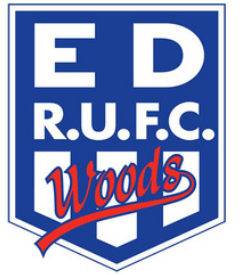


Marsfield Common

STAKEHOLDER UPDATE



Wednesday, 5 October 2022






BACKGROUND

Over the course of 2022, Eastwood Rugby Club and North Ryde RSL have met on numerous occasions with Ryde Council officers in relation to the Marsfield Common planning proposal for the TG Millner site.

These two longstanding community clubs have pursued the lowest density option possible for the TG Millner site: 132 x 2 storey low-rise terraces/townhouses together with a 1-hectare public park for the local community. By comparison, every other infill site of this kind in Sydney is pursuing 6 to 8 storey high-rise apartment buildings.

As part of the proposal, ERC and NRRSL offered a Voluntary Planning Agreement (VPA) with Ryde Council with \$25M in benefits to the community including but not limited to:

-  Dedication of an embellished 10,000m² public park (\$16.7M)
-  Key-worker affordable housing (\$5M)
-  New synthetic field in Ryde LGA (\$1M)

The scale of the planning proposal and value of the VPA offer is unprecedented in terms of similar projects of this nature in Sydney in terms of the height and density of the project limited to 2 storeys and having the same Floor Space Ratio as the neighbouring area developed in the 1970s.

The VPA contribution to the community is \$189,000 per dwelling – circa 4 times what is typically paid by developers across Sydney.



PLANNING PROPOSAL

The planning proposal was submitted to Council on 18 May 2022, and it addressed all of the matters raised by Council officers in pre-lodgement discussions. Over the course of 2022, ERC and NRRSL met on numerous occasions with Ryde Council officers in relation to the future of the TG Millner site.

While Council officers have worked to meet the timeframes set out in the relevant legislation, Ryde Council has not met the statutory deadlines it is required to meet to consider the planning proposal.

The consequence of this decision is that NRRSL and ERC – who have a duty to their members – have now been compelled to lodge a Rezoning Review with the NSW Department of Planning in an effort to seek an independent and objective assessment of the proposal.

The actions of the Mayor and Ryde Council have jeopardised the \$25M in community benefits contained in the Voluntary Planning Agreement (VPA) offer - including the dedication of a new 1-hectare public park, \$5m in key worker affordable housing contributions and a new synthetic field in the Ryde area.

The TG Millner site cannot stay as it is. As a private facility owned by North Ryde RSL, TG Millner is losing money every year and has done so for the last 30 years. As North Ryde RSL and Eastwood Rugby Club, who have 10,000 members in the LGA, have made clear to the community and Ryde Council from the outset, if this proposal is unsuccessful, the site may potentially be sold to a developer who will almost certainly pursue a higher density proposal and deliver less benefits to the community.

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INDEPENDENT SURVEY

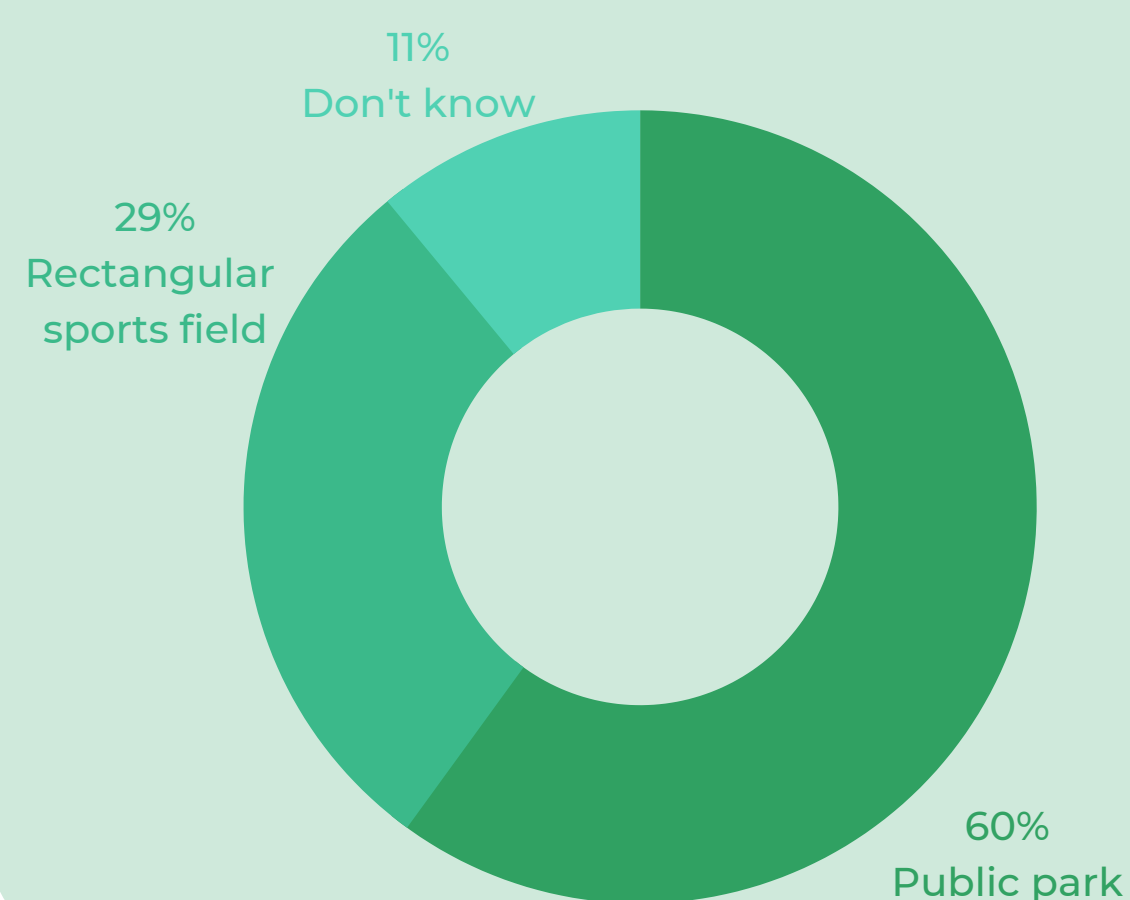
To develop an understanding of the views of the community, NRRSL and ERC engaged independent research firm YouGov to undertake a survey of the local community.

After listening to a description of the proposal – including its potential impacts, the key results of the survey were as follows:

- 39% of Ryde residents surveyed supported the proposal,
- 25% opposed the proposal, and
- 36% were undecided about the proposal.
- Residents gave especially strong support (60%) to a public park on the site as opposed to the rectangular playing field pursued by Council (29% support).
- Support from the Asian community for both the proposal and public park was higher than all of these numbers.

These are very strong results for a proposal of this nature. Based on the results of the YouGov survey, NRRSL and ERC remain committed to the planning proposal and do not intend to compromise in relation to Council's request that a rectangular field be included in the proposal at the expense of the multi-use public park proposed which is strongly preferred by the community.

Question: If the site is to be redeveloped, which one of the following would you prefer it to include?



WHERE ARE WE NOW?

Our organisations are trying to leave a legacy for the community and our members reflected in the low-rise nature of the Marsfield Common proposal and unprecedented level of community benefits proposed in the \$25M-valued Voluntary Planning Agreement (VPA).

The Marsfield Common proposal has now been submitted to the NSW Government via the Department of Planning and Environment for consideration by the relevant Sydney District Planning Panel. The NSW Government's rezoning process provides an opportunity for an independent assessment of the proposal, following which the Planning Proposal will either be unsuccessful or achieve a 'Gateway Determination' following which a formal community consultation process will commence.

As tested by the leading independent polling company in Australia, the TG Millner planning proposal is reasonable, is not controversial, and is supported by the community. Council's professional officers have to date offered no substantive objections to the strategic planning merits of the proposal.

We strongly believe this is the best course of action for TG Millner Field, and while we gather community feedback around the design, we would also love to continue to hear from the community regarding the proposal and the renewal of the TG Millner site. You can learn more about the proposal at www.marsfieldcommon.com.au.



Marsfield Common



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