

Exhibition of TG Millner Planning Proposal PP-2024-1465 for 146-150 Vimiera Road, Marsfield

The planning proposal seeks to enable a new public park and low-rise residential development (132 dwellings)

Site description

The site is located at 146-150 Vimiera Road, Marsfield and is legally described as Lot 7 DP 1046532. It is a rectangular shaped block with an approximate total area size of 6.17 hectares. The site is primarily occupied by the TG Millner Field which is a privately owned sporting field, with sporting structures such as grandstand in the north-western half, and an informal rugby training area in the south-eastern half. The North Ryde RSL Sports Club is located near the centre of the site, between the TG Millner Field and the training fields. A childcare centre occupies the northern corner adjacent to Vimiera Road.

The site is bounded by Vimiera Road (NW) and has low-density housing in all other directions. It is located near parks and schools, and within 1.5 km from Macquarie University Metro Station and Epping Train Station. The site is currently zoned *RE2 Private Recreation*.



Figure 1 - Subject site (SDT Explorer, April 2025)

What the planning proposal will do

The planning proposal seeks to amend the *Ryde Local Environmental Plan (LEP) 2014* for the land at 146-150 Vimiera Road, Marsfield — known as the TG Millner Field — to facilitate a new public park and low-rise residential development of approximately 132 dwellings. In summary, the proposal seeks to:

- Rezone the site to from *RE2 Private Recreation* to part *RE1 Public Recreation* (Vimiera Rd frontage) and part *R2 Low Density Residential* (remainder).
- Apply a maximum building height (HOB) of 9.5 metres to the part of site zoned *R2 Low Density Residential*.
- Apply a maximum floor space ratio (FSR) of 0.5:1 to the part zoned *R2 Low Density Residential*. No FSR is to be mapped over land zoned *RE1 Public Recreation*.
- Insert a clause into *Schedule 1 Additional Permitted Use* to permit “attached dwellings” and “semi-detached dwellings” on the part zoned *R2 Low Density Residential*.



Figure 2 – Aerial of proposed Master Plan (Urban Design Report and Concept Master Plan by DKO, August 2024)

More information about the proposal can be found on the NSW Planning Portal. Go to www.planningportal.nsw.gov.au/ppr/under-exhibition/amendment-allow-132-two-storey-dwellings-plus-new-public-park

Council exhibition of draft VPA and development control plan

Winston Langley Pty Limited (the Proponent) expects to enter into a Voluntary Planning Agreement (VPA) with City of Ryde Council (Council) as a mechanism to secure delivery of public open space and provide a range of public benefits. The draft public benefit offer included in this proposal includes stormwater and flooding management measures, traffic and transport upgrades, and other infrastructure improvements required under the Gateway Determination. It should be noted that the offer has not been accepted by Council and remains a draft offer.

An indicative site-specific Ryde Development Control Plan (DCP) section has been drafted by the proponent to support the planning proposal and should be used as a reference document only, it is not endorsed by Council. Council will consider this draft and prepare their own version to guide subdivision and development of the land. This section of the DCP will include the concept masterplan and provide objectives and guidelines for development, including built form controls, landscaping, and access arrangements.

The draft VPA, and site-specific development control plan are the responsibility of Council, and if supported will be progressed and publicly notified by Council.

How to make submissions

Submissions on the planning proposal should be made to the Department through the NSW Planning Portal. Go to <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/amendment-allow-132-two-storey-dwellings-plus-new-public-park>

Your submission must be lodged by 5pm on Tuesday, 21 April 2026 and must include:

- If the submission relates to the planning proposal
- A statement on whether you support or object to the proposal; and
- The reasons why you support or object to the proposal.

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Your personal information is protected under the *Privacy and Personal Information Act 1998*. We may publish any personal information you have included in your submissions on a proposal. Do not include any personal information in your submission that you do not want published. If you do not want your name and address to be made public, please ensure you tick the relevant box and clearly state this on the front page of your submission. Making a submission is entirely voluntary and you are under no obligation to provide us with any of your personal information, except as otherwise required by law.

Who should I direct my Planning Proposal inquiries to?

For questions relating to the planning proposal, please contact the Planning Proposal Authority team directly at planningproposalauthority@dphi.nsw.gov.au.