



# NORTH RYDE RSL

NRRSL Members Update

15 December 2025

Dear Members,

This week, the Club completed the sale of TG Millner Field.

Since 2000, first as tenant and subsequently as the owner, it has cost our Club and 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.

Difficult financial decisions have been necessary over several years, beginning with the impacts of the pandemic in 2020, at a time when the Club was already carrying substantial debt. In this context, the Club identified the need to explore alternative pathways for TG Millner Field.

After testing the market, and while keeping members informed, the Club entered into a Project Development Agreement (PDA) in April 2021 with a development partner in an effort to realise the value of the site through a rezoning process - critically, without the Club bearing the considerable cost and risk of pursuing that process.

In May 2022, pursuant to the PDA, we submitted the [Marsfield Common planning proposal](#) to Ryde Council for 132 low-rise homes and the dedication of 1-hectare of public open space for the local community.

Earlier this month, and 3½ years since our proposal was first submitted to Ryde Council, the NSW Government made a Gateway Determination for the planning proposal, endorsing the June 2025 decision of the Sydney North Planning Panel that the proposal has strategic and site-specific merit and should proceed to public exhibition and assessment.

Last year, we were presented with an unsolicited proposal for the outright purchase of the property. Importantly, the proposal was not tied to the success or otherwise of the planning proposal and included releasing the Club from its commitments under the PDA and enabling the Club to become debt-free, with mortgages over two sites (and securities over other assets), removed.

After careful consideration and receipt of independent professional and valuation advice, the Club accepted the proposal via an option arrangement. The due diligence enquiries by the club before accepting the purchase proposal, included confirming the complete independence of the purchaser from the Club Board and Management.

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This has ultimately led to the sale now completed to a purchaser associated with Winston Langley and the Abadeen Group, who we believe understand the site's history, share the Club's belief in the Marsfield Common planning proposal, and have the intention and possess the resources and ability to continue through the complicated and costly rezoning and development application process towards making that a reality.

The sale also provides the Club with a continuing interest in the NRRSL Sports Club licensed premises area under a lease arrangement for a period at a nominal rent.

While we recognise that some members may be disappointed by this, our duty of care to our 30,000 members, and to the broader community, requires us to act responsibly and sustainably. Selling TG Millner Field was the best financial decision to ensure the long-term viability of the Club and our ability to deliver the outstanding services that form our core purpose.

This sale clears the Club's longstanding debts and increases our cash reserves by over \$20 million, positioning us strongly for the future.

Last week, members received notice of the next major step in our journey - an ambitious plan for the redevelopment of our main premises at North Ryde - <https://northrydersl.com.au/development/>. The club being in a position to contemplate this project, designed to strengthen the Club for decades to come and deliver lasting value to members and the community, has only come about through the successful sale of TG Millner Field.

This sale allows us to focus on what we do best - serving our members and contributing to the community.

Jim Morris  
President

Joe Kelly  
Chief Executive Officer