

Ms Gina Metcalfe  
Acting Director, Central (Western)  
Greater Sydney Place and Infrastructure  
NSW Department of Planning, Industry and Environment  
GPO BOX 39  
SYDNEY NSW 2000

Dear Ms Metcalfe

Thank you for the opportunity to provide feedback on the draft structure plan and proposed changes to *State Environmental Planning Policy (Western Sydney Employment Area) 2009* that is proposed to facilitate the development of the Mamre Road Precinct in the Western Sydney Employment Area.

### **The importance and value of community sport infrastructure**

Community sport and relevant infrastructure is essential to building well connected and healthy communities. Sport provides the opportunity to increase social cohesion as well as providing a broad range of physical and mental health benefits. A recent report published by Sport Australia identifies that community sport infrastructure generates an annual value of more than \$16.2 billion with:

- \$6.3 billion worth of economic benefit
- \$4.9 billion worth of health benefit, and
- \$5.1 billion worth of social benefit.

The report is available at:

[https://www.clearinghouseforsport.gov.au/data/assets/pdf\\_file/0007/804067/VoCSI\\_Final\\_June\\_2018.pdf](https://www.clearinghouseforsport.gov.au/data/assets/pdf_file/0007/804067/VoCSI_Final_June_2018.pdf)

### **Office of Sport involvement in strategic planning for Western Sydney**

The Office of Sport is currently working in collaboration with a range of partners to develop the Greater Sydney District Sport Infrastructure Plan. This initiative, identified by the Greater Sydney Commission (GSC) in its District Plans, will provide a strong foundation for future facility provision and participation in sport and active recreation across the Greater Sydney area.

The Office of Sport is also involved in the GSC's Western Sydney Growth Infrastructure Compact (GIC) (of which the Mamre Road precinct is a part of) and has provided forecast data on the sport and active recreation requirements for the future population across the GIC area. Appropriate rezoning and subsequent identification of suitable sport and active recreation infrastructure for the precinct can contribute to meeting the sporting and active recreation needs of the future population in the precinct and in the surrounding precincts.

## **Mamre Road Precinct**

The Office of Sport supports the provision of open space as indicated in the precinct structure plan.

We note that there is 54 hectares of land being proposed to be rezoned to public (RE1) and private recreation (RE2) land within the precinct. Looking at the maps provided with the structure plan, it appears that approximately 30% of the recreation land is RE2, which permits indoor and outdoor recreation facilities and community facilities. The precinct plan does not clearly show how the RE1 and RE2 land is accessible or connected to the transport road system. The current buffer around the drainage channels also appears to be insufficient and there is currently no connectivity of the drainage channels to recreation and environmental conservation land.

Sport and active recreation facilities and spaces require specific shapes, dimensions, boundaries and suitable topography. Greenfield land provides the opportunity to plan early for future community sporting and active recreation needs. We recommend that the precinct design be reconsidered based on the strategic planning work undertaken by the Office of Sport and GSC (mentioned above) along with the principles for open space and recreation as identified in the Office of the Government Architects' *Open Space for Recreation Guide* (July 2018) including assessing the size and shape, quantity, quality, diversity, accessibility, connectivity and distribution.

This will help guide the precinct design to achieve more accessible, connected and safe recreation areas. It will also help in identifying what the recreation open space is suitable for from a community use perspective e.g. whether it can be used for organised sport and active recreation.

Considering the increase in the workforce that will result from the proposed rezoning, the Office of Sport recommends the Department explores a suitable additional zoning (other than RE2), modified industrial zoning or split zoning (e.g. RE2/IN1) within the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* that could permit indoor sport and active recreational facilities in the precinct. This will enable greater opportunities for the provision of indoor sporting facilities for the working population and future neighbouring residential populations.

## **Developer contributions to community and social infrastructure**

The precinct structure plan has recognised that Penrith City Council ('Council') currently does not have a contributions plan in place, but that it could include this precinct in the Aerotropolis contributions plan. We recommend that the Department works closely with Council in the delivery of local sport and active recreation facilities/infrastructure, especially in the development of a suitable developer contributions plan that could provide the much needed sport and active recreation infrastructure as a matter of urgency. A specific contribution plan for the precinct will help better guide developer contributions, especially when considering the sport and active recreation needs for the precinct and neighbouring precincts.



The District Plan and forecast data mentioned above should guide the relevant contributions to sport and active recreation infrastructure. Council has produced a draft Local Strategic Planning Statement which identifies that it is preparing a city-wide Sport, Recreation, Play and Open Space Strategy, which may be relevant in these discussions. Council has other strategic plans such as the Recreational and Cultural Strategy (2004) and Open Space Action Plan (2007), which may be useful in the interim before the city-wide strategy is completed.

The discussions around the provision of future infrastructure should tie in with discussions about regional infrastructure, including district and regional sport and active recreation infrastructure that may be provided from the Special Infrastructure Contribution scheme through the GIC. Additionally, the Department and Council should strategically consider what contribution Voluntary Planning Agreements can make to towards state/regional and district sport and active recreation infrastructure.

The Office of Sport looks forward to our continued co-operation with the Department in planning for community sport and active recreation infrastructure.

Should you require further information on this submission, please contact Marcus Morgan, Principal Advisor, Facilities Strategy and Planning on Ph: 8754 8850.

Yours sincerely

Handwritten signature of John Egan and the date 13/12/19.

John Egan  
**Director, Facilities Strategy and Planning**