



# Marsfield Common



146 Vimiera Road  
Marsfield

## INTRODUCTION

- North Ryde RSL Club (NRRSL) and Eastwood Rugby Club have been fixtures of the Ryde LGA since the 1950's.
- Marsfield is a thriving suburb of Sydney and the demographics and needs of the local community have vastly changed in recent decades. 68% of the local community derives its ancestry from countries where the sport of Rugby does not register on the radar.
- NRRSL and Eastwood Rugby have gone to great financial lengths to keep the Club and TG Millner Field alive, with Eastwood Rugby struggling financially for more than 20 years and NRRSL investing significant monies since 2000 to keep the licensed Club and TG Millner fields afloat.
- The 6.2-hectare TG Millner Field has reached the end of its life in terms of its rugby and licensed Club uses and needs to be renewed if it is to deliver meaningful future benefits to the local community.
- The ageing condition of the playing and spectator facilities at TG Millner Field, coupled with constraints on further development and the changing local demographic and player and supporter base has forced Eastwood Rugby to seek a new home at Castle Hill, where a modern, purpose-built Club playing base will be developed in conjunction with The Hills Shire Council within the 58ha Fred Caterson Reserve sporting precinct at a cost of circa \$20 million.
- The new facility will provide three high-quality fields with unimpeded daytime and evening usage, club facility, grandstand, broadcast-quality lighting, and ample parking – within the area that is now the primary catchment for Eastwood Rugby.
- With the loss of Eastwood Rugby as the ground tenant and limited use of the ground facilities by other groups from the City of Ryde and the current drain on NRRSL finances, **a Planning Proposal has been developed by NRRSL and Eastwood Rugby to redevelop TG Millner Field for low-rise housing.**



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## TG MILLNER FIELD - CURRENT SITUATION

- Before COVID-19, the playing fields at TG Millner were **used on only 20 occasions by local community sporting clubs or schools in 2019, excluding Eastwood Rugby. Moreover, only 4% of Eastwood Rugby players live within the Ryde LGA**
- As a private recreation facility, **the general public has no right-of-access to TG Millner Field.** The entire site is fenced off from the surrounding community, and the driveway gates are often locked on weekends restricting access to the site.
- The co-location of TG Millner Field in the middle of a quiet residential area is incompatible with normal sporting club operations, evidenced by:
  - Council’s refusal to allow lighting upgrades on all fields (which is currently below Australian Standards).
  - Council’s implementation of severe parking restrictions on game days in neighbouring streets.
  - Neighbour issues with the use of TG Millner for training under lights and operations of a licensed club.

**If the TG Millner Field sporting complex was proposed to be developed in its current location today, it would be highly unlikely to meet with approval given the above factors.**



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## CHANGING DEMOGRAPHICS AND HOUSING MARKET

- Demographic changes are at the heart of the declining level of participation and membership in the traditional Eastwood Rugby heartland.
- In the Macquarie-Marsfield SA2, 2,329 dwellings have been approved in the last 3 years of which **95%** have been **apartment developments**, 1% detached homes and 4% **townhouses/ semi-detached**. **Only 87 townhouses/ semi-detached dwellings have been approved in Macquarie Park – Marsfield over this period.** This creates a scenario where future residents will find it more difficult to find family-appropriate housing while remaining in the local community and maintaining social, education and employment connections.
- The ‘Language Other Than English’ (LOTE) population group increased from 28,350 in 2006 to 45,800 in 2016 – an **increase of 62% against a general population increase of 17%**. In Macquarie Park – Marsfield, Eastwood - Epping the LOTE population made up 55 - 60% of all residents in 2016 – a proportion that is likely to have increased further since the 2016 Census.
- Across the four SA2s, the average nominated region of ancestry of all residents in 2016 was as follows:
  - North-East Asia (mainly China): 42%
  - Southern and Central Asia: 10%
  - Southern and Eastern Europe: 9%
  - South-East Asia: 4%
  - North Africa and Middle East: 3%
- The nature of sports participation continues to change, with increased participation in small-sized casual sports which generates less demand for large sporting fields and an increased need for smaller, flexible open spaces.



## ASSESSMENT OF OPTIONS

In terms of the options for the future of the TG Millner site, NRRSL and Eastwood Rugby Club have considered the following:

### OPTION 1 - DO NOTHING

This would lead to one or both community Clubs either being compelled to sell the TG Millner site to a developer or become insolvent with a mortgagee to then enter into possession of the site (and subsequently sell to a developer).

### OPTION 2 - COUNCIL ACQUISITION OF THE SITE

This option would cost Council circa \$60–80 million for the land alone – leaving aside the cost of any potential remediation and subsequent improvements.

### OPTION 3 - DA FOR A SENIORS HOUSING DEVELOPMENT

This is already permissible on the TG Millner site under the Housing SEPP. This application could realistically involve a proposal at a FSR of 1:1 with no obligation to provide Affordable Housing, dedicated public open space or make the site publicly accessible in any way.

### OPTION 4 - REZONE THE SITE FOR 4-6 STOREY APARTMENT BUILDINGS

This would yield approximately 450 - 550 dwellings and a new public park at a FSR of 0.75:1 – a yield that is comparable (indeed lower) than similar large consolidated infill sites across Sydney.

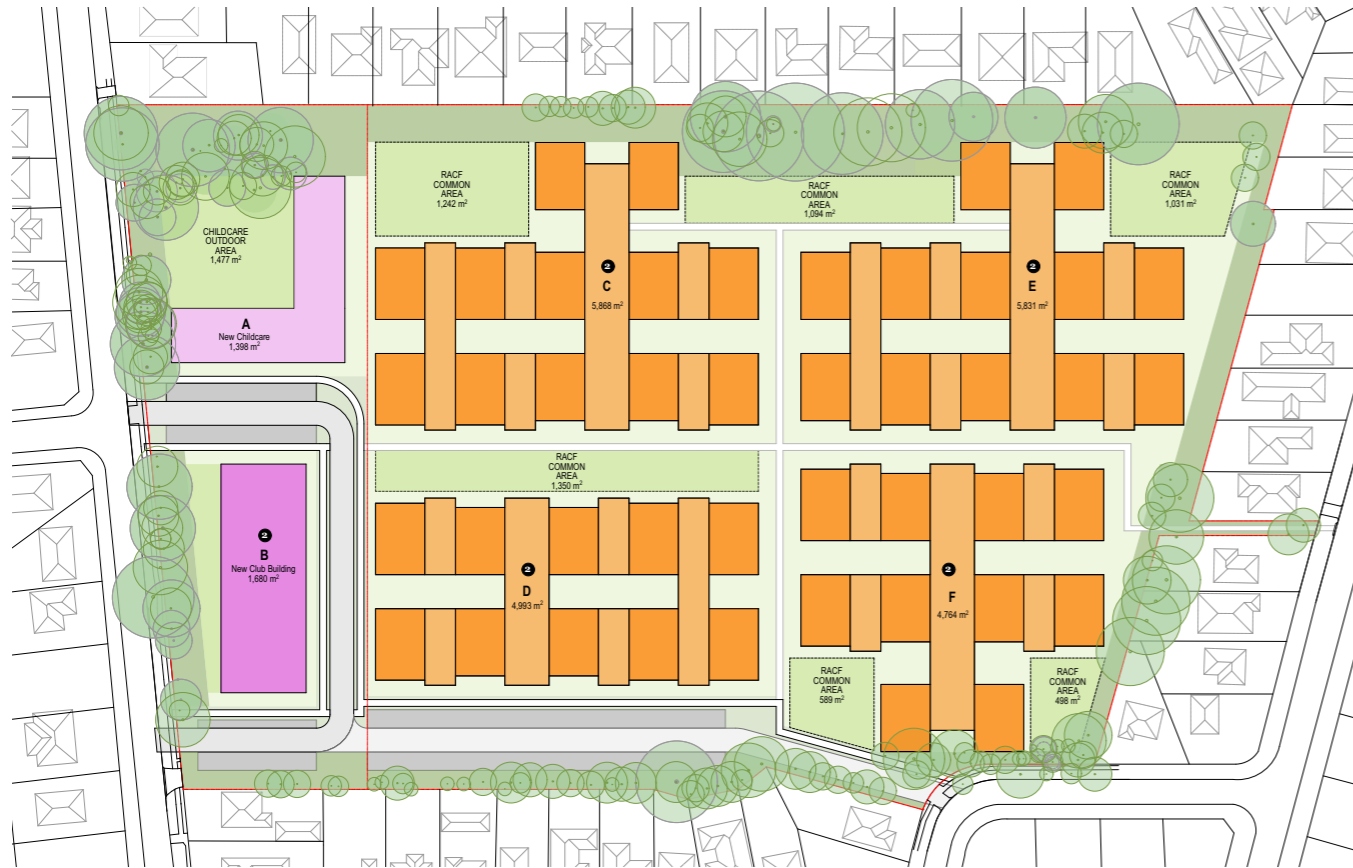
### OPTION 5 - PREFERRED OPTION - MODEST, LOW-RISE DIVERSE HOUSING

**This option comprises circa 136 2-storey dwellings and new public park at an FSR no greater than 0.5:1 – which is compatible with the surrounding area and is the preferred option of NRRSL and Eastwood Rugby for the TG Millner site.**



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# ASSESSMENT OF MASTERPLAN APPROACHES



## MASTERPLAN TEST 1

SENIORS LIVING - RACF

Total Dwellings (Rooms) = 672

Total GFA = 40,517 m<sup>2</sup>

Maximum height: 2 storeys

FSR = 0.66:1



## MASTERPLAN TEST 2

APARTMENTS + SEMI-DETACHED HOUSES

Total Dwellings = 536

Total GFA = 45,639 m<sup>2</sup>

Maximum height: 6 storeys

FSR = 0.74:1



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# ASSESSMENT OF MASTERPLAN APPROACHES



## MASTERPLAN TEST 3

APARTMENTS + DETACHED HOUSES

Total Dwellings = 481

Total GFA = 45,696 m<sup>2</sup>

**Maximum height: 6 storeys**

**FSR = 0.74:1**



## MASTERPLAN TEST 4

APARTMENTS, SEMI-DETACHED AND ATTACHED HOUSES

Total Dwellings = 292

Total GFA = 32,731 m<sup>2</sup>

**Maximum height: 6 storeys**

**FSR = 0.53:1**



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# ASSESSMENT OF MASTERPLAN APPROACHES



## MASTERPLAN TEST 5

### SEMI-DETACHED AND ATTACHED HOUSES

Total Dwellings = 146

Total GFA = 22,180 m<sup>2</sup>

**Maximum height: 9.5 metres**

**FSR = 0.36:1**



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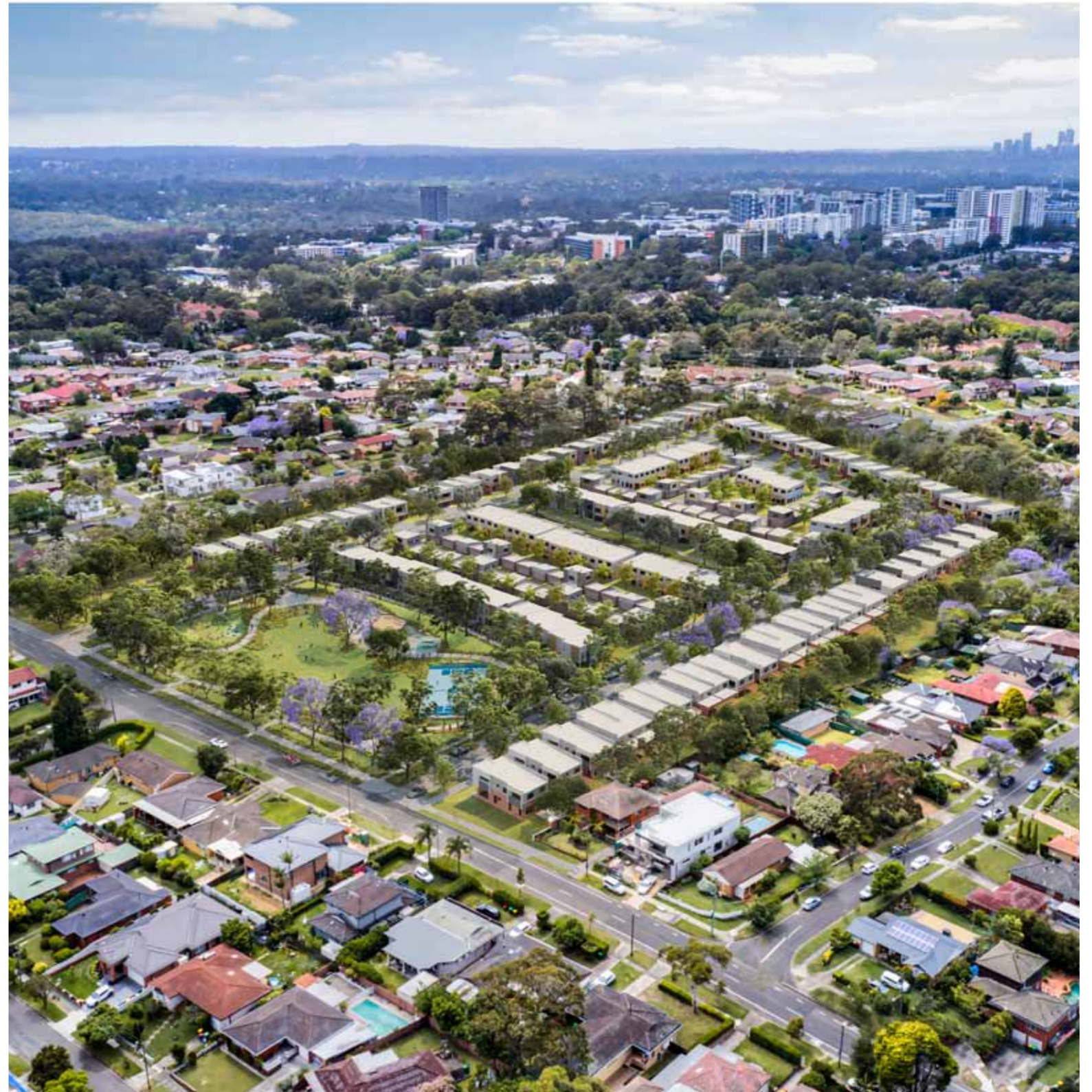
# MARSFIELD COMMON

Marsfield Common revitalises the redundant TG Millner site and reconnects the site to the contemporary community within which it is located – through new neighbours, new usages, new opportunities, and new ideas.

The proposal delivers new context-appropriate housing, specifically designed open and recreational spaces dedicated to the local community, affordable housing, a significantly increased tree canopy, and digital innovation across the precinct at a state-of-the-art level.

**Marsfield Common delivers community outcomes that far exceed anything that could be achieved pursuant to other development options and proposes modest floor space and height outcomes in keeping with the local area.**

**The low-rise, publicly accessible Marsfield Common proposal, if approved, provides Ryde Council and its residents with a significant precedent for future developments on other large sites in the LGA. This in turn could address overall local concerns about density and development levels in the LGA.**



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INDICATIVE PERSPECTIVE



## SUMMARY OF PROPOSAL

The Planning Proposal, seeks to deliver community outcomes that far exceed anything that could be achieved pursuant to other development options, and proposes modest floor space and height outcomes that are in keeping with the surrounding local area:

- **136 dwellings** involving six (6) diverse housing types which all comprise 3 to 4+ bedroom dwellings.
- A Floor Space Ratio (**FSR**) **no greater than the FSR of the adjacent residential area** - a very modest proposal given the FSR of similar urban infill projects in the Sydney Metro Area
- **A maximum building height of 9.5m or two-storeys**, which is consistent with the height of the longstanding surrounding dwellings.
- **A new 1ha public park** which proposes over **2,000m<sup>2</sup> of space for varied play for all ages** and abilities and **700m<sup>2</sup> of sports and leisure court areas** for low-impact recreation uses such as volleyball, table tennis, basketball, indoor soccer and other uses - which will be less intensive than rugby game days and reflective of what the community decides is appropriate for the area.
- **Dedicated Public park** to the community through a Voluntary Planning Agreement (VPA) with Council.
- **1,200m<sup>2</sup> of public domain/footpath upgrades** with new tree lined streets and shared laneways including the **planting of 510 trees** across the currently open site which will generate **59% total site tree canopy cover** across the precinct - 50% higher than the current NSW Government 40% targets for Greater Sydney.
- Best practice **sustainability initiatives**.
- Dedication of **5% of residential lots for affordable housing** within the TG Millner project to Council.
- The consultant team has considered the projects funded pursuant to the Federal Government's \$50 million Smart Cities and Suburbs Program and want to work with Council, the community and the State Government to deliver a **World-best practice digital outcome for a residential infill site of this nature**.



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# ILLUSTRATIVE MASTERPLAN



# BUILT FORM + ARCHITECTURE



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# PUBLIC PARK AND GREEN STREETS



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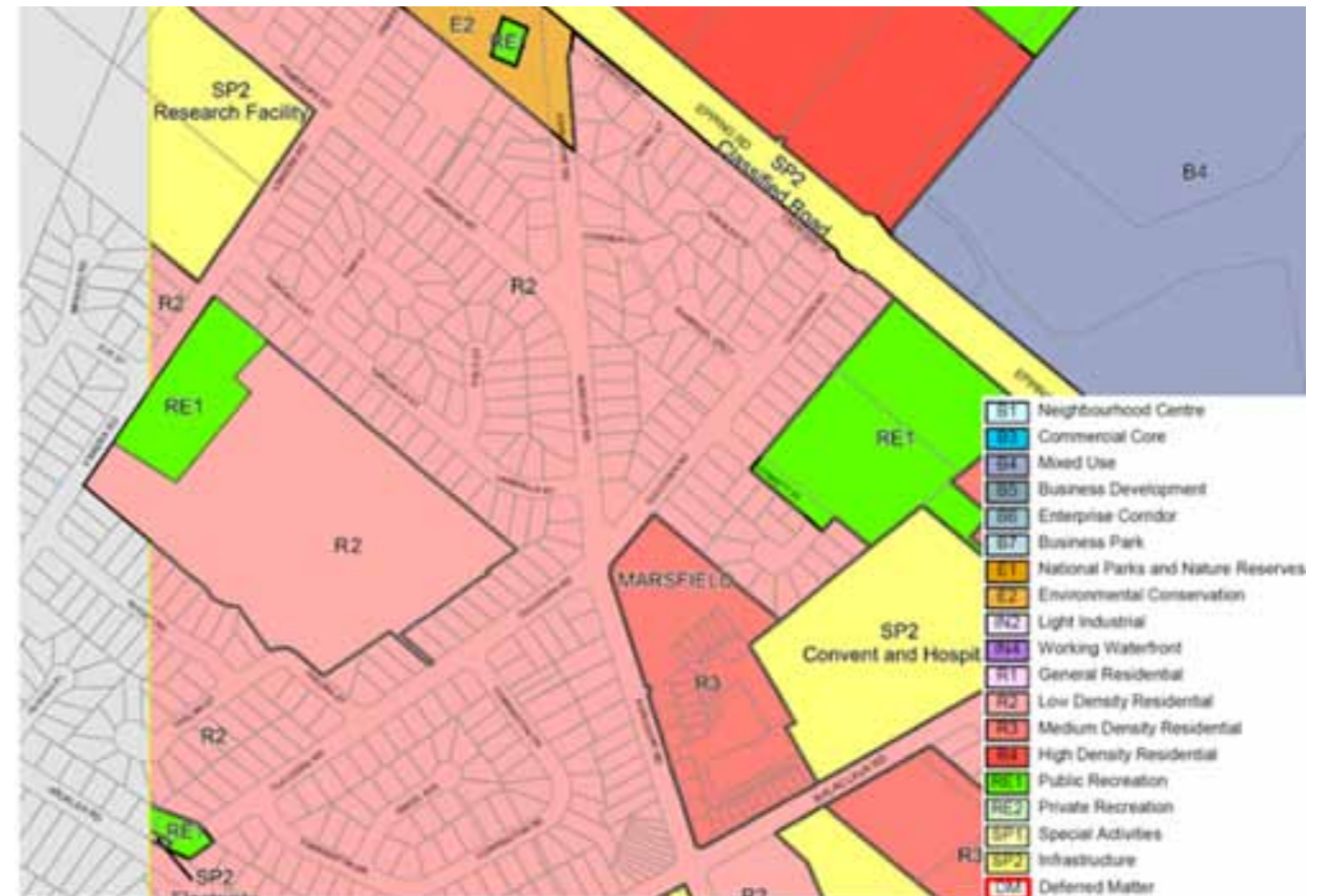
INDICATIVE PERSPECTIVE



# PROPOSED AMENDMENTS TO EXISTING CONTROLS

The Planning Proposal proposes the following amendments to the planning controls for the site, which is currently zoned RE2 Private Recreation:

- Part **R2 Low Density Residential for housing** - additional permitted use for semi-detached and attached (terrace) housing.
- Part **RE1 Public Recreation for Public Park**.
- **9.5m metre height limit**.
- **Site-specific DCP Amendment (post-Gateway)** to address lot sizes and dwelling typologies, built form controls, open space and public domain, site infrastructure etc.
- **Voluntary Planning Agreement (VPA)** between the applicant and Council to address dedication of public open space and roads, affordable housing, works in kind.



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## COMMUNITY ENGAGEMENT - COMMUNICATIONS AND CONSULTATION PLAN

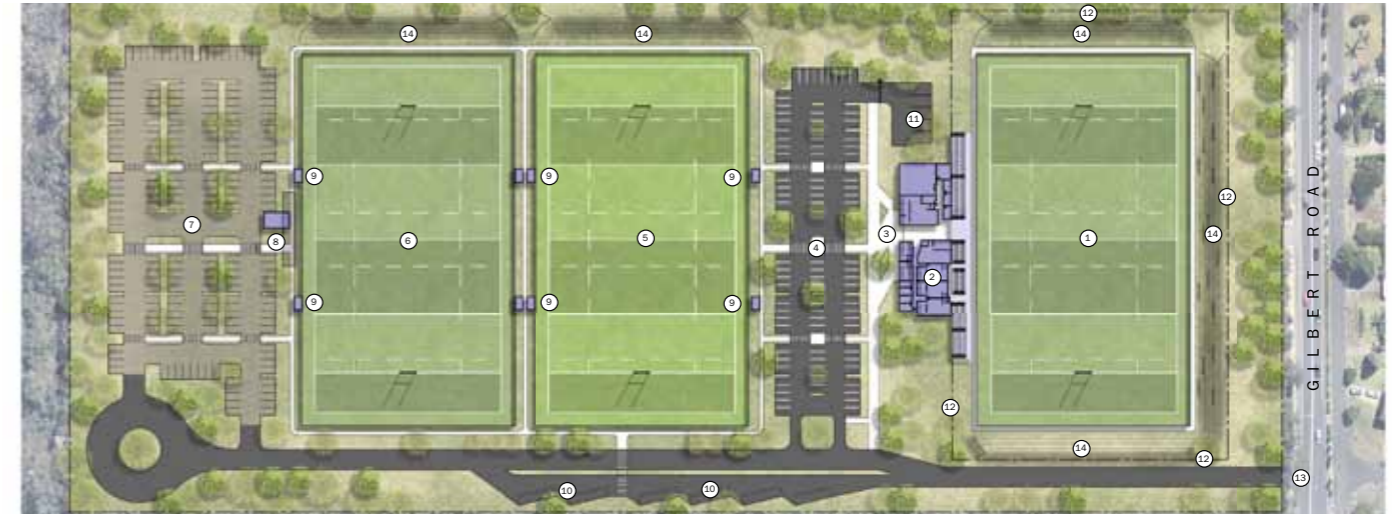
- As long-standing local community organisations within the Ryde LGA, the overriding intent of NRRSL and Eastwood Rugby is to **work with all stakeholders to deliver a landmark development outcome for the TG Millner site and local community.**
- Polis Partners, led by Catherine Beachley and Pete Shmigel, have been engaged to undertake community consultation. With a combined 40+ years experience in stakeholder engagement and communications, Polis Partners have developed a comprehensive stakeholder engagement strategy based on the following principles:
  - Being proactive and open about plans and intentions.
  - Promise and deliver **respectfulness to all stakeholders** and community members.
  - Take an **inclusive and listening approach** - demonstrate a **genuine willingness to incorporate stakeholder and community feedback** where relevant and able.
  - An effective consultation program does not necessarily mean that all interested parties will be satisfied with the outcome. Rather, it is about ensuring that a proposal has been fully explored, with concerns identified and alternatives considered.



# ECONOMIC BENEFITS

## EASTWOOD RUGBY

- **The ongoing viability of Eastwood Rugby is linked to its relocation to Castle Hill** and the planning /financial outcomes that can be achieved through the redevelopment of TG Millner Field.
- The new Castle Hill base will be a state-of-the-art facility in the geographic and demographic heart of the club's players and supporters, providing Eastwood Rugby with a significant new income stream not available at TG Millner Field including ticketing, increased game day crowds, food and beverage rights, unlimited sponsorship and venue hire.
- A successful resolution of the Planning Proposal will ensure that funds can be deployed to establish training, academy and game-day facilities required at Castle Hill and support and grow the game of Rugby Union – **all the while retaining the history and links to Eastwood and TG Millner Field.**



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## ECONOMIC BENEFITS

### NRRSL

- NRRSL has supported the continued operation of a registered Club at TG Millner Field since it took over the ground lease, management rights and maintenance obligations in 2000. The high running costs of an ageing facility and low revenue base have been an unsustainable drain on NRRSL's resources.
- The **successful redevelopment of the TG Millner Field** will enable NRRSL to resolve its current contractual obligations to acquire the site and deploy those resources in its existing premises and to servicing its 25,000 members, 66% of whom live in the Ryde LGA. This will **help to remain a vital component of the Ryde community for years to come.**



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## NEXT STEPS



- NRRSL and Eastwood Rugby are keen to work with the community, Council officers, Councillors and the State Government to build upon the initial development vision for the site.
- We would welcome feedback from all key stakeholders on the planning proposal, with a view to incorporating this feedback into a formal planning proposal for submission to Council in February 2022 for its consideration and subsequent public exhibition.



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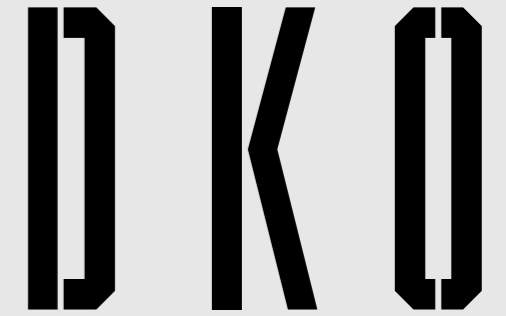
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WinstonLangley

DEVELOPMENT  
MANAGER

ETHOS  
URBAN

TOWN PLANNING



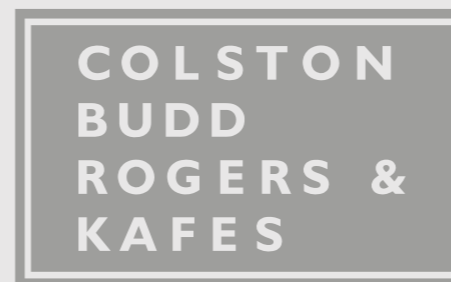
URBAN DESIGN +  
ARCHITECTURE

LAND  
FORM  
Studios

LANDSCAPE  
ARCHITECTURE



CIVIL



TRAFFIC



ECONOMIC



ENGAGEMENT