

Marsfield Common



146 Vimiera Road
Marsfield

INTRODUCTION

- Marsfield Common is a planning proposal to provide low-rise housing for 132 families and a new public park - no apartments and no high-rise.
- Regrettably, the TG Millner rugby fields are now largely unused. Marsfield is now a thriving suburb of Sydney and the demographics and needs of the local community have vastly changed in recent decades.
- Since 2022, the Marsfield Common has been led by two community-based organisations, North Ryde RSL Community Club and Eastwood Rugby Club, to renew the privately-owned TG Millner Field site and deliver a legacy to the Ryde community through a low-rise housing development that is in keeping with the characteristics of the surrounding area, while also delivering 1-hectare of public open space and securing the future of these longstanding community clubs.
- In 2025, the NSW Government made a Gateway Determination for the Marsfield Common planning proposal, directing that it proceed to public exhibition and assessment. The Gateway Determination is the result of an extensive independent assessment of the proposal by the NSW Department of Planning, Housing and Infrastructure, which endorsed the June 2025 decision of the Sydney North Planning Panel that the planning proposal has strategic and site-specific merit and should proceed.
- The proposal includes a Voluntary Planning Agreement (VPA) to Ryde Council for the provision of community benefits including:
 - Delivery of 10,000m² of public open space including an all ages and abilities District Playground, as well as a central green space for active recreation and sports, and amphitheatre. The value of this new public park exceeds \$20million.
 - A \$5 million contribution towards critical infrastructure in Ryde, such as affordable housing and the enhancement of local infrastructure and sporting facilities.
- Marsfield Common originated with North Ryde RSL Community Club and Eastwood Rugby Club and continues under the new ownership of Winston Langley and Abadeen Group, who are committed to delivering the same outcomes. This proposal is virtually identical to the proposal NRRSL and Eastwood Rugby submitted to Ryde Council in May 2022. Marsfield Common is the best plan to regenerate TG Millner Fields for the community.

TG MILLNER FIELD - BACKGROUND

- The TG Millner site cannot stay as it is. Since 2000, first as a tenant and subsequently as the owner, it has cost North Ryde RSL and its members an exorbitant amount of money each year to operate the fields and Sports Club at TG Millner, with few games and an average of 40 people visiting the Club each day.
- 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 operation. The constraints on further development and the changing player and supporter base has forced Eastwood Rugby to seek a new home at Castle Hill.
- Ryde Council has had over 8 years to acquire TG Millner Field for a fair market price, and it has neither the funds nor the strategic justification to do so – a point acknowledged by the NSW Government in refusing Council’s compulsory acquisition requests in April 2024 and again in July 2025.
- Faced with the site’s rising costs and ongoing uncertainty, North Ryde RSL Club finalised the sale of TG Millner Field to Winston Langley and Abadeen Group in December 2025. After 25+ years of struggle for both Clubs and their c.30,000 members, the sale of TG Millner Field has now secured the long-term future of both Clubs.



THE FUTURE OF TG MILLNER FIELD

THE 'MISSING MIDDLE' HOUSING FOR RYDE

- On 4 December 2025, the NSW Government issued a Gateway Determination directing the proposal to proceed to public exhibition and assessment.
- This followed an extensive independent assessment by the NSW Department of Planning, Housing and Infrastructure (DPHI) and endorsement of the Sydney North Planning Panel's view that the proposal has strategic and site-specific merit.
- Housing supply is a priority issue for Sydney at all levels of Government. The DPHI has recognised that our proposal is in keeping with the low-density surrounding community setting, and will add supply to the much-needed 'missing middle' of housing, given that 95% of new housing stock in the Ryde LGA is apartments.
- Marsfield Common delivers around 132 low-rise, two-storey homes (terrace/attached and semi-detached) — no apartments and no high-rise. Unlike nearly all urban infill sites of this nature in Sydney, Marsfield Common will be a similar density to the surrounding neighbourhood, which was developed over 50 years ago.

A NEW PUBLIC OPEN SPACE FOR MARSFIELD

- The Marsfield Common proposal will increase public open space in Ryde. The privately-owned TG Millner Field is not public open space now.
- In the Marsfield Common proposal, approximately 15% (10,000m²) of the currently privately-owned TG Millner Field is proposed to be dedicated to the community as a public park, including an all ages and abilities District Playground, as well as a central green space for active recreation and sport, and an amphitheatre. The value of this new public park exceeds \$20million.
- All of the options under consideration for the open space design will be less intensive than rugby game days and the final design will reflect the views of the local community and key stakeholders.
- This new public park will be delivered through a Voluntary Planning Agreement (VPA) offer to Ryde Council, which proposes over \$27 million in community benefits in total.
- Should Ryde Council not accept the proposed VPA offer, these additional benefits will be lost for the community and only the standard Council and State Government contributions will be payable in relation to the project.

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.

INDICATIVE
PERSPECTIVE



SUMMARY OF PROPOSAL

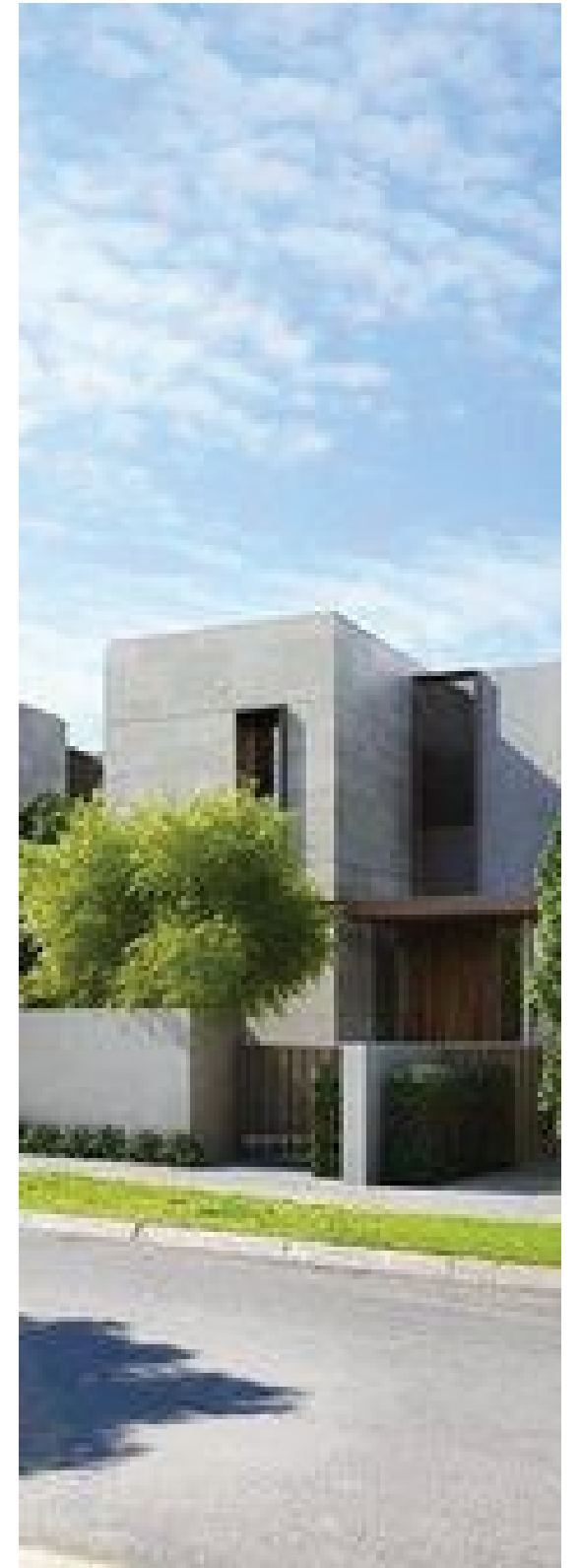
The Planning Proposal, seeks to deliver community outcomes that far exceed anything that could be achieved pursuant to other development options, and proposes modest floor space and height outcomes that are in keeping with the surrounding local area:

- **132 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.
- Delivery of 10,000m² of public open space including an all ages and abilities District Playground, as well as a central green space for active recreation and sports, and an amphitheatre. The value of this new public park exceeds \$20million.
- A contribution of **\$5 million** towards critical infrastructure in Ryde, such as affordable housing and the enhancement of local infrastructure and sporting facilities.
- **1,200m² of public domain/footpath upgrades** with new tree lined streets and shared laneways including the planting of new trees across the currently open site which will contribute to an enhanced tree canopy cover.
- Best practice **sustainability initiatives**.

ILLUSTRATIVE MASTERPLAN



BUILT FORM + ARCHITECTURE



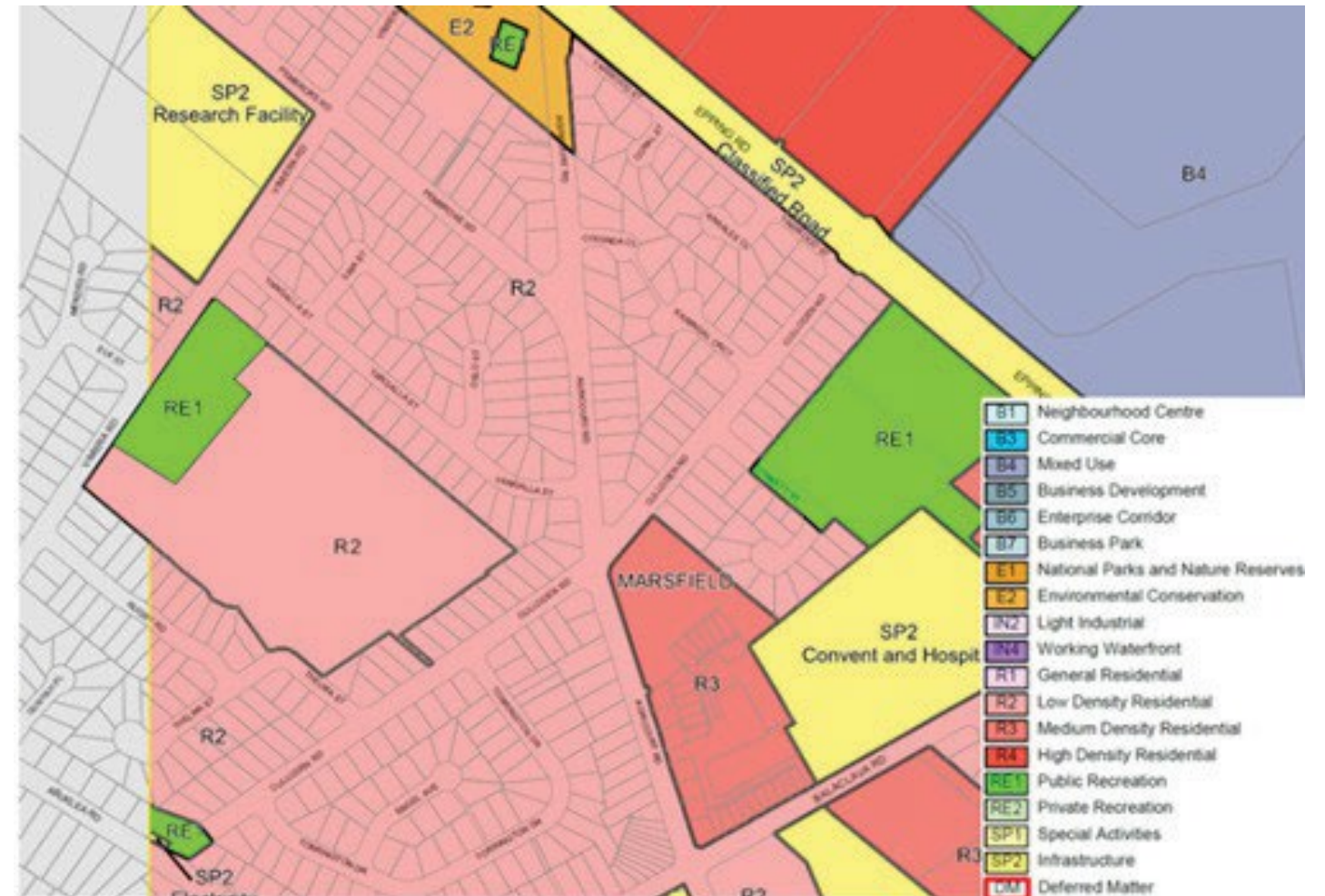
INDICATIVE PERSPECTIVE



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** 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** 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 affordable housing, and works in kind. The VPA offers circa **\$27 million in public benefits** to the Marsfield and wider Ryde community **at no cost to Council**.



COMMUNITY ENGAGEMENT - COMMUNICATIONS AND CONSULTATION PLAN

- We intend to continue the community consultation initiated by NRRSL and Eastwood Rugby, and **work with all stakeholders to deliver a landmark development outcome for the TG Millner site and local community.**
- Eastwick Consulting have been engaged to undertake community consultation. With extensive experience in stakeholder engagement and communications, Eastwick Consulting 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.



NEXT STEPS



- Winston Langley and Abadeen Group are keen to work with the community, Council officers, Councillors and the State Government to build upon the initial development vision for the site.
- While extensive community consultation has taken place over the last 3½ years, the NSW Department of Planning, Housing and Infrastructure and City of Ryde Council will soon open formal public exhibition processes. This will be an opportunity for the community to have their say on the proposal and show support for the much-needed, site-appropriate housing and creation of new public open space.
- We would welcome feedback from all key stakeholders on the planning proposal, with a view to deliver a fantastic legacy and community asset for the Marsfield community.