



Attn: Bruce Colman
Director, Land Release

Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Colman

Thank you for the opportunity to provide feedback on the Wilton Interim Land Use and Infrastructure Implementation Plan and Wilton South East Precinct.

The Interim Land Use and Infrastructure Implementation Plan identifies that Wilton will accommodate around 15,000 dwellings equating to around 50,000 people. This equates to 3.33 people per dwelling.

The Wilton South East Precinct will accommodate around 3,000 homes for 8,500 residents. This equates to 2.83 people per dwelling.

Greater Sydney Commission – Liveability Action 14

The Office of Sport has been identified as the lead agency to work with the Greater Sydney Commission in delivering Liveability Action 14 - 'Develop a sport and recreation participation strategy and sport and recreation facility plan'.

This body of work will be applied to all six Sydney Districts and inform planning for future sport facilities in the context of proposed re-zonings and future population projections. In preparing these district plans, there is a clear opportunity to work closely with the Department of Planning and Environment to ensure optimal community outcomes are achieved.

The importance of sport and active recreation

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. Research demonstrates that communities with good access to a range of sporting facilities have higher participation rates.

Higher participation rates of physical activity, including organised sport and active recreation, is one of three key elements (along with improved nutrition and healthy lifestyle choices) in the overall preventive health strategy adopted by governments. Improved population health produces immediate and long-term social and economic benefits. Population-wide participation in sport and other forms of physical activity has been shown to reduce risk factors associated with non-communicable diseases. Refer to:

www.clearinghouseforsport.gov.au/knowledge_base/organised_sport/sport_and_government_policy_objectives/preventive_health_sport_and_physical_activity

The World Health Organisation is currently developing a Global Action Plan on Physical Activity as inactivity is seen as one of the leading risk factors for non-communicable disease control. Globally, physical inactivity is estimated to account for between 6-10% of ischaemic heart disease, stroke, diabetes, and breast and colon cancer. Refer to: www.who.int/ncds/governance/gappa_version_4August2017.pdf?ua=1

As our population continues to grow, so too does the demand for well-planned and designed sport and active recreation facilities, that are easily accessible and provide a broad range of participation opportunities to the community.

The Office of Sport is working in close collaboration with a variety of organisations, including the Department of Planning and Environment to ensure community sport facilities are well planned for our current and future communities. This has a direct link with the Premier's Key Priorities, specifically 'tackling childhood obesity'.

General notes on population forecasts

It is understood that different dwelling types will have different yields per dwelling. It is important that the projections are as accurate as possible as this impacts on the required provision of community infrastructure including sporting facilities.

The Office of Sport requests clarification on the difference between the Wilton Interim Land Use and Infrastructure Implementation Plan that has 3.33 people per dwelling and the Wilton South East Precinct that has 2.83 people per dwelling.

As a note for comparison, 2016 ABS Census data demonstrates that the newly developed suburb The Ponds, has 3.61 people per dwelling.

The Office of Sport suggests the following amendments to the Wilton Interim Land Use and Infrastructure Implementation Plan:

1. *Page 3* - Update 'key features of Wilton' to reflect the open space and sporting facilities that will be provided consistent with that identified on *pages 47 and 48* of the background analysis. This includes:
 - a. 10 sportsgrounds with two playing fields each
 - b. two double sportsgrounds with four playing fields each
 - c. various outdoor courts to service netball, tennis and basketball
 - d. indoor sport, aquatic, and youth recreation facilities.
2. *Page 4* - Update the map to illustrate the potential locations of sporting facilities. This will assist achieve a balance between effective land use with equity of access for the planned population. This map is to also include the proposed locations of indoor sport, aquatic, and youth recreation facilities.
3. *Page 23* of the background analysis – Incorporate the potential locations of sport facilities to *figure 10*.

The Office of Sport suggests the following amendments to the Social Infrastructure Assessment by GHD:

1. *Page 28* – Update to table 9 to ‘10 double field sportsgrounds for Wilton’.

Analysis - *Page 28* of this study currently identifies eight double field sportsgrounds which contradicts with *pages 6 and 33* of the same report that identifies the need for 10 double field sportsgrounds.

2. *Page 29* – Update the description within table 9 so it does not limit the future aquatic facility to 25m sized pool.

Analysis - Modern aquatic facilities have a range of facility and service offerings. The exact facility mix should not be specified at this stage at planning. Instead, a land allocation that provides flexible options in the future once market demands are better understood is a better approach.

Existing successful aquatic and leisure facilities in similar growth areas are approximately 3.5ha including provisions for car parking.

The Office of Sport suggests the following amendments to Wilton South East Precinct Plan:

1. That a minimum of 5 playing fields be provided across 1-2 sites within the precinct.

The minimum size for a double field sportsground is 4.5ha to allow for car parking, amenities, a playground, spectator areas, light spill, and landscaping. The playing field area itself is to be on one flat benched area that measures at least 160m x 140m to allow flexibility in use from different sporting codes.

Analysis – *Page 47* of the Wilton Interim Land Use and Infrastructure Implementation Plan identifies 28 playing fields for a population of around 50,000. This equates to a benchmark of one playing field per 1,785 residents.

In applying this benchmark to the Wilton South East Precinct of 8,500 residents, then 4.8 playing fields are required. Given that the North West Growth Centre has demonstrated higher than expected dwelling yields, it recommended that this be rounded up to a minimum of 5 playing fields in this precinct.

2. That one of the sportsgrounds provide sufficient space for a minimum of five sport courts.

Analysis - *Page 47* of the Wilton Interim Land Use and Infrastructure Implementation Plan identifies a range of benchmarks for various court based sports. When applying these benchmarks to the proposed population of 8,500, five courts are required.

3. That minimum lot sizes be applied to balance proposed population and social infrastructure.

Analysis - The exhibition maps indicate that the majority of the Wilton South East precinct will not have minimum lot sizes. In other areas where no minimum lot sizes were specified, increased yields occurred. This resulted in the shortage of community infrastructure such as community sport facilities. The North West Growth Centres is an example of such a scenario.


4. That adequate open space be identified and zoned RE1. This open space is to be within walking distance for all/most residents.

Analysis – Best practice indicates that healthy, liveable communities contain a range of land uses including high quality open spaces that are within walking distance. This is reinforced by a range of guidelines and strategic documents including the Heart Foundation's 'Healthy by Design' and recently published 'Better Placed' by the Government Architects Office of NSW.

The Office of Sport looks forward to our continued collaboration with the NSW Department of Planning and Environment in planning for current and future communities in the Wilton area.

Should you require further information on this submission, please contact Mr Brad Billett, Principal Advisor, Facilities Strategy and Planning on Ph: 8754 7967.

Yours sincerely



Karen Jones 5.9.17

Executive Director, Sport Infrastructure Group