



4 July 2024

Dear Members,

We are writing to provide an important update regarding **TG Millner Field** and our **Marsfield Common planning proposal** which we **relodged yesterday** with Ryde Council.

Marsfield Common is a collaborative initiative between North Ryde RSL Community Club and Eastwood Rugby Club aimed at revitalising the privately-owned TG Millner Field site. Our vision involves the creation of **132 low-rise terrace homes and a new park**, offering new public open space, housing opportunities, and a vibrant community hub for future generations.

Unfortunately, a large portion of the TG Millner Complex has fallen into a level of disuse and are now at risk of further deterioration. TG Millner field cannot stay as it is as it continues to impact the North Ryde RSL Community Club's ability to support its members and the wider community. Furthermore, the Eastwood Rugby Club is relocating to Castle Hill so there will be a significant decrease in current usage.

Our Marsfield Common proposal delivers **more than \$27million** in benefits to the community, including:

- Delivery of a new **10,000m² public park** including full-sized basketball/multi-purpose sports court, an all-abilities play space, pedestrian paths, seating and fitness equipment. The value of this new public park **exceeds \$20million**.
- **\$6million contribution** to Council for **affordable housing** and enhancements of local sporting facilities in Ryde.
- More green space and habitats with the planting of **570 new trees** providing total **canopy cover of 65%** - considerably higher than Council's 40% targets.
- The ability for Eastwood Rugby to contribute towards the creation of **three (3) new publicly owned modern rugby fields** in Castle Hill.

Despite our efforts to work with Council, our initial planning proposal was rejected due to a decision by Council to seek to compulsorily acquire TG Millner Field, which had the potential to **expose ratepayers to a cost approaching \$80+million** in terms of acquiring the site and improving its facilities for public use.

Council's position represents extremely poor value for Ryde ratepayers where many other more cost-effective options are available to Council to deliver new playing fields, including the redevelopment of **Council's largely redundant 12ha landholding at Wicks Road, Macquarie Park** – which is **not identified at all** in Council's *Open Space Future Provision Strategy 2021* despite being identified separately by Council staff as having the capacity for sporting fields.

More than a Club, We're your Community.

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In April 2024, the NSW Government rightly rejected Council's request to compulsorily acquire TG Millner Field as **Council did not demonstrate either the strategic rationale** for the proposed acquisition, **or its financial capacity** to acquire the site.

Ryde Council is in a dire financial situation, with Councillors being advised by Council officers on three (3) occasions since November 2023 that **'Council may not be able to continue to operate as a going concern'**.

As longstanding community Clubs, with circa **30,000 members** and having been **in existence since 1947**, North Ryde RSL Community and Eastwood Rugby Clubs are concerned at the **attitude of the Ryde Council** who have **already indicated that they will not support our planning proposal and reject the associated \$27million in community contributions..**

Our planning proposal is **modest in its scope**, unprecedented in terms of community benefits offered and will deliver a lasting legacy for our community and members. Under TG Millner Field's current zoning, it is possible to develop the site for **seniors housing purposes** at **double the density** contemplated in our planning proposal and without the need to deliver any public benefits, public access to the site or co-operate with Council.

Despite this, we strongly believe that our planning proposal will deliver the best outcome for the community, and we encourage everyone to read our proposal for themselves on the [Marsfield Common website](#).

We appreciate your continued support and understanding as we navigate this process. Should you have any questions or require further information, please do not hesitate to contact us.

Warm regards,



Jim Morris
President

North Ryde RSL and Community Club Limited



Joe Kelly
Chief Executive Officer

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