

Mr. Brenden Metcalfe  
Director, North District, Metro Central and North District  
The Department of Planning and Environment  
4 Parramatta Square  
12 Darcey Street  
Parramatta 2150

4 November 2022

Our ref: D22/147246

Attention: Yolande Miller

Dear Mr Metcalfe

**Request for Rezoning Review – RR-2022-23 – 146-150 Vimiera Road, Marsfield**

I refer to your letter of 24 October 2022 advising Council of the request for a rezoning review for the land at 146-150 Vimiera Road, Marsfield, and requesting Council's position whether it would accept the role of planning proposal authority should the proposal proceed to Gateway.

City of Ryde Council declines to be the planning proposal authority should this matter proceed to Gateway.

Please find attached Council's submission opposing the rezoning review. The attached submission contains all necessary detail the most relevant detail as follows:

- On 20 May 2022, Council received a planning proposal seeking to rezone the TG Millner Field at 146 Vimiera Road, Marsfield.
- The proposed rezoning is inconsistent with existing strategies and lacks site-specific strategic merit. The applicant was advised of these inconsistencies by Council on several occasions.
- The applicant's responses to Council's requests for additional information did not adequately address Council's concerns and the applicant did not indicate any desire to revisit the proposed development masterplan.

At the Council meeting of 25 October 2022, Council approved the attached submission to the planning proposal review. The Council Resolution of that meeting was as follows:

- a) *That Council reinforce its previous resolution of 28 June 2022 as follows:*  
*"That Council:-*

- a) *Recognise the rich history of the TG Millner playing fields in Marsfield, and the vital importance of large open spaces for our local community.*
- b) *Oppose any plans that reduce or diminish the public's access to green space in Ryde.*
- c) *Instruct the Acting General Manager to take any and all steps necessary to help secure this iconic local landmark as green open space in perpetuity."*
- b) *That Council endorse the submission attached to this report.*
- c) *That the submission be forwarded to the Department of Planning and Environment for consideration.*
- d) *That Council undertake a community awareness campaign to advise our community of the need to retain the TG Millner fields as open space in perpetuity and the City of Ryde's desire to achieve this open space outcome.*
- e) *That Council write to the Prime Minister, Premier of NSW, the NSW Minister for Planning, the Member for Ryde, the Member for Epping, the Member for Lane Cove, and the Member for Bennelong advising of our position and seeking their commitment or re-affirmation of their support for the retention of this important public recreational open space.*

The planning proposal lacks strategic merit in a range of areas; however, the principal concerns relate to loss of open space as follows:

- The planning proposal is inconsistent with Council's Open Space Future Provision Strategy (OSFPS) in that it is not providing for playing fields.
- It is also inconsistent with the relevant open space objectives of the North District Plan.
- There is significant uncertainty in the delivery of the proposed works used as justification for supporting the planning proposal. This uncertainty results in poor/weak strategic justification for supporting the planning proposal.
- Ryde LGA does not require additional rezonings to achieve required dwelling targets; by comparison, formal playing fields are needed to meet the community's future recreation needs.
- The TG Millner Fields were donated by the Millner family in the 1960s for community use, specifically to the Eastwood Rugby Club. Whilst this is a private arrangement, the broader community benefits have not been appropriately considered in the planning proposal.
- The recreational and open space opportunities available at this current site cannot, and should not, be underestimated. The community's social and aesthetic connection to this current open space has not been appropriately considered. Such an existing open space opportunity cannot be readily relocated within the community.

In the Ryde LGA there is a chronic lack of open space for sports and recreation and the ability to maintain tree canopy across Greater Sydney is becoming more difficult. The current proposal exacerbates this shortage of open space and there is no certainty in the maintenance, or proposed increase, in tree canopy.

Should you have any further enquiries regarding the TG Millner submission please do not hesitate to contact Dyalan Govender, Executive Officer City Places on 0478333802 or [DyalanG@ryde.nsw.gov.au](mailto:DyalanG@ryde.nsw.gov.au)

Yours sincerely



**Liz Coad**  
**Director City Shaping**