup>13</sup> at Galston Road Galston by 2036. This increase will be largely met within existing zoned land.<sup>14</sup>

With regard to industrial zoned land, the *Hornsby Employment Land Study* identifies the following:

- Strategic Direction 2 Establish a sustainable long term supply of employment land – 2.1. Establish a pipeline of industrial land (page 11)
- Any new industrial land should be planned in locations that have strong access to motorway connections (page 42)
- Investigate opportunities for additional IN1 General Industrial land. (page 104)

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<sup>13</sup> Hornsby Shire Council (2021) *Hornsby Employment Land Study*, Table 24

<sup>14</sup> Hornsby Shire Council (2021) *Hornsby Employment Land Study*, Table 30

## 8 Community Engagement

Hornsby Shire Council conducted community engagement about the proposal over a six-week period between 11 September and 22 October 2023.

During the engagement period, there were 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 petition contained 832 signatures and was treated as one submission.

The main topics that were raised in the feedback were:

- Retain for public recreation (green space, open space, riding bikes, dog walking)
- Benefits to community
- Industrial zoning not needed or inappropriate
- Industrial impacts
- Loss of flora and fauna
- Preserve 3 Johnson Rd as open space
- Impact on property values
- Rural Fire Service (RFS) facility

The table below indicate the number of times community member mentioned how the site was currently used for passive recreation, or how they would prefer to see it used in the future.

Theme	No of times mentioned	Rank
Walking Dogs/Dog park	22	1
Kids bikes/bmx	13	2
Kids play/exercise	13	2
Social connection/interaction	12	4
Walking/Exercise	10	5

The table below shows a thematic analysis for submissions.

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%	Rezoning 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

**Figure 8.1: Thematic analysis of submissions**

Source: Hornsby Shire Council (November 2023) *Community Engagement Summary Report*

## 9 Recommended Mitigations

While a minimum sized park (less than 1,000 m<sup>2</sup>) is warranted based on the accessibility criterion of 400 metres walk to open space, such a park is unlikely to be compatible with the current reported informal passive recreation uses on the subject site. Consequently, a larger area is recommended of between 1,000 m<sup>2</sup> and 2,000 m<sup>2</sup>.

In consideration of the subject site's current informal passive recreation uses, and in consideration of community concerns raised in public submissions, it is recommended that Council consider the following mitigations:

- Provide 1,000-2,000 m<sup>2</sup> of public open space on the northern part of the subject site, retaining existing vegetation, enhancing landscaping, and providing a shaded seating area, and possibly outdoor exercise stations and other enhancements.
- Ensure pockets of remnant forest are retained and adequately protected on the subject site.
- Investigate the provision of linear green space via a walk way (e.g. gravel path) that links Johnson Road Bushland and the locality along the undeveloped portion of Johnson Road so that people can walk their dogs, jog, ride bikes and engage more accessibly with surrounding bushland.

# 10 Appendix A Geographies

## 10.1 Introduction

A number of localities have been identified for the assessment of Social and Community Needs. These include those SA1s with centroids within 400 metres, 800 metres and 2 kilometres of the proposal site; and the benchmark areas of Hornsby LGA and Greater Sydney.

Details of the SA1s are shown in the figure below.



Figure 10.1: SA1s with centroid within 400 metres of the site  
 Source: JSA 2023

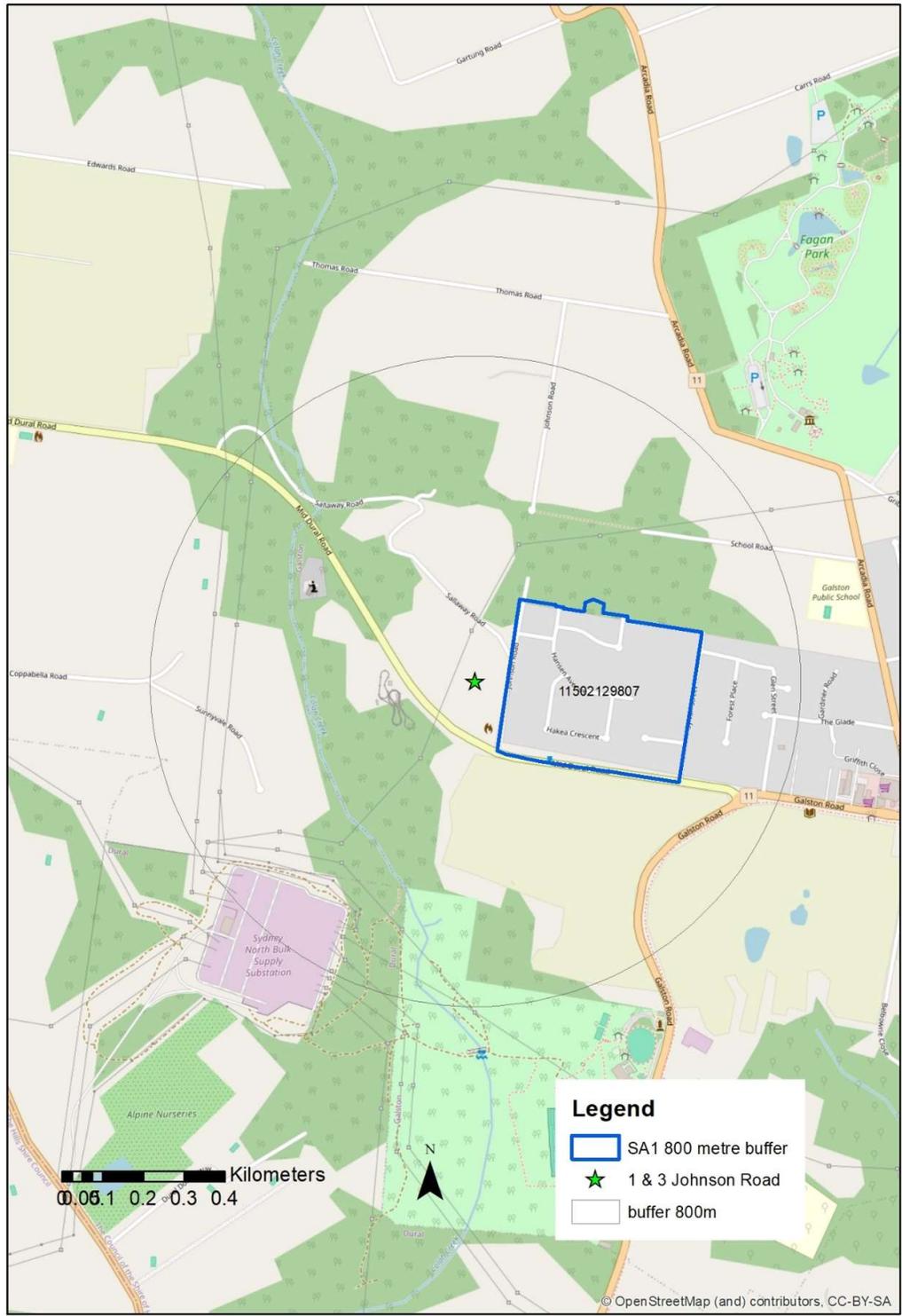


Figure 10.2: SA1s with centroid within 800 metres of the site  
 Source: JSA 2023

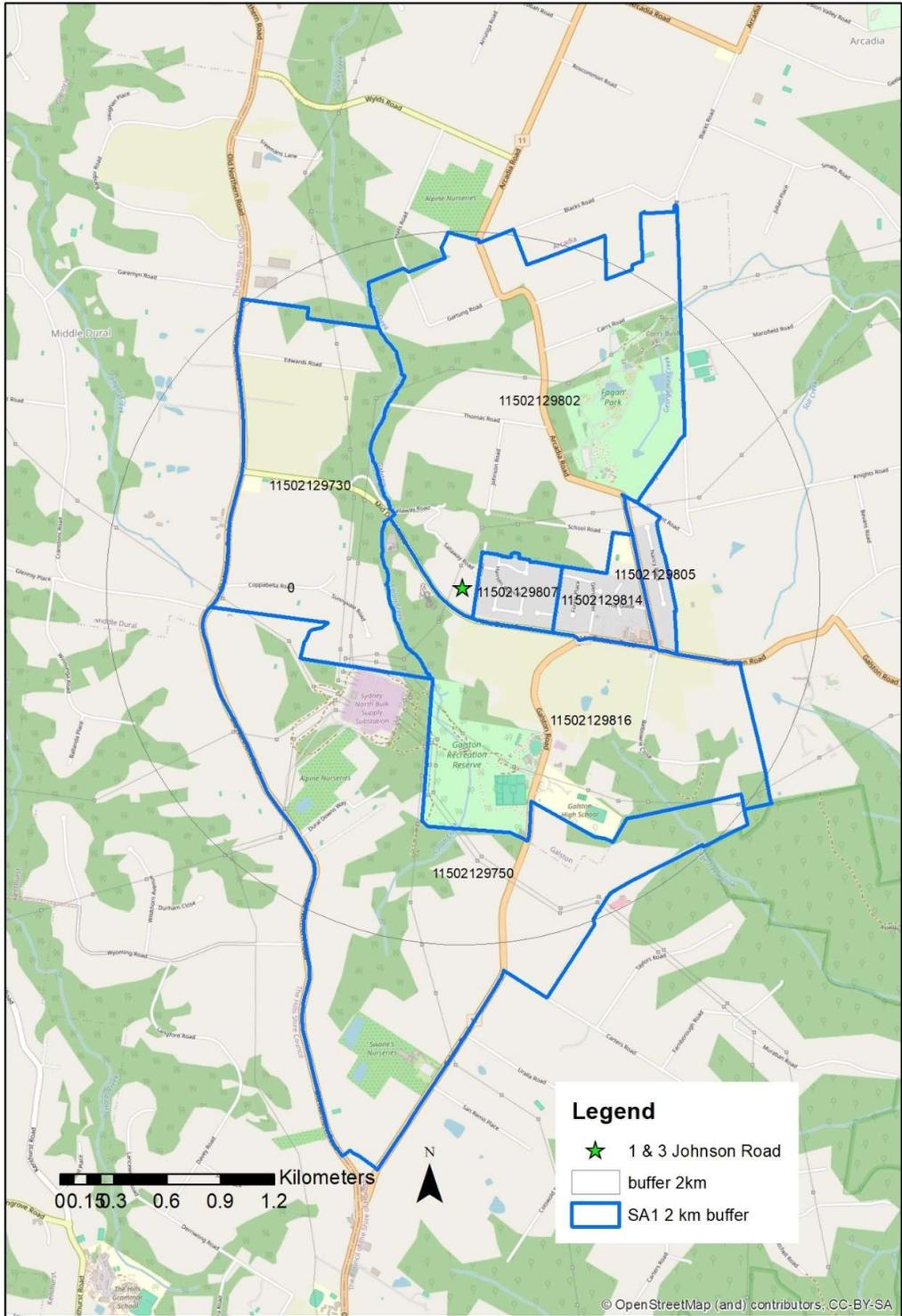


Figure 10.3: SA1s with centroid within 2 kilometres of the site  
 Source: JSA 2023

# 11 Appendix B Mapping of Council Owned Land

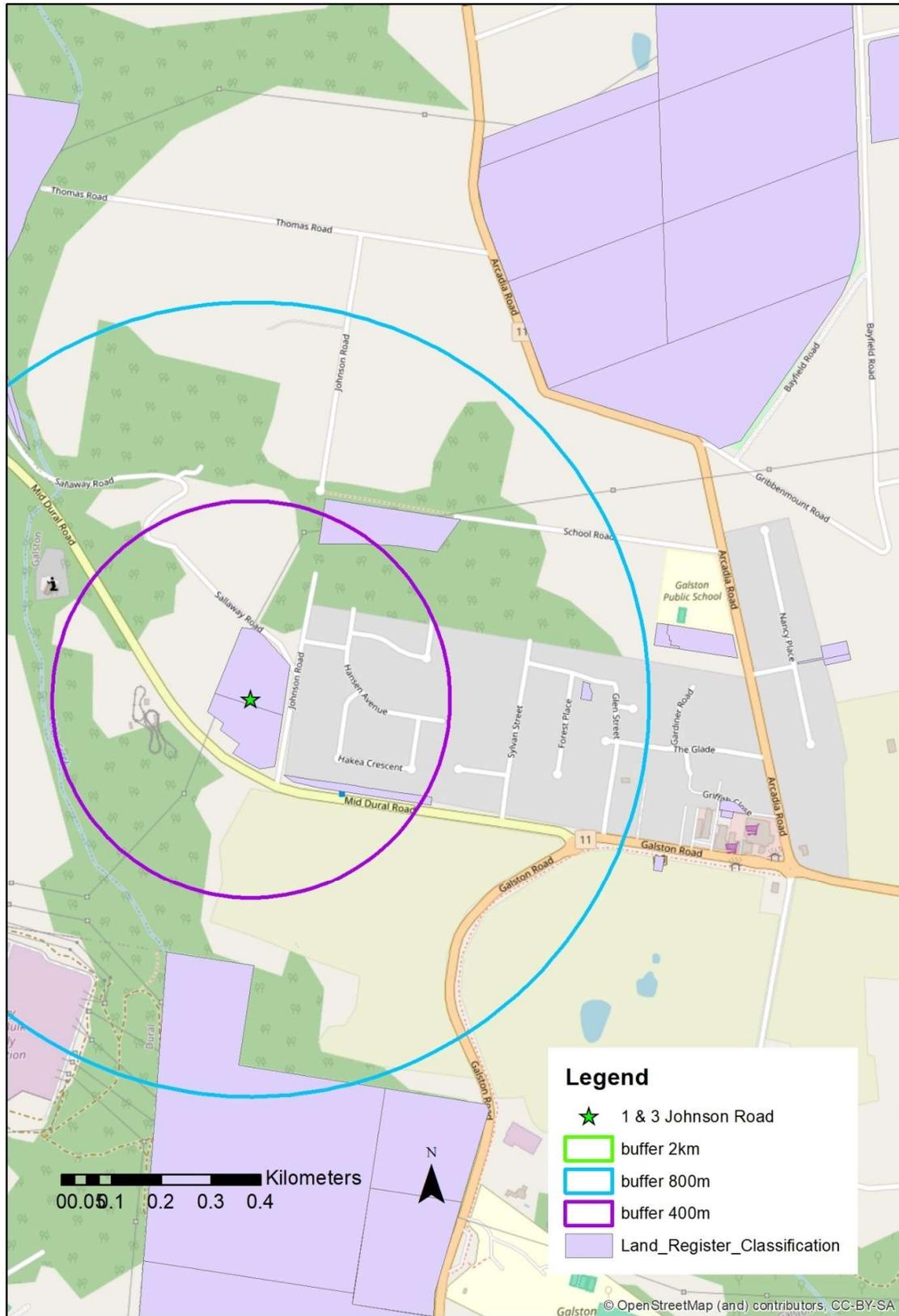


Figure 11.1: Council land within the locality – Close zoom showing buffers

Source: Hornsby Shire Council, JSA mapping

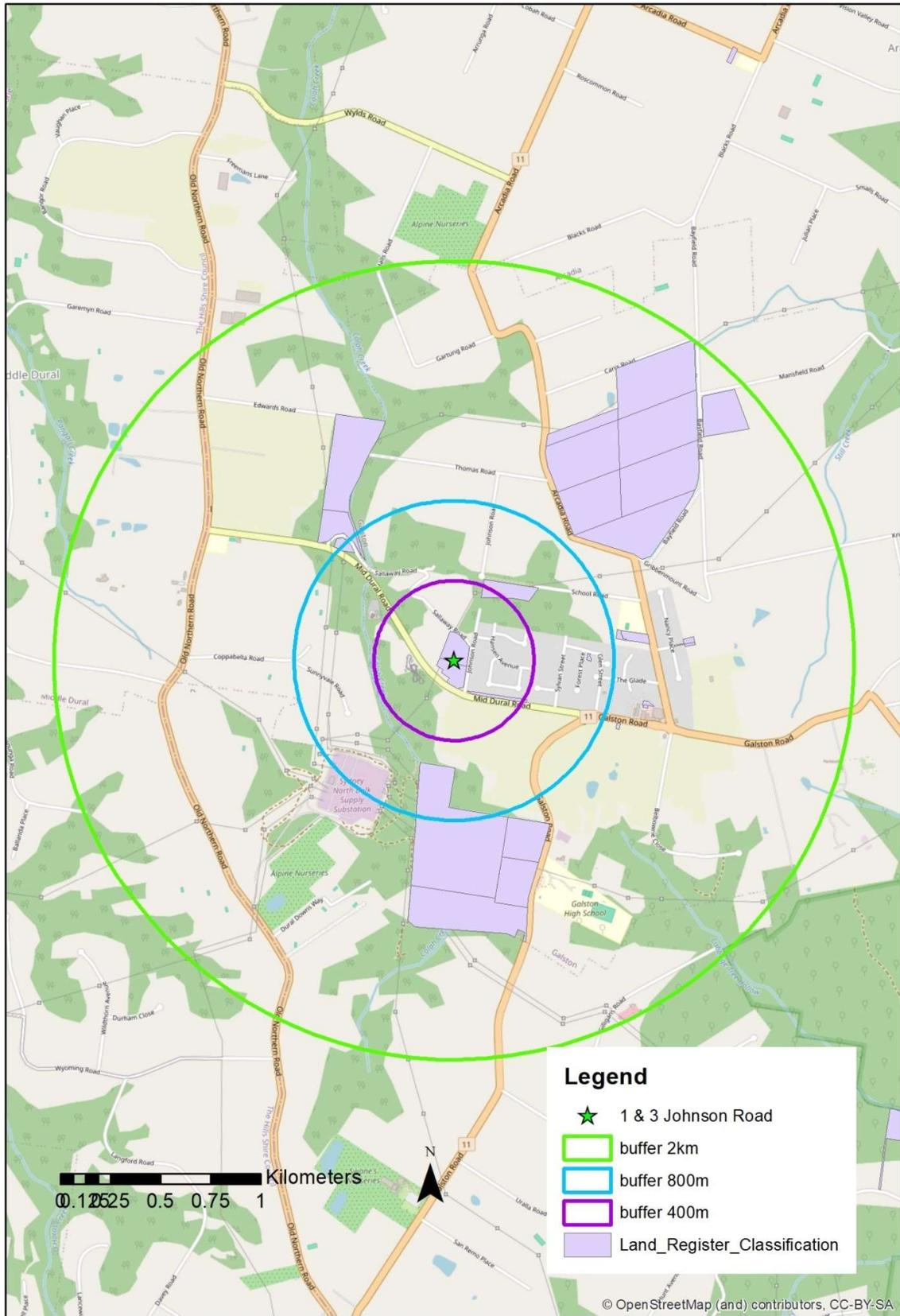


Figure 11.2: Council land within the locality – Close zoom showing buffers

Source: Hornsby Shire Council, JSA mapping