

Marsfield Common



146 Vimiera Road
Marsfield

WINSTON LANGLEY
ABADEEN GROUP
DKO ARCHITECTURE
LANDFORM STUDIOS

SUMMARY PLANNING PROPOSAL
AUGUST 2026

INTRODUCTION

- Marsfield Common is a planning proposal and development application to provide low-rise housing for 106 families and a new 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.
- Marsfield Common is a development proposal initiated in 2022 by two community-based organisations, North Ryde RSL Community Club and Eastwood Rugby Club, to renew the privately-owned TG Millner Field through a low-rise housing development which includes 1-hectare of publicly accessible open space and the planting of 500 new trees, to deliver a legacy to the Ryde community that is in keeping with the characteristics of the surrounding area.
- In December 2025, the NSW Government made a Gateway Determination for the Marsfield Common planning proposal, which endorsed the June 2025 decision of the independent Sydney North Planning Panel that the proposal has strategic and site-specific merit and should proceed. The rezoning of TG Millner Field is anticipated to be finalised in October 2026.
- The Marsfield Common proposal is unique in the Sydney Metropolitan Area in that it does not seek to develop high-rise apartments on the 6-hectare site. The Clubs intentionally chose to pursue a low-density development, while also proposing a \$27M Voluntary Planning Agreement (VPA) to Ryde Council, which involved a range of community benefits including a 1-hectare fully embellished public park and significant financial contributions towards affordable housing and the improvement of other Council parks and infrastructure.
- Unfortunately, Ryde Council has chosen to oppose the Marsfield Common proposal at every stage, which culminated in the rejection of the VPA offer in April 2026 - at a significant cost to ratepayers.
- 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. In August 2026, the new owners of the site submitted a nearly identical development application to Ryde Council for 106 houses, 1-hectare of publicly accessible open space and the planting of 500 new trees.

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

- In December 2025, the NSW Government made a Gateway Determination for the Marsfield Common planning proposal, which endorsed the June 2025 decision of the independent Sydney North Planning Panel that the proposal has strategic and site-specific merit and should proceed.
- 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 106 low-rise, two-storey homes — 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.

NEW PUBLICLY ACCESSIBLE OPEN SPACE

- The Marsfield Common proposal will deliver 1-hectare of publicly accessible open space. 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 create a 1-hectare of publicly accessible open space for the whole community to enjoy.
- 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.
- The proposal includes the planting of over 500 new trees, providing a total canopy cover of 50% on the site and significant greening outcomes for the area.
- The Marsfield Common plans also now include a community garden featuring edible gardens, flexible gathering areas with seating and event spaces, and native planting.
- The new publicly accessible open space is intended to be for low-impact recreation purposes, and will be further developed in consultation with the local community.

COUNCIL OPPOSITION TO MARSFIELD COMMON

Despite being the home of Eastwood Rugby since the late 1950's, the changing demographics within the Ryde LGA have led to a significant decline in Rugby participation since the 1990's, threatening the survival of both Eastwood Rugby Club and North Ryde RSL Club - who in 2000 took a long-term lease of the land (and subsequently acquired the site in 2017) in an effort to save both Eastwood Rugby Club and TG Millner Field.

The Marsfield Common proposal was developed in 2022 to secure the future of these longstanding community Clubs, with a combined c.30,000 mainly local members, while delivering a legacy to the local community through a low-rise housing development that is in keeping with the characteristics of the surrounding area.

Without ever considering an officer report, Ryde Council has opposed the proposal at every stage, resolving on two occasions to compulsorily acquire the site – which was rejected by the NSW Government in April 2024 and again in July 2025 - on the basis that Council had neither the funds nor the strategic justification for the proposed acquisition.

This proposal is unique in the Sydney Metropolitan Area in that it does not seek to develop high-rise apartments on the 6-hectare site. The Clubs intentionally chose to pursue a low-density development, while also proposing a \$27M Voluntary Planning Agreement (VPA) to Ryde Council, which involved a range of community benefits including a 1-hectare fully embellished public park and significant financial contributions towards affordable housing and the improvement of other Council parks and infrastructure.

Unfortunately, Ryde Council has chosen to oppose the Marsfield Common proposal at every stage, which culminated in the rejection of the VPA offer in April 2026 - at a significant cost to ratepayers.

In August 2026, the new owners of the site, Winston Langley and Abadeen, submitted a development application to Ryde Council for 106 houses, 1-hectare of publicly accessible open space and the planting of 500 new trees. Winston Langley and Abadeen are committed to delivering a project that provides meaningful benefits to the community through low-rise homes for families and the provision of extensive publicly accessible open space.

INDICATIVE
PERSPECTIVE



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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:

- **106 low-rise, two-storey homes** — 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 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 publicly accessible open space and an additional community garden** featuring edible gardens, flexible gathering areas with seating and event spaces, and native planting.
- **The planting of over 500 new trees**, providing a total canopy cover of 50% on the site and significant greening outcomes for the area, with a street tree to achieve 70% tree canopy coverage (excluding private lots and open space areas) on the site.
- **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**.
- **Private land is being unlocked** for more family homes and a park.

Landscape Masterplan

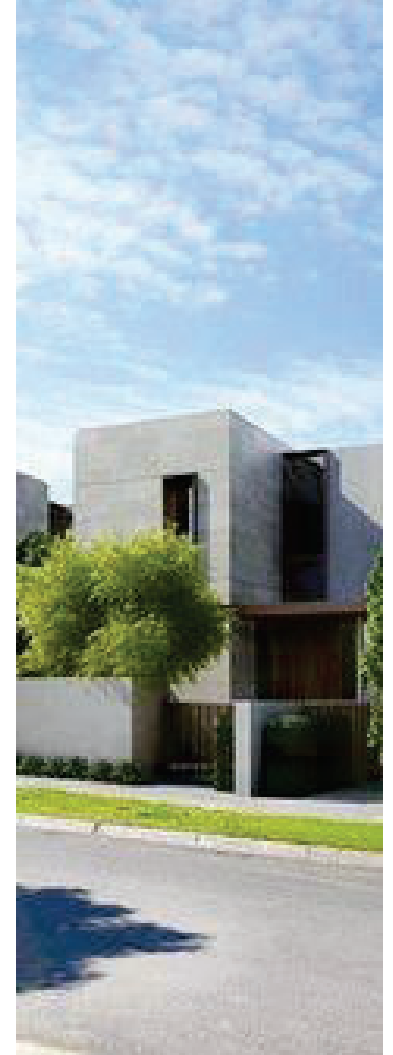


Scale 1:1000@ A3

0 10 20 30 40



BUILT FORM + ARCHITECTURE



INDICATIVE PERSPECTIVE



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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:

- **R2 Low Density Residential** with an additional permitted use for semi-detached and attached (terrace) housing.
- **9.5 meter height limit.**
- **Site-specific DCP Amendment** to address lot sizes and dwelling typologies, built form controls, open space and public domain, site infrastructure etc.



COMMUNITY ENGAGEMENT

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.
- Promise and deliver respectfulness to all stakeholders 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



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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.

The outcomes of the Department's public exhibition are expected to be reported to the Sydney North Planning Panel in September 2026, and an opportunity will be available for the community to speak to the Panel at that time.

The Development Application submitted to Ryde Council by Winston Langley and Abadeen Group is also expected to be placed on public exhibition in late August 2026.

We aim to be open and inclusive in our engagement and ensure that all Marsfield Common news is accessible, relevant, timely and meaningful for the community. We place a priority on encouraging genuine participation and putting the people of Ryde at the centre of our proposal for the TG Millner site.

We will continue to provide information on the planning process as further details come to hand.