TG Millner Fields Open Space and Recreation Needs Assessment

Final Report

146 Vimiera Road, Marsfield
Winston Langley

Prepared by Ethos Urban
Submitted for Winston Langley

06 May 2022 | 2200718

'Gura Bulga'
Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.

By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected.

We pay our respects to their Elders past, present and emerging.

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1.0 Introduction

1.1 Purpose and scope of this report

This Open Space and Recreation Needs Assessment has been prepared to define best use open space outcomes for the 'TG Millner' site, considering the needs of its locality. This report provides a best practice evidence base to inform decision-making around the site's future open space provision.

The report undertakes a needs assessment for active and passive open space, expressed quantitatively through data analysis and benchmarking, and qualitatively through strategic appraisal and expressed community needs. The assessment considers these needs, as well as Council's strategic work to date, to inform the ideal role for this site in addressing open space gaps to 2036.

This report builds on the findings of the audit undertaken in the *City of Ryde Open Space Future Provision Strategy* (SGS Economics & Planning, 2020) ('OSFPS') and the *NSROC Regional Sportsground Strategy Review* (Otium Planning Group, 2017). This report assumes the accuracy of the benchmarked gaps and provision ratios outlined in those documents.

It assesses the likely future open space and recreation needs for the site and its locality and recommends the best use for this site in addressing any gaps identified to 2036. This report is focused on achieving the following objectives:

- Developing an understanding of the current open space and recreation provision in the locality, including their performance and utilisation, as well as their role within the NSROC region and City of Ryde LGA.
- Reviewing and applying existing strategies to assess the needs for open space and recreation in the locality.
- Identifying relative gaps within the locality and recommending enhanced provision in response.
- Highlighting the role of this site in the context of contemporary open space planning and strategic directions for the area.

1.2 Approach to this needs assessment

The approach taken to this study is based on established practice in open space planning, which involves two core stages of analysis:

- Quantitative analysis of current and planned supply of open space and recreation infrastructure against established benchmarks for provision (number / size) considered adequate to meet the needs of a particular population size / geographic catchment.
- Qualitative analysis of:
  - the geographic distribution of supply from a population equity and accessibility / walkability perspective;
  - the quality of supply (whether infrastructure is fit for purpose / in need of maintenance etc.), and
  - capacity / utilisation of current supply based on information provided, where available (infrastructure that is poorly utilised may mean it is surplus to community needs, for example, or rather not effectively meeting community needs through its design or functionality).

The analysis is also informed by detailed demographic data on population size, characteristics and forecast growth and change. Information on population age groups is essential for understanding age-specific community needs, while information on the cultural make-up of the community and household types (e.g. couples, or families with children) can help inform decisions on the quality of desired open space.

1.3 Classifying active and passive open space

Open space is a broad term that is used to describe a wide variety of spaces, from local parks through the nature reserves and sports fields. A key distinction in open space typology and use arises from its designation as an 'active' or a 'passive' space. These are outlined in

Table 1 below:

Table 1 Active and passive open space typology

Consideration	Active	Passive
User	Specific code to which the field caters for (with some exceptions for casual use, where demand allows)	All members of the community
Formality	Formal and controlled	Informal and casual
Synonyms	Sports field (synthetic or turf)	Local park, local open space
Accessibility	Benchmarked across locality-level and regional-level access.	Walking distance metrics
Guidance	Best practice industry standards, as applied in key technical documents	*Greener Places Framework and Design Guide.*

Source: Ethos Urban

This 'active' and 'passive' distinction will be applied in this study. Given that the methodology and approach to assessment differs for these spaces, the needs assessment will be undertaken separately for passive and active open space.

The outcomes of these separate needs assessments will contribute to understanding the relative priorities for delivery of passive or active open space in the locality.

NB. *'Sports fields' will be applied synonymously with 'active open space' in this study, given its alternating use in strategic documents and common language. Further, it is acknowledged that this typology should be applied with caution, given that some informal active uses are undertaken in passive open spaces. Specific requirements for passive open space should be considered in the design of passive open space to allow for a variety of uses.*

1.4 Scenarios and assumptions

This assessment assumes two primary scenarios for comparing the desirability of open space uses for this site. These options are:

- Scenario 1: proposed passive open space outlined in the planning proposal
- Scenario 2: alternative active open space use in the form of 1 x full-sized sports field.

This assessment has been informed by a range of information and documentation. Assumptions applied to complete this assessment include:

- The key findings of the background studies and technical reports are accurate.
- Socio-economic data available for each study area accurately reflects the community demographic profile.
- Strategic work and informing technical reports accurately represent Council's open space approach and priorities for delivery.

2.0 Project vision for the site's transformation

The following section provides an overview of the proposed rezoning and redevelopment of the site, to understand the context of this assessment. This proposal, as outlined below, forms the basis of 'scenario one'.

2.1 The current site

The existing facility at 146-150 Vimiera Road is a private facility that was established through private land purchases made by and on behalf of Eastwood Rugby Club. Established in 1946, the Eastwood Rugby Club was established as a district-level rugby club originating from the local Ryde Football Club, which had been playing in the local area since the 1890s, and former Eastwood Rugby Union Football Club.

The Site is located only a short distance to the south of the Macquarie University campus, to the south of Epping Road and on the south-eastern side of Vimiera Road. The Site is approximately equidistant between Eastwood, Macquarie University and Epping Stations, and is well-serviced by local and regional bus routes along Epping, Vimiera and Balaclava Roads.

The Site is located in close proximity to Terry's Creek, which is a local watercourse and bushland corridor connecting through to Lane Cove National Park to the north-west. The Site is also located near to a range of active parks and recreational facilities including Pioneer Park, Dunbar Park, Marsfield Park, Somerville Park and the Epping Aquatic Centre.

The Site is legally described as Lot 6 in DP 1046532 and has an approximate area of 6.17 hectares. It has frontages to Vimiera Road (200m wide) and Thelma Street (55m wide), with vehicular access to both street frontages, and also a 4.5m-wide undeveloped access handle connecting through to Culloden Road. The owner of the Site is North Ryde RSL Community Club Ltd.

Figure 1 Site aerial map

Source: Nearmap / Ethos Urban

2.2 The proposed development

A Master Plan has been prepared by award-winning architects and urban designers DKO and landscape architects Landform Studios), which forms the basis of the Planning Proposal and includes the following:

- Delivery of a new public park fronting Vimiera Road with an area of approximately 10,000m^2, including full-sized basketball, multi-purpose sports court, an all-abilities play space, pedestrian paths, seating and fitness equipment.
- Approximately 132 dwellings across lots ranging in size between 188-540m^2 with six key dwelling typologies comprising detached, semi-detached and attached (terrace) dwellings.
- Stormwater management and water-sensitive urban design infrastructure, including infrastructure to manage overland flows from surrounding properties.
- Planting of 570 additional trees across the Site, to provide total site canopy cover of approximately 65%.
- New internal public roads with two vehicular connections to Vimiera Road.
- Pedestrian access to Thelma Street to provide walkable community access to the new park.

Figure 2 Indicative master plan

Source: DKO

2.3 Project vision

Figure 3 **Indicative photomontage of the proposed public park and terraces**

Source: DKO

Housing diversity

New low-rise semi-detached and terrace housing provides increased housing diversity to cater to the needs of young families and downsizers. Low-rise dwellings no more than 9.5 metres in height ensure that new dwellings are compatible with the character of the surrounding location.

New public park

Delivers 10,000m^2 of new public open space at Vimiera Rd. The new public park will be open to all existing and new residents, providing a mix of active recreation facilities such as a basketball/multi-purpose court, walking paths and fitness stations alongside seating areas and shaded lawns.

Close to education/jobs

Located within walking distance of Macquarie University and Macquarie Park, where 20,000 new jobs are expected to be accommodated over the next two decades in innovative sectors including biomedical engineering, health care, advanced manufacturing and digital media.

Urban tree canopy

By planting 570 new trees across the Site, the proposal will deliver a significant increase in urban tree canopy to create a green, health place to live. New canopy will provide increased habitat for native fauna and contribute to urban cooling and climate resilience for future residents.

Close to transport

Located within walking distance to frequent local and regional bus services, with direct access to regional cycle links and road networks, the Site is highly connected. Walkable to major centres of employment, education and services, the Site will deliver new diverse housing that supports the growth of the 30-minute city.

Smart and connected

Integration of smart-city technologies in new dwellings and public domain will create an efficient, smart and connected place to live and visit. Including world-leading technology and digital connectivity, the Site will become an efficient and attractive location for highly-connected families and workers, including catering to increased work-from-home capabilities.

3.0 Study area definition

This section outlines the study areas to be applied in this study. The study areas are applied at various stages, and differ based on the application of the methodology.

For example, the primary and tertiary study areas are applied for the quantitative passive and active open space needs assessments respectively, while the secondary study area is applied qualitatively throughout the assessment to understand the needs of the immediate 'locality'.

Table 2 below outlines the study areas applied in this report.

Table 2 Study areas differ by typology applied

Typology	Hierarchy	Study area	Source	Illustration
Local passive open space	Primary Study Area (PSA)	800m walkable catchment around the site	Adapted from the *Greener Places Framework*	**Figure 4**
Demographic and qualitative considerations	Secondary Study Area (SSA)	Marsfield Locality	n/a	**Figure 5**
District and Regional active open space (sports fields)	Tertiary Study Areas (TSAs)	City of Ryde and NSROC	*NSROC Sportsground Strategy Review; OSFPS*	**Figure 6**

Source: EU

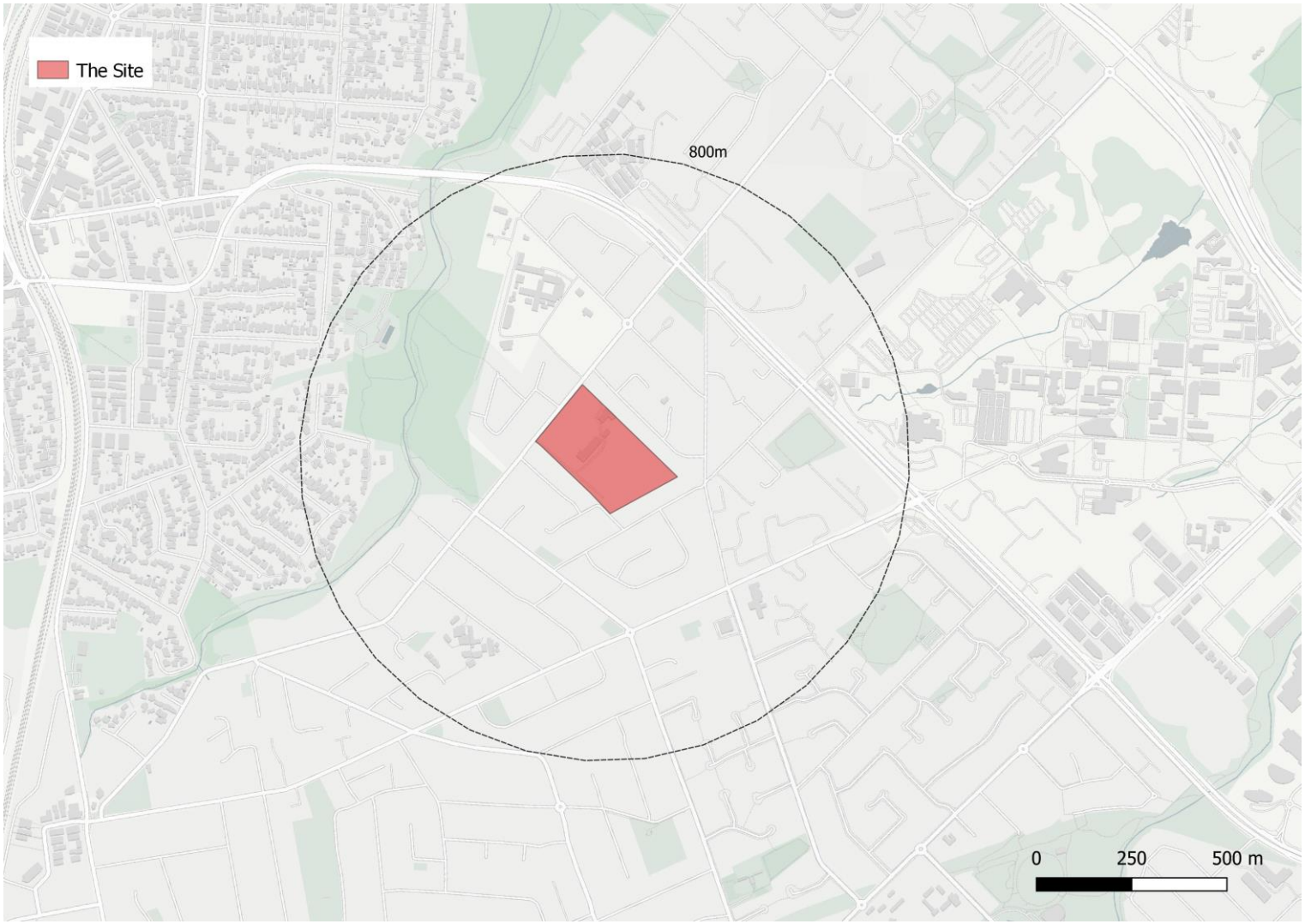


Figure 4 Primary study area – local walkable catchment

Source: Ethos Urban

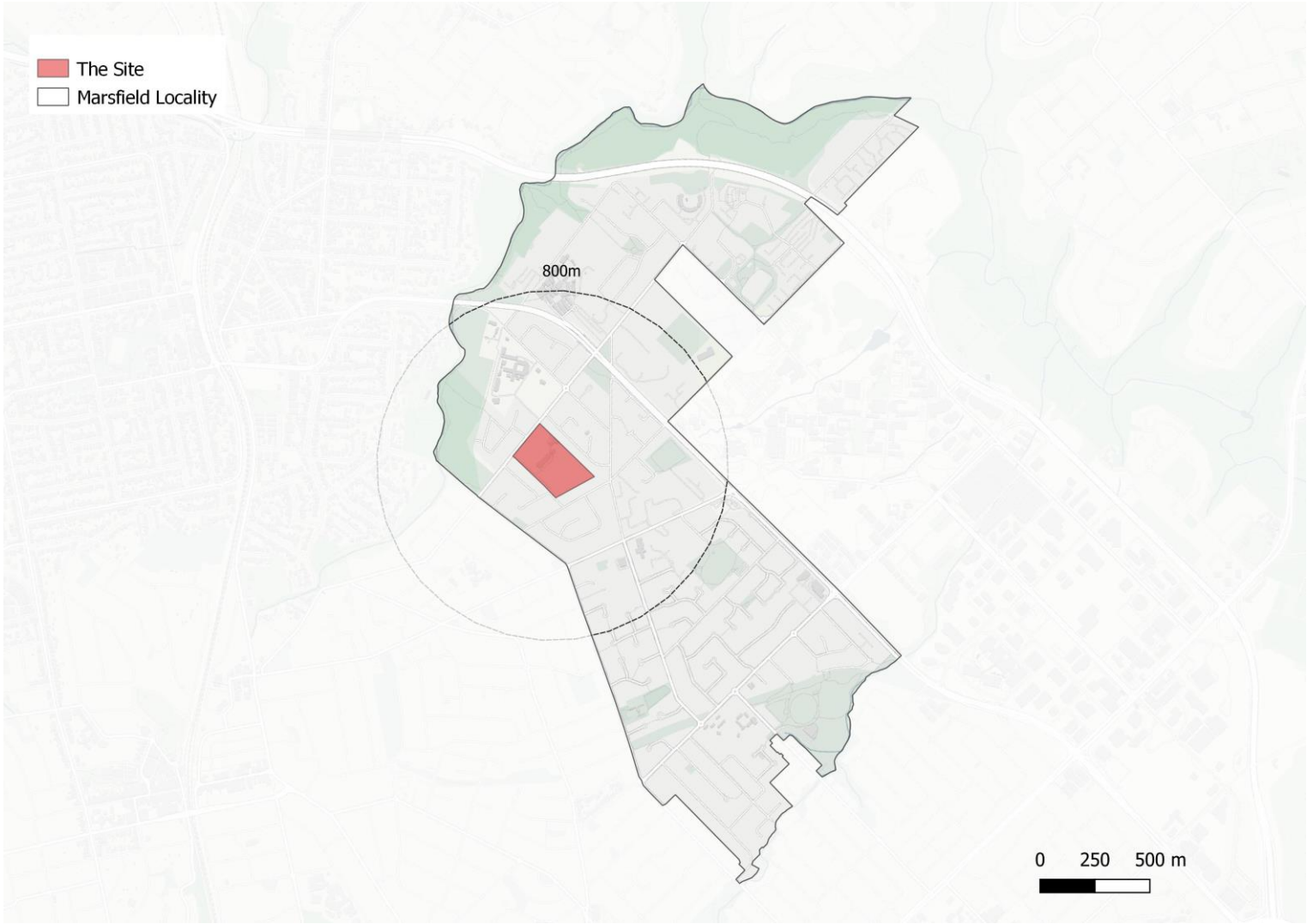


Figure 5 **Secondary study area – locality of Marsfield**

Source: Ethos Urban

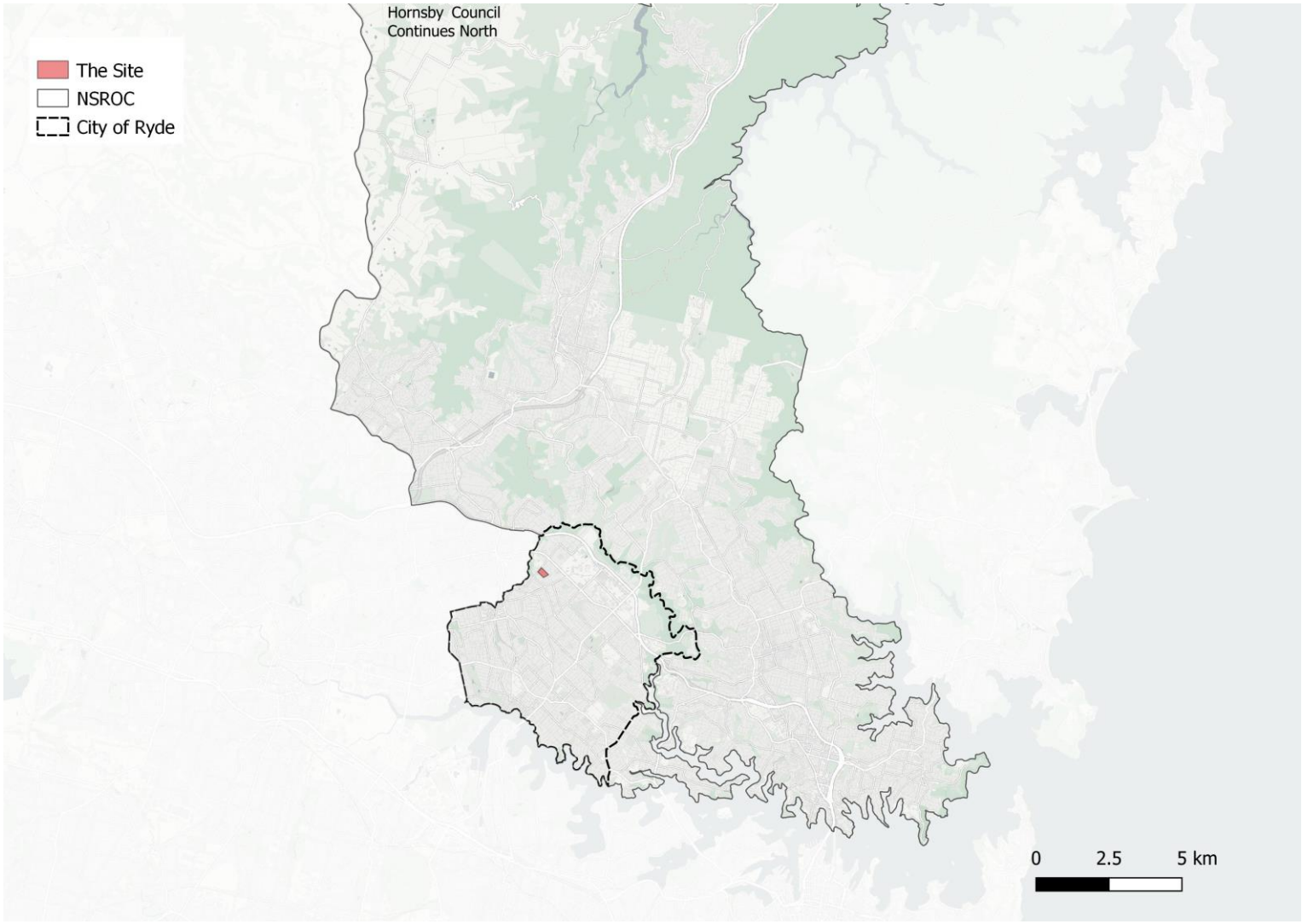


Figure 6 Tertiary study areas – NSROC and the City of Ryde

Source: Ethos Urban

4.0 Population profile

Demographic analysis for the Marsfield locality (SSA) has been undertaken to capture key characteristics of the local community informing open space needs. The Marsfield locality demographics have been benchmarked against City of Ryde and Greater Sydney to understand key variations, with implications for the type of open space to be prioritised on-site.

The demographic snapshot provided overleaf provides an overview of the methodology and key statistics for the Marsfield locality. The full data summary is provided in **Appendix A.**

Table 3 below summarises key findings arising from the demographic analysis, with implications for the type of open space needed most for this community. Overall, the demographic study suggests that passive open space should be prioritised for the Marsfield community.

Marsfield Community Snapshot

Demographic trends and patterns provide an indication of the existing demographic profile and will inform open space trends and needs.

Fit for purpose, high quality open space infrastructure will be critical in supporting the high growth trends and meeting the changing demographic needs of the community.

Statistics are sources from the Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data) using Statistical Area level 1 boundaries that best align with the Marsfield Locality.

Population

12,930

Estimated Resident Population in Marsfield (2016)

Median Age

36

In Marsfield

Median Income

$1,675

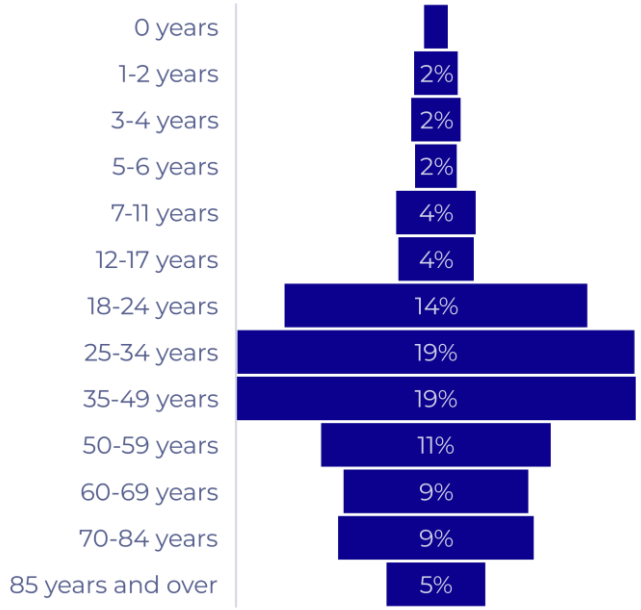
Per week per household

Overseas born

57%

Of residents born overseas

Age Structure



Average Household Size

2.7

Persons per household

Household Structure

27% *Lone person*

89.4% *Couples with children*

1.5% *Couples without children*

8.9% *One parent families*

10% *Group households*

Household Type

35% *Single house*

43% *Medium Density*

22% *Higher Density*

Table 3 Demographic implications for open space provision

Demographic characteristic	Insights in relation to open space planning	Implication for prioritising provision		
		Passive	Active	N/A
Relative disadvantage Marsfield's median household income of $87,080 annually is 7% lower than Ryde LGA and 6% lower than the Greater Sydney median. Persons living in households considered low income are approximately 21% of Marsfield residents.	The wealthier an individual, a household, a community, or a nation the greater the range of recreation opportunities that can be afforded. Low median income = consideration of free / low-cost opportunities through publicly accessible infrastructure, such as passive open space.	✓	✓	
Older population Over half of the population are aged 35 years or older, with a median age of 36. Only 15% of Marsfield residents are aged under 18 years, lower than Ryde LGA (19%) and Greater Sydney (22%). A significant proportion of residents are considered senior, with 9.2% aged between 70-84 years and 4.7% aged 85 years and over (compared to a greater Sydney average of 2%).	Formal, organised sport is less in demand for older residents, with a greater emphasis on keeping fit for life and general health and wellbeing. Provision of outdoor exercise equipment, running loops, and path/trail networks are valued. Older residents seek more cultural pursuits and active but non-competitive pursuits.	✓		
Multicultural households 52% of Marsfield residents were born overseas in a non-English speaking country, with only 42% speaking only English at home. The most common regions of birth were East Asia (28.3%), South-East Asia (8.8%), and Western Europe (3.6%)	The cultural mix of a community has a significant influence on the types of activities which are preferred. The OSFPS notes that culturally diverse communities tend to have higher demand for spaces for informal sports.	✓		
High proportion of lone person households Marsfield has a higher-than-average proportion of lone person households, at 27%. This is compared to 23% of households in the City of Ryde, and 22% in Greater Sydney generally.	Lone person households are associated with increased need for out-of-home spaces for informal gathering and community connection.	✓	✓	
Dwelling structure	Stand-alone housing generally provides more space within and	✓		

Marsfield is characterised by a higher than average medium-high density housing type, compared to the City of Ryde and Greater Sydney average. 34.8% of Marsfield households are separate houses, compared to 47.6% in the City of Ryde and 57.2% across greater Sydney 43.1% of Marsfield households are medium-density (eg. terrace and townhouses) – significantly higher than City of Ryde (16.4%) and Greater Sydney (14%)	outside the home whereas people living in flats and apartments are more constrained in private open space. Residents in flats and apartments frequently rely on public open space opportunities. Passive open space becomes more critical in a local area where there are high proportions of medium-high density dwelling structures, to provide third spaces outside of the home.	
High unemployment status Marsfield has a higher than average unemployment rate at 7.6% of residents – 1.6% higher than both the City of Ryde and Greater Sydney	High unemployment suggests limited income for organised sport requiring sports fields provision, and greater demand for free options.	✓
High need for assistance 7.1% of Marsfield residents require assistance, compared to 4.6% of City of Ryde residents and 4.9% of Greater Sydney residents.	The need for assistance suggests a higher demand for informal, flexible and accessible opportunities that cater for persons living with disability.	✓

Source: Ethos Urban

5.0 Community engagement

The City of Ryde has undertaken community engagement for the development of the *City of Ryde Local Strategic Planning Statement* 2020, *City of Ryde Social Plan 2019-2024*, and *City of Ryde Creative Strategy 2019-2024*.

Table 4 summarises key implications from engagement activities, as described in the overview provided by the OSFPS.

Table 4 City of Ryde LSPS consultation summary

Consultation Findings	Ramification	Implication		
		Passive	Active	N/A
Valuing informal green space Many members of the community have indicated a need to create and maintain informal green spaces. Overall, the community is in favour of retaining the natural, 'unmanaged' spaces in the LGA.	Informal, passive open space will be preferred by those expressing this community need. Active open spaces require formal management and can exclude informal use of those spaces.	✓		
Inclusive and accessible design Ensuring that there are available and accessible spaces and places that respond to the diverse needs of the community is a priority for residents in the Ryde Community.	Accessible spaces that meet diverse needs has been analysed as part of the demographic study (above) – suggesting that passive, informal open space will be a better fit for the diverse community.	✓		
The design and features of key areas should speak to multiple demographics of each area within the LGA	Active open space in the form of sports fields prioritises participation in the particular 'code' of sport that it caters for – thus limiting wider access.			
Indoor sport and recreation These facilities were expressed as a major priority for the Ryde community, including indoor sports courts, climbing, pools, and spaces for activities such as yoga classes.	Passive open space can cater for some indoor-style uses, such as yoga classes, through the provision of semi-indoor structures.			✓
Recreation for seniors The community expressed desire for greater consideration of the community's senior residents. Passive recreation aimed at seniors, such as Tai Chi, was highlighted by some community members.	As noted in the demographics study, informal passive open spaces are more desirable for older age groups.	✓		
Parks as social connectors and community wellbeing Building social connections and sustaining community wellbeing is a priority for open space and recreation activities. The most popular focus areas for open space and	Open space in all forms is desirable to build social connections and increase community wellbeing. Consider the open space typology that best fits the local community's needs.	✓	✓	

recreation activities are parks and gardens, sports facilities, playgrounds that are inclusive of all ages, walking and cycling areas, as well as BBQ facilities.				
Additional open space in high density areas Providing open space close to peoples homes to participate in unstructured social, cultural and recreational activities is important for communities living in high density areas.	The Marsfield locality is increasingly high density, with a high proportion of medium-high density dwellings (as noted above). The preference for unstructured third spaces close to peoples' homes supports the provision of passive open space to allow for informal gathering and more flexible use.	✓		
Sustainability Some members of the Ryde community have raised concerns specific to protecting native wildlife, improving sustainability efforts and enhancing and expanding existing and future green space.	Sports fields, with their provision of bare synthetic or natural turf surfaces, do not provide the same level of biodiversity and conservation quality as passive open spaces. Design is a consideration for both passive and active open spaces, to enable these benefits to be realised.	✓		
Better access to foreshore and waterways	Not considered relevant to this geography.			✓
Night time use of parks Improved sense of safety in parks is a priority for some members of the Ryde community, particularly at night. Adequate lighting and amenity are important in activating parks for nighttime use. Many of those consulted, and who had prioritised lighting for use at night, expressed that this would help address safety concerns	Regardless of typology, the design of open space should consider safety through the provision of lighting, passive surveillance, and active frontages.	✓	✓	
More swimming pools A recurring theme in recreation related community engagement in the City of Ryde is the need for increased access to pools, either through increased capacity at existing pools or provision of new facilities.	Not considered relevant to this analysis.			✓

Source: EU, adapted from the OSFPS

6.0 Active open space needs analysis

6.1 Quantitative need

This section outlines a high-level gap analysis for the tertiary study areas (City of Ryde and NSROC) in relation to active open space (ie. sports fields). The needs and gaps for the tertiary study areas have been adopted and summarised from the *NSROC Regional Sportsground Strategy Review* and the *OSFPS*.

Table 5 contextualises the identified needs in relation to significant population growth across the study areas.

Table 5 City of Ryde population growth 2016-2036

Area	2016	2036	Total Change	Total % Change	Annual % Change
City of Ryde Total	119,950	171,650	62,950	52.5%	1.8%
NSROC Total	595,550	752,600	160,050	27.0%	0.9%

Source: Reproduced from NSROC Regional Sportsground Strategy Review – Final Report, page 9.

The *NSROC Regional Sportsground Strategy Review* serves as an update to the previous strategy with a focus on analysing future demand for sportsgrounds in the NSROC region. It is noted that this strategy has a focus on outdoor sportsgrounds catering for the major sporting codes, and does not address passive open space opportunities.

The *OSFPS* report identifies demand for open space and recreation facilities now and in the future, providing an overview of gaps in the current network (across the whole of Ryde LGA). The strategy does address both passive and active open space.

Given applicability to the Site, and noting the effect of season creep on the traditional summer-winter split, the gap assessment summarises winter sports fields only as considered representative of the maximum level of demand. The gaps for regional sports field needs as identified in these reports is outlined in **Table 6** below:

Table 6 Regional sports field needs assessment

Study area	Methodology	2016		2036	
		Full size outdoor field	Junior outdoor field	Full size outdoor field	Junior outdoor field
NSROC	Mid-range estimate of participation ratio and utilisation rate expressed in Ha hours.	~32	n/a	120	n/a
RYDE	Participation ratio expressed in hours of demand adopting AusPlay rates for Sydney metropolitan area.[1]	No gap	No gap (-10)	13	No gap (-6)

Source: EU, adapted from OSFPS & NSROC Regional Sportsground Strategy Review

1 Note: the OSFPS assumes a 100% utilisation rate for existing and future supply of fields when calculating demand.

6.2 Qualitative need

6.2.1 Spatial

Spatially, the gaps identified for Ryde are not located in the Marsfield locality, which has the highest concentration of sports field sites in the whole of Ryde LGA. Removal of the TG Millner sports fields would not affect spatial access in Ryde LGA. Spatial planning requires the provision of new sports fields in locations identified as having poor access to existing facilities – primarily identified as the Eastwood, Denistone, and Ryde localities.

Figure 7, from Council's OSFPS, illustrates these spatial gaps to 2036 across the Ryde LGA – identifying the need for Council to invest in sports fields located in areas with low spatial access.

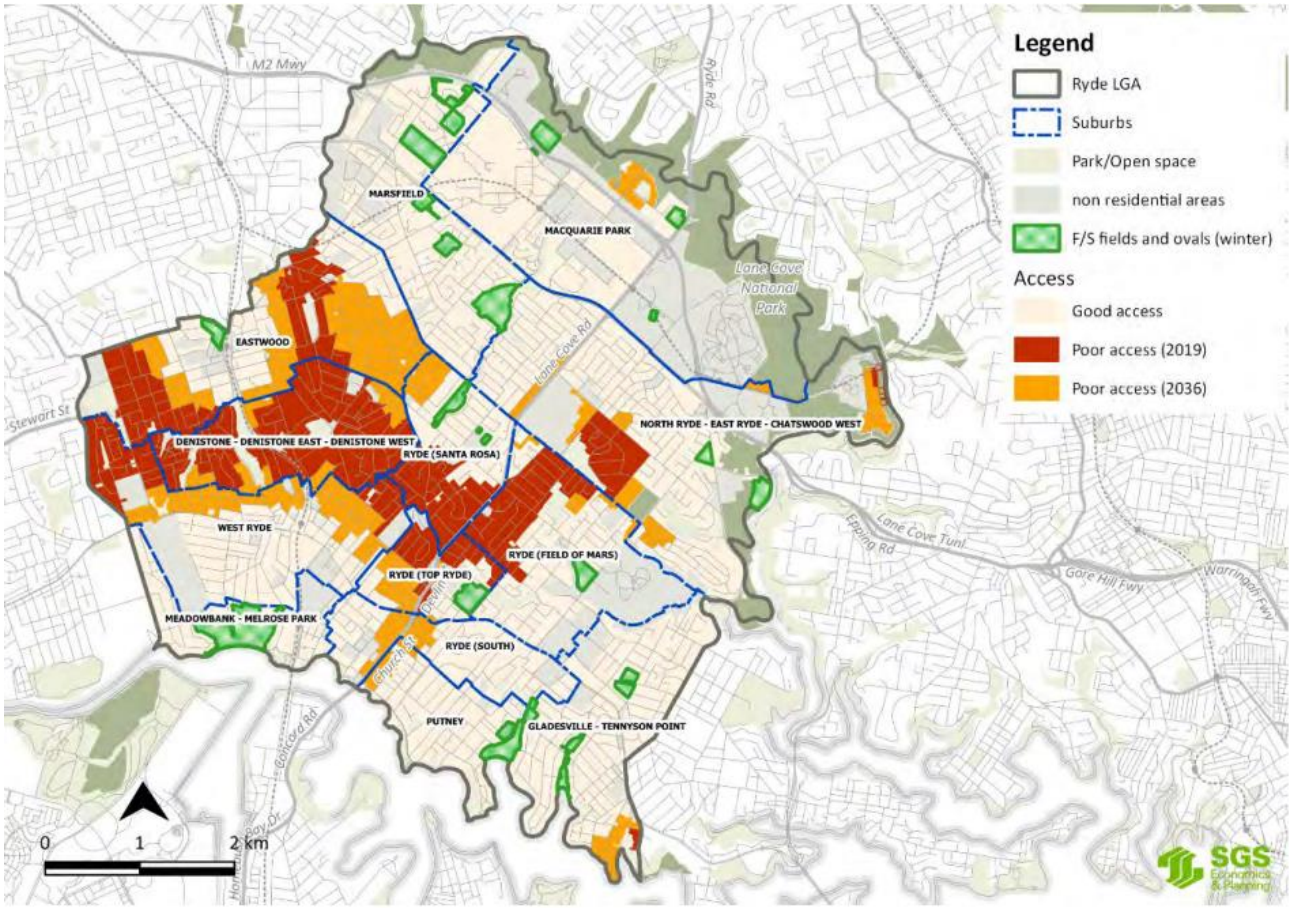


Figure 7 Full-sized sports fields – accessibility gaps (winter)

Source: SGS Economics and Planning, OSFPS, page 75

The *NSROC Regional Sportsground Strategy Review* identifies that Ryde LGA, as an 'outer Council', provides for a higher proportion of NSROC areas sports field capacity (23%) than its relative share of total population (20%). The overall gaps identified above must be conditioned on their provision in areas with greatest need, identified as the 'inner Councils'.

6.2.2 New Eastwood Rugby Grounds

Eastwood Rugby Club, in partnership with the Hills Shire Council, is delivering three new state-of-the-art sports fields in a dedicated facility within Fred Caterson Reserve, Castle Hill. The new facility will feature two synthetic all-weather pitches, and one natural turf pitch, and broadcast quality floodlights. The new 'Eastwood Rugby Grounds' are illustrated in **Figure 8** and **Figure 9** below.

Key qualitative implications of this new facility for sports field provision across the region include the following:

- The new fields are located within district-scale open space and co-located with numerous other sports fields in a regional facility. This is a desirable outcome from a planning perspective to increase accessibility and minimise the effect from traffic, noise, and light pollution on surrounding residential areas.
- The new sports fields are located within a 12km radius from the City of Ryde boundary, and 13km from the TG Millner fields. This radius is considered appropriate for assessing provision of sports fields across a broader region. Thus, it is considered that there will be no net loss of sports fields across the region generally given that any loss of rugby fields in Marsfield will be replaced by new fields in Castle Hill.
- It is anticipated that residents of the City of Ryde, particularly those previously involved with the Rugby Club, will use the new facility given its proximity and increased capacity. It is noted in **Section 6.3** below that utilisation of the existing fields by non-Rugby users is very low, indicating that the majority of current usage at TG Millner will be absorbed by the new Eastwood Rugby Grounds

From a qualitative perspective, it is therefore anticipated that the loss of sports field provision and current usage at TG Millner will be offset by the provision of an equivalent number of upgraded sports fields at the Eastwood Rugby Grounds.

Figure 8 Eastwood Rugby Grounds – Proposed Site Plan

Source: Populous

Figure 9 Eastwood Rugby Grounds – Premier Field Render

Source: Populous

6.3 Expressed need – utilisation

The expressed community need for a particular facility, being the actual utilisation rates, can differ substantially from benchmarked needs applied quantitatively in the abstract. In other words, while a need can be identified using raw population figures, this figure should not be applied blindly – conditioned by considering the actual use of a site by the local community.

North Ryde RSL (NRRSL) has maintained detailed records regarding the nature and extent of field usage at TG Millner Field (TGM Field) for the 2018 – 2020 calendar years. Usage by Eastwood Rugby, the previous owner of the site, has been excluded from this analysis for the purposes of assessing general community use (noting that this club is moving to a new purpose-built facility in Castle Hill). A full breakdown of the usage of the fields is provided in Appendices. Key findings include:

- Field 3 has not been utilised for a number of years;
- Field 1 (main field) has been used formally by 'local users' on 29 occasions over the past 3 years – equating to a rate of 10 times/year or less than once a month, and
- The 'local users' are comprised of nine separate groups. Ryde-Eastwood Hawks Rugby League comprises 50% of local usage (10 days/year), the remaining divided amongst other groups.

Capacity estimates for full-sized turf sports fields have been adapted from the *NSROC Regional Sportsgound Strategy Review*. This outlines a 'standard' capacity benchmark of 25 hours per week. This estimate does not include the 'practical capacity benchmark' which takes into account location, size, lighting, and quality of surfaces. For the purposes of this study, each booking 'occasion' is assumed to be a two hour time period as a typical training and/or game timeframe).

Applying this benchmark to the site, there is an annual utilisation rate by the local community of approximately 0.9% of estimated total capacity across the three fields.

It is noted that this finding of significant underutilisation on the site differs from Council's OSFPS findings and field booking data. This may be attributed to:

- Council's OSFPS does not analyse utilisation (see: *OSFPS,* page 61).
- Council's OSFPS analyses supply and demand at an LGA-wide level. Specific utilisations can be lost through the averaging of gap analyses. This is necessary for LGA-wide plans, but should be conditioned by site-specific usage analysis.
- Council's field booking data does not include TG Millner field, given that it is a private recreation facility.

Before drawing conclusions from this rate, it is important to consider that:

- The fields are currently prepared for Rugby only. Nevertheless, for training purposes, the use of rugby fields by other field sports is common.
- Field lighting could increase utilisation.
- The utilisation by Eastwood Rugby may preclude access. However, it is noted that fields 2 and 3 were not utilised by either the club or the local community in 2018-2020.
- Accessibility of booking processes, which may affect utilisation rates.

This analysis demonstrates a significant underutilisation of this field. Even with appropriate adjustments in line with the above, the extent of utilisation would not likely exceed 5-10%. Consideration should be given to the utility of this site as a sports field, compared to other open space uses, to ensure that public open space provides the best possible benefit to the local community.

6.4 Summary sports fields need

The above gap analysis has assessed sports field supply and demand across in the tertiary study area. The results of this gap analysis, and key strategic considerations arising, are summarised below:

- There are significant gaps in the provision of sports fields across the tertiary study areas. Between these study areas, the NSROC area has the largest gap (120), while Ryde Council has a relatively small gap of 13 sports fields by 2036. This discrepancy suggests that the NSROC identified gaps are largely applicable to other areas within the Northern Region, identified as the 'inner Councils'.
- Ryde Council's sports field gaps are located to the South-West of the LGA. There are no identified accessibility gaps for the Marsfield and Macquarie Park area for full-sized sports fields
- The provision of three additional sports fields at the new Eastwood Rugby Grounds is anticipated to absorb the majority of existing use at TG Millner and offset any loss of sports fields on this site at a district-level.
- The existing sports fields on this site are significantly under-utilised by the community. This is commensurate with the high concentration of supply of sports fields in the Marsfield locality.

In summary, the active open space needs assessment has recognised the significant gap in sports field provision for the Ryde LGA, and Northern region as a whole, by 2036. However, analysis at a locality level, and considerations of expressed community need and accessibility, suggests that the delivery and maintenance of sports field supply should not be prioritised in the Marsfield area. Rather, consideration should be given to opportunities to realise delivery or access to sports fields in the identified areas lacking spatial accessibility now and with future high-density development.

7.0 Passive open space needs analysis

7.1 Social drivers for passive open space

Public open space supports the health and wellbeing of our residents. Parks are places where our residents and visitors to the city can relax, be physically active and play. They provide free locations for people to gather and socialise, helping people to make connections with one another and have a sense of belonging in our growing community. They provide opportunities to escape the built environment, and improved amenity provides habitat for wildlife and improved air quality. This critical green infrastructure supports and contributes to social, physical and mental health of our community.

Open space, sport and recreation infrastructure contributes to economic wellbeing, by creating numerous jobs in managing and maintaining community facilities, delivering programs and activities, supply of equipment and the multiple benefits that come from hosting community and competitive events.

Parks and recreation facilities are critical for community health and wellbeing. They ensure our urban environments support and sustain our communities through:

- **Physical and mental health benefits**: Open space, sport and recreation infrastructure and services promote physical activity and active lifestyles. Direct benefits to health include reduced risk of non-communicable diseases such as cardiovascular diseases, colon and breast cancer and diabetes; improved bone health; reduced risk of falls and fractures; assistance with weight management; enhancement of the immune system; and improvement of mental health and sense of wellbeing.
- **Social benefits:** Parks, public space and community recreation facilities generate stronger and more connected communities with improved social interaction and inclusion through provision of active and vibrant community hubs, access to facilities and resources, opportunities for volunteering and involvement.
- **Environmental benefits:** Development of well-planned and attractive settings for active living encourages uptake of active transport and use of public parks and leisure services. Further health benefits associated with provision of parks and green environments include temperature reduction and mitigation of the urban heat island effect; air quality improvement; management of storm water reducing the incidence of flooding and water-borne disease; ecosystem support and biodiversity enhancement.
- **Economic benefits:** Parks and leisure services can assist to reduce health care cost through reduction in disease and illness associated with lack of physical activity and social interaction. A park and public space network can provide local employment and investment opportunities; and contributes to maintaining a healthy workforce.

Evidence from around the world for building cities and regional areas around public open space, active recreation areas, green streets and walking and cycling infrastructure, has repeatedly demonstrated this approach will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.

Public open space, sport and recreation infrastructure could be defined as a critical investment in current and future populations. This “Urban Health Infrastructure” delivers multiple returns on investment.

The National Heart Foundation observes:

The health effects of physical activity are compelling. However, the potency of physical activity as a policy investment for Australia extends far beyond health. Active living plays a key role in broader economic and social goals for our nation:
walking, cycling and public transport are affordable and sustainable solutions to traffic congestion

these same behaviours contribute to cleaner air, reduced carbon emissions and sustainable environments

active neighbourhoods and cities are more liveable, with higher levels of social capital and community cohesion and lower levels of crime

in the context of an ageing community, physical activity enables older Australians to live more active lifestyles with reduced risk from disabling and costly chronic diseases

fit and active workers are more productive, take fewer sick days and make a positive contribution to our economic wellbeing.

Source: A blueprint for an active Australia, Heart Foundation, 2019 (pg 8)

- **'Lessons from the lockdown' – restored recognition of open space**

The recent impact of measures to reduce the spread of the coronavirus pandemic has highlighted just how important public spaces, parks and pathways are to the community. Anecdotal evidence from many towns and cities has highlighted the rapid increase in use of public space and how important the opportunity to get outdoors and be active has become to all. It is likely this rapid shift in behaviour will emphasise serious inequity in provision and may result in more permanent increases in outdoor activity and exercise.

"However, the sheer volume of people exercising in the open air has also exposed the limitations of historic design of some public spaces, with too many people crowded onto narrow walkways or poorly laid out parklands.

That's why our future precincts, parks and public spaces need to be designed to enable better social distancing, with wider footpaths, segregated cycleways and more linear parks, to meet the increased demand for these precious public spaces."

Rob Stokes, former NSW Minister for Planning. *Source: Guardian Australia 12/05/20*

7.2 Methodology

Urban environments that include open space improve the quality of life and wellbeing for workers and residents interacting with these spaces. Both state and local governments have recognised the importance of green open spaces for social sustainability and wellbeing, especially as density and populations grow.

The benefits of greening are recognised by the World Health Organisation, which links green urban areas with better health and wellbeing outcomes, through helping combat air pollution, noise, chronic stress, and insufficient physical activity. The Government Architect's Greener Places framework, supported by the GSC Sydney Green Grid Strategy, aims to create a network of upgraded urban spaces and civic amenities that support social cohesion and gathering, while increasing Sydney's green canopy.

This study quantifies open space within the relevant 200m and 400m site catchments, within the primary study area (800m) catchment of the site. Any open space identified within a catchment is then evaluated against the 'greener places' size metrics in the Greener Places Guide.

7.2.1 Greener Places – an urban green infrastructure design framework

- **Key principles:**
  - Integration: this principle proposes to combine green space with urban development and grey infrastructure. It aims to maximise opportunities to deliver green infrastructure along transport routes and enable use of publicly owned assets such as creeks and stormwater channels.
  - Connectivity: this principle promotes the creation of a network of high-quality open spaces that connect with town centres, public transport hubs, rivers, creeks, and employment and residential areas.
  - Multifunctionality: this principle represents the ability of green infrastructure to delivery multiple uses simultaneously, designing spaces that foster interaction and stewardship, community identity, sense of connectedness and community capacity.
  - Participation: this principle relates to a planning process that is open to all and involves stakeholders in the development and implementation of green infrastructure plans and actions. It involves ensuring equitable access, creating accessible spaces for all members of the community, and encourages the use of currently underutilised open space corridors for community use.
- Increased access to open space is a key outcome of the Greener Places Framework. Walkability is one aspect of accessibility. Key principles related to walkability include:

- The quantity, quality, distribution and accessibility of green space enables the delivery of multifunctional open spaces that promote healthy lifestyles
- Improvements to the public domain that promote exercise and alternative modes of transport such as walking, cycling, and jogging
- Protection of green corridors that create a network of walking trails, cycle paths, and open spaces along river and creek corridors
- Enhanced connections to the Green Grid, particularly in and around high-density precincts.

- The draft Greener Places Design Guide[2] expands on these principles. Key walkability metrics are as follows:
  - Local access for high-density areas > 60 dwellings/ha (0.15-0.5 ha public open space)
    - Residents: 2-3 minutes' walk / 200m walking distance to a local park (barrier free)
    - Workers: 5 minutes' walk / 400m walking distance to a local park (barrier free)
    - Schools: 5 minutes' walk / 400m walking distance to a local park (barrier free)
  - Local access for medium to low-density areas < 60 dwellings/ha (0.3 – 2 ha public open space): 5 minutes walk / 400m walking distance to a local park (barrier free)
  - District access (2-5 ha public open space): 25 minutes' walk / 2km proximity to a district park
  - Regional access (>5 ha public open space): up to 30 minutes travel time on public transport or by vehicle to regional open space / 5 – 10 km from most houses.
  - Trail and path networks: 1000 people per km within 800m.

[2] https://www.governmentarchitect.nsw.gov.au/guidance/greener-places-guide

7.3 Gap analysis

This needs assessment first assesses the adequacy of local open space provision within an 800m catchment of the site.

The OSFPS undertakes a quantitative approach to local open space, concluding that Marsfield has a 4.48ha/1,000 people rate, reducing to 4.2ha/1,000 people in 2036. This ratio is well above the minimum requirement (3ha per 1,000 people) identified in the study.

However, it is noted that an 'area-based' analysis using raw hectare ratios for local passive open space is not best-practice. Rather, accessibility is identified in the Greener Places Framework and Design Guide, and contemporary industry practice, as identifying more adequately gaps in provision based on walkability metrics.

This study applies the greener places 'accessibility-based' metrics to passive open space. **Table 7** below outlines the audit of open space within the catchment.

Table 7 Existing public open space in 800m catchment

Open space Name	Indicative Location / Address	Indicative Total Land Area (Ha)	Accessible Passive Open Space (Ha)	Classification
Terrys Creek	Albuera Road, Epping	n/a	n/a	Linear
Pioneer Park	Balaclava Road, Marsfield	2.7	0.9	Local
Stewart Park	Pembroke Road, Marsfield	1.17	0.094	Local (small)
Marsfield park	Vimiera Road, Marsfield	8.45	2	Local
Dunbar Park	Sobraon Rd, Marsfield	2.8	1.2	Local
Lynelle Park	90 Abuklea Rd, Eastwood	0.3	0.3	Local
Nunook Reserve	2B Culloden Rd, Marsfield	0.2	0.2	Local (small)
Irene Park	Balaclava Rd, Eastwood	0.3	0.3	Local
Rotary Park	251 N, Eastwood Ave, Eastwood	0.1	0.1	Local (small)

These identified local sites are mapped in **Figure 10 below** with a 200m radius applied. This 200m radius identifies the homes within the Primary Study Area which have sufficient access to local open space, based on the high-density metrics identified in the Greener Places Design Guide.

Figure 11 replicates this assessment but with the inclusion of the proposed local open space outlined for on-site delivery in this planning proposal (see Scenario one).

Figure 10 Accessibility gap analysis - without on-site provision

Source: Ethos Urban

Figure 11 Accessibility gap analysis - with on-site provision

Source: Ethos Urban

Table 8 below directly addresses the Greener Places Design Guide walkability metrics with and without the proposed open space.

Table 8 Benchmarking current provision of open space walkable to the subject site

Distance metric	Size metric	Without proposal	With proposal
Residents within 200m walking distance of local open space?		×	✓
	0.15 – 0.3ha?	N/A[3]	✓
	> 0.3ha?	N/A	✓
Residents within 2km of district open space?	*2 – 5ha?*	✓	✓
Residents within 5-10km of regional open space?	*>5ha?*	✓	✓

Source: Ethos Urban, applying NSW GAO Greener Places benchmarks

This assessment has identified that residents living in the proposed residential development and surrounding area would not have access to local passive open space without this proposal. With the inclusion of the proposed passive open space, the accessibility and size metrics are satisfied for these residents.

7.4 Qualitative assessment of proposed open space

10,000 m^2 of passive open space is proposed to be delivered through this redevelopment opportunity. This is proposed to be delivered in the form of a consolidated local park. Under the GAO Greener Places framework, this area is classified as 'local'.

The potential performance of the planned open space in this project has been assessed against the performance criteria included in the Greener Places Design Guide (GANSW, 2021) in **Table 9** below.

[3] Question not applicable where 'No' is selected for question 1 ('Residents within 200m walking distance of open space?') and/or question 4 (Workers within 400m walking distance of open space?')

Table 9 Commentary on planned open space provision as part of this planning proposal

Performance criteria	Description	Key metrics	Commentary on this proposed open space
Accessibility and connectivity	Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.	In high density areas (>60 dwellings/ha) 2-3 minutes walk/200m walking distance to a local park (barrier free).	The proposed open space is a local park. As demonstrated in **Figure 11** above, the provision of this open space will satisfy walkability requirements for the future residential uses on-site. Without this provision, these residents will not have walkable access to public open space. The position of the planned open space adjacent to Vimiera Road is considered best practice, enabling greater access to residents surrounding the site.
Distribution	The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools.	0.15 – 0.5 ha public open space 200 m from most houses in high density areas; 400m distance of open space from workplaces 0.3 – 2 ha public open space 2km from most houses; > 5 ha public open space 5 – 10 km from most houses	As above.
Size and shape	Size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs. Open space should be of the dimensions required to be fit for its intended purposes and reflect its urban density context. In higher density areas, size is important to ensure there is sufficient area of open space to accommodate demand.	The minimum size of a local park is 3000m2. In high-density areas, parks are sometimes as small as 1500m2. Smaller spaces can provide local amenity but are not adequate for a diverse range of recreational needs. Smaller parks need to be supported by larger open spaces in the network.	The proposed open space is well above the minimum standard for local parks. Noting that existing local parks are both dominated by active uses and/or below benchmark size, the provision 10,000m^2 of public open space on this site will be a significant offering to the local community. The shape if the proposed open space is considered best practice, minimising linear shapes.

Quantity	In low- and high-density areas, good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.	Quantity should be considered in the number of opportunities available. Larger public open space areas mean more opportunities can be provided in one location. Quantity of land available, along with size and shape, are critical in adequately meeting sporting needs.	The provision of open space on this site would contribute towards increasing the overall quantum of open space across the precinct. The quantity provided in this proposal is considered very good (as above).
Quality	The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network.	Open space needs to be strategically planned and designed to create a quality open space network; the sum is greater than its parts. Key characteristics of open space that influence quality include: visual and physical access landscape setting demographic, cultural, and community demand condition of facilities and equipment maintenance number of activations within the space size, shape, and topography adjacent land uses amount of vegetation and shade biodiversity outcomes safety sustainability.	The current site meets some key characteristics, including: Visual and physical access due to location adjacent to active streets. Activations are provided with passive and active surveillance by surrounding streets and adjoining terraces. This further improves safety for the park. Demographic, cultural and community demand (as outlined in this needs assessment). Adjacent land uses are conducive to passive open space proposed for this site, being predominantly low-medium density residential uses. The natural form of the proposed open space, designed by award-winning landscape architects, considers landscape setting, sustainability, and biodiversity outcomes. Key to maintaining landscape amenity will be the relationship between this parkland and surrounding land uses, ensuring compatibility in design.

Diversity	The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities.	Performance indicators are outlined for a range of recreation types below. These are not the only types of open space but represent a range of opportunities.	This emphasises the importance of nearby residential development to provide both active and passive surveillance of the public domain, providing safe and inviting environments. Proximity to open space means that this site is well positioned to deliver finer grain uses supported by a quantum of residential uses to generate activity.

Source: GANSW Greener Places Framework, summarised and applied by Ethos Urban

Figure 12 Indicative photomontage of new public park and terraces

Source: DKO

7.5 Assumed inclusions

Council's 2012 Integrated Open Space Plan (IOSP) outlines desired inclusions for public open space according to designated hierarchies. A comparison of the hierarchies in that plan and the Greener Places Framework are provided **in Table 10** below:

Table 10 Hierarchical comparison

Greener Places		IOSP		This proposal
Hierarchy	*Size range*	*Hierarchy*	*Size range*	
–	–	Level 4	0.2 – 0.5ha	
Local	**0.3 – 2 ha**	**Level 3**	**0.5 - 1ha**	✓
District	2 – 5 ha	Level 2	2 – 5 ha	
Regional	>5 ha	Level 1	>10ha	

As a local/level 3 open space, the following inclusions are recommended by the IOSP. It is assumed that these will be delivered in this proposal:

- Play spaces
- Sports facilities that accommodate informal and or junior sport training with no permanent sports infrastructure nor floodlighting
- Picnic / low key BBQ facilities and shade/tables
- Informal active areas with passive elements for family recreation including kickabout
- Potentially toilets, but preferably these would be in adjoining building in street
- Other possible uses may include:
  - Community gardens
  - Community / public art
  - Dog off leash exercise area

7.6 Summary open space needs

The above gap analysis has assessed local open space supply and demand across the primary study area. The results of this gap analysis, and key strategic considerations arising, are summarised below:

- The Greener Places framework has been applied to conduct a spatial gap analysis of public open space accessible to residents on-site and in the surrounding area. Without the proposed open space, there will be a significant accessibility gap for local open space above the benchmark size requirement (0.3ha) for residents on-site and in surrounding housing.
- The provision of a 10,000 m^2 passive open space is significantly larger than the majority of local open space in the catchment, many of which do not meet the 3,000 m^2 minimum size requirement.
- The proposed open space would satisfy community need for 'level 3' inclusions as identified in Council's IOSP.
- The proposed open space meets qualitative guidelines outlined in the Greener Places Framework.
- Demographic, social trends, and engagement findings (outlined above) support the conclusion of significant passive open space needs in Marsfield.

In summary, the passive open space needs assessment has identified a significant gap in the provision of local open space within the catchment. The proposal, meeting qualitative guidelines, would satisfy local demand for open space within walking distance. Other considerations relevant to community need, namely demographic, social trends, and engagement findings, support the prioritisation of passive open space in the Marsfield locality.

8.0 Scenario testing

Council's OSFPS has developed a Multi Criteria Assessment (MCA) framework to assist in prioritising actions and strategies to best meet forecast open space demand in 2036. The MCA draws on the objectives in the Strategy to develop metrics and criterion to distinguish options and priorities for future delivery.

The MCA framework has been applied in **Table 11** to assess priorities for passive or active open space on this site.

Table 11 OSFPS MCA Framework assessment

		Ample, accessible open space		Shared and enjoyed by all	Healthy natural environment		Conserving rich history, culture and local character	Managed sustainably now and for future generations	
		Add 'walkable' open space of sufficient size	**Increase the number of residences with appropriate access to open space and rec facilities**	**Optimise potential for diverse and inclusive spaces**	**Optimise potential to enhance biodiversity and mitigate climate change**	**Active transport**	**Optimise conservation and interpretation of history, culture and character**	**Optimise use of council resources**	
Weighting		*20%*	*20%*	*20%*	*10%*	*10%*	*n/a*	*20%*	
Scenario one: local passive open space	**Criteria satisfied**	Provide new open space or expand existing open space to 1,500m2 +	In high density areas, project is located in areas that are within 200-400m of existing open space	Regular shape spaces greater than 2,500m2	Located within potential local biodiversity corridor (City of Ryde Biodiversity Plan – see **Appendix C**)	Located within an active transport corridor (City of Ryde Bicycle Strategy – RR02)	To be identified during design process	leveraging non council owned space	*Weighted average*
	Score	3	2	3	2	3	n/a	3	**2.7**
Scenario two: active recreation (1 x sports field)	**Criteria satisfied**	Does not increase capacity (playable hours per week) in LGA for facility type	Project not located in area with a spatial gap in access	Addresses a major forecast 2036 service gap	all outdoor facilities	Proximate to at least one active transport corridor (City of Ryde Bicycle Strategy – RR02)	To be identified during design process	leveraging non council facility	*Weighted average*
	Score	1	1	2	1	3	n/a	3	**1.7**

Source: SGS Economics and Planning, OSFPS

9.0 Summary findings and advice

The City of Ryde is an LGA of fast-growing and increasingly diverse communities. Open space of all forms is becoming constrained by the proliferation of development in the City. The challenge for decision-makers will be the balance of providing homes for new residents, and ensuring that open space is protected and enhanced to meet the needs of local communities.

Planning for communities means taking into account their particular needs and aspirations. The application of raw benchmarking and generalised standards, for example derived from AusPlay averages, are useful to the extent that they reveal 'typical' benchmarks that allow for comparisons across Sydney. However, communities often differ significantly from the mean.

Considering a locality's demographic and social character, and examples of 'expressed' community need, provides a more accurate snapshot of community need. With shortfalls in open space across the City, it is vital that the character and use of those open spaces are the best fit for the community that will enjoy them.

A summary of key findings from the passive and active open space needs assessments have been identified to suggest the best use outcome for the TG Millner site:

- Marsfield's demographic character differs from the City of Ryde. Marsfield has a degree of relative disadvantage, with higher unemployment and a high need for assistance. Marsfield is a densely populated suburb, with a higher than average medium-high density housing type. With an older population, high proportions of lone-person households, and significant multiculturalism – planning for open spaces that support informal, accessible and equitable uses will be crucial.
- Community engagement in the City of Ryde has identified informal, passive open space as a key priority for community-members – allowing for community gathering, recreation for seniors, sustainability outcomes and inclusive and accessible design. Social trends towards informal, passive open spaces spurred by the Covid-19 lockdowns have been identified as contributing to a general trend away from large-scale organised sports.
- While there is a gap in sports fields across the City of Ryde by 2036, this gap is spatially concentrated to the South-West of the LGA. There is no identified accessibility gap for the Marsfield locality.
- The existing sports fields on-site is significantly under-utilised by the community – considered commensurate with the high concentration of sports fields in Marsfield. It is anticipated that most of the existing use will be absorbed by the new Eastwood Rugby facility at Castle Hill.
- The Planning Proposal is facilitating a net-increase in formal sporting infrastructure within northern and north-west Sydney by replacing the existing, aged infrastructure at TG Millner Field with new purpose-built infrastructure with additional capacity at Fred Caterson Reserve in Castle Hill which will assist in growing participation in rugby at a district-scale.
- Notwithstanding the above, the Planning Proposal is accompanied by an Initial Public Benefit Offer that would contribute $1 million towards the cost of synthetic conversion of an existing sports field within the Ryde LGA in order to assist in meeting the wider need for additional formal active sports facilities.
- There is significant need for high quality local open space of an appropriate size for residents living in the area immediately surrounding this site. The provision of 10,000m^2 of high-quality passive open space under this proposal would alleviate these local gaps, meeting qualitative guidance in the *Greener Places Framework* and Council's *IOSP*.
- Scenario testing against the *OSFPS* MCA Framework has identified a weighted priority (out of 3) of 2.7 for scenario one (the proposed passive open space) and 1.7 for scenario two (sports field use). This result is considered indicative of priorities for the local community, and is consistent with the findings of the needs assessment supporting passive open space for this site.

It is recognised that the prioritisation of passive open space over a sports field may not remedy shortfalls in sports field provision across the City of Ryde to 2036. To address this broader shortfall, exploring the other more attainable opportunities such as synthetic field conversion of maximising the government-owned CSIRO land identified in the *OSFPS* is suggested. Further, the incorporation of informal active uses within the design of the park proposed for this site should be prioritised. The Initial Public Benefit Offer that accompanies the Planning Proposal includes a substantial financial contribution towards synthetic field upgrades elsewhere in Ryde LGA – in addition to the embellishment and dedication of the passive open space offering outlined in the Proposal.

In summary, the outcomes of this needs assessment suggest that, considering significant acquisition and ongoing management costs, Council resources aimed towards alleviating sports field gaps should be prioritised in areas in the South-West of the City with existing accessibility shortfalls. Passive open space should be delivered on this site to alleviate local accessibility gaps, and meet identified locality needs.

Appendix A. Demographic profile of the community

Category	Marsfield	City of Ryde	Greater Sydney
Income	-	-	-
Median individual income (annual)	$32,040	$38,470	$37,460
Variation from Greater Sydney median	-14.5%	2.7%	na
% of persons (15 years or older) earning $1,000pw or more	34.9%	39.4%	37.3%
Median household income (annual)	$87,080	$93,130	$92,200
Variation from Greater Sydney median	-5.6%	1.0%	na
% of Households earning $2,500pw or more	28.1%	32.1%	31.8%
Individual income			
No income	19.6%	14.9%	12.3%
Low	32.0%	31.2%	34.2%
Medium	38.3%	41.5%	41.9%
High	10.0%	12.4%	11.6%
Household income			
No income	4.8%	3.1%	2.0%
Low	15.8%	13.8%	14.1%
Medium	38.8%	38.4%	39.6%
High	40.6%	44.7%	44.3%
Age Structure	-	-	-
0 years	1.1%	1.1%	1.2%
1-2 years	2.1%	2.5%	2.6%
3-4 years	2.3%	2.5%	2.6%
5-6 years	2.0%	2.3%	2.6%
7-11 years	3.8%	5.2%	6.2%
12-17 years	3.6%	5.5%	6.9%
18-24 years	14.2%	10.7%	9.6%
25-34 years	18.7%	18.2%	16.2%

35-49 years	18.8%	21.0%	21.3%
50-59 years	10.8%	11.7%	12.3%
60-69 years	8.7%	9.1%	9.4%
70-84 years	9.2%	7.5%	7.1%
85 years and over	4.7%	2.6%	1.9%
Males	47.8%	48.6%	49.3%
Females	52.5%	51.4%	50.7%
Total persons	12,930	116,300	4,823,900
Median Age (years)	36.0	36.0	36.0
Country of Birth			
Australia	43.3%	50.8%	61.9%
Aboriginal and Torres Strait Islanders	*0.3%*	*0.4%*	*1.4%*
Other Major English Speaking Countries	4.7%	5.3%	7.6%
Other Overseas Born	52.0%	43.9%	30.5%
% speak English only at home	*42.6%*	*49.8%*	*62.5%*
Previous Address	-	-	-
Same address as 1 year ago	78.4%	81.0%	83.9%
Different address 1 year ago	21.6%	18.8%	16.0%
Same address as 5 year ago	47.9%	53.0%	56.6%
Different address 5 year ago	52.1%	46.6%	42.9%
Household Composition	-	-	-
Couple family with no children	23.6%	24.6%	23.8%
Couple family with children	30.9%	35.9%	37.5%
Couple family - Total	54.5%	60.5%	61.3%
One parent family	7.6%	8.9%	11.1%
Other families	1.6%	1.8%	1.3%
Family Households - Total	63.7%	71.2%	73.7%
Lone person household	26.6%	23.2%	21.7%
Group Household	9.7%	5.6%	4.6%
Dwelling Structure (Occupied Private Dwellings)	-	-	-
Separate house	34.8%	47.6%	57.2%
Semi-detached, row or terrace house, townhouse etc.	43.1%	16.4%	14.0%

Flat, unit or apartment	22.1%	35.7%	28.2%
Other dwelling	0.0%	0.3%	0.5%
Occupancy rate	*94.2%*	*92.9%*	*92.3%*
Average household size	2.7	2.7	2.8
Tenure Type (Occupied Private Dwellings)	-	-	-
Owned outright	31.2%	30.0%	30.0%
Owned with a mortgage	26.9%	30.0%	34.2%
Rented	39.2%	39.0%	35.1%
State or territory housing authority	2.5%	3.3%	4.2%
Housing co-operative/community/church group	1.3%	0.8%	0.5%
Other tenure type	2.7%	1.0%	0.7%
Attending Education (% of those attending)	-	-	-
Pre-school	5.4%	6.1%	6.9%
Infants/Primary Total	19.1%	26.3%	32.2%
Government	75.1%	68.4%	68.4%
Catholic	16.5%	23.4%	19.7%
Other	8.4%	8.2%	11.9%
Secondary Total	12.5%	19.8%	25.0%
Government	67.6%	53.1%	54.8%
Catholic	19.2%	32.8%	26.4%
Other	13.3%	14.1%	18.9%
Technical or Further Educational Institution	6.0%	8.1%	7.6%
University or other Tertiary Institution	53.8%	36.3%	24.2%
Other type of educational institution	3.2%	3.4%	4.0%
% of total population attending education	*30.2%*	*26.7%*	*25.2%*
Highest Level of Education Completed (% of population aged 15 years and over)	-	-	-
Year 12 or equivalent	79.9%	78.2%	67.5%
Year 9-11 or equivalent	15.9%	17.3%	26.7%
Year 8 or below	3.1%	3.4%	4.4%
Did not go to school	1.1%	1.2%	1.5%
Highest Level of Non-School Qualification	-	-	-
Postgraduate degree	23.2%	19.8%	13.9%

Graduate diploma or certificate	3.7%	3.4%	3.4%
Bachelor degree	43.3%	42.2%	36.4%
Advanced diploma or diploma	14.4%	15.8%	17.7%
Certificate	15.4%	18.9%	28.6%
% of persons with non-school qualifications (persons 15 years and above) - excludes not-stated and inadequately described	60.0%	60.3%	52.7%
Employment Status	-	-	-
Unemployed/ looking for work	7.6%	6.3%	6.0%
Labour force participation rate	58.4%	65.7%	65.6%
Need for Assistance			
With Need for Assistance	7.1%	4.6%	4.9%
No Need for Assistance	87.4%	90.8%	88.7%
Need not stated	5.5%	4.6%	6.4%

Top 10 Countries of Birth	**Marsfield**	**City of Ryde**	**Greater Sydney**
1	Australia (43.3%)	Australia (50.8%)	Australia (61.9%)
2	China (21.3%)	China (13.1%)	China (5.0%)
3	Hong Kong (3.8%)	Korea South (4.1%)	England (3.4%)
4	Korea South (3.2%)	India (3.7%)	India (2.9%)
5	India (3.2%)	Hong Kong (2.5%)	New Zealand (1.9%)
6	Indonesia (2.0%)	England (2.1%)	Vietnam (1.8%)
7	England (1.9%)	Philippines (1.9%)	Philippines (1.7%)
8	Philippines (1.8%)	Italy (1.5%)	Lebanon (1.2%)
9	Malaysia (1.8%)	Iran (1.4%)	Korea South (1.1%)
10	Italy (1.7%)	Malaysia (1.3%)	Hong Kong (0.9%)

Top 10 Languages Spoken at Home	**Marsfield**	**City of Ryde**	**Greater Sydney**
1	English (42.6%)	English (49.8%)	English (62.5%)
2	Mandarin (21.2%)	Mandarin (13.2%)	Mandarin (5.1%)
3	Cantonese (9.5%)	Cantonese (7.3%)	Arabic (4.3%)
4	Korean (3.9%)	Korean (4.9%)	Cantonese (3.1%)

5	Italian (2.2%)	Italian (2.3%)	Vietnamese (2.2%)
6	Indonesian (1.9%)	Arabic (1.8%)	Greek (1.7%)
7	Hindi (1.4%)	Hindi (1.5%)	Hindi (1.4%)
8	Chinese - other (1.1%)	Spanish (1.1%)	Italian (1.4%)
9	Arabic (1.0%)	Greek (1.1%)	Indo Aryan - other (1.3%)
10	Persian (0.9%)	Persian (1.0%)	Korean (1.3%)

Appendix B. TG Millner Field – analysis of use of fields: 2018 – 2020 (9 March 2022)

Executive summary

North Ryde RSL (**NRRSL**) has maintained detailed records regarding the nature and extent of field usage at TG Millner Field (**TGM Field**) for the 2018 – 2020 calendar years. This information is available in a spreadsheet format, and an analysis of the field usage over this period is detailed below.

TGM Field comprises three (3) separate full size rugby fields – Field 1 being the main field fronting Vimiera Road and Fields 2 and 3 being the elevated fields east of Field 1.

The key conclusions from the analysis are as follows:

- While there are three (3) fields at TGM Field, the third, full-sized rugby field, has not been used for many years.
- TGM Field is in no way being utilised to its capacity and is being used exclusively by the following sports – rugby, rugby league, touch football.
- Outside of Eastwood Rugby, the main TG Millner Field has been used formally by 'local users' on 29 occasions over the past 3 years – which equates to 10 times/year or less than once a month.
- Outside of Eastwood Rugby Club, which intends to relocate to Castle Hill, the next largest user of TGM Field (by a significant margin) is North Sydney Rugby League – which is not located within the Ryde LGA.
- Over the period 2018 - 2020, TGM Field was used by 'local users' on a total of **19 days per year**.
- **These local users comprise only nine (9) separate groups**, with Ryde-Eastwood Hawks Rugby League comprising 50% of the local usage (10 days/year) and the other 8 'local users' all being under 10% of local usage (3 days or less/year)
- From a revenue perspective, NRRSL has subsidised the hire of the grounds and has collected the following revenues from the ground hire of TGM Field over this period:
  - 2018: $11,650
  - 2019: $10,950
  - 2020: $8,200

The following is a more detailed breakdown of the usage of the fields from 2018 – 2020:

2018

- The fields were used on 103 occasions throughout 2018. Of this, Field 1 was used on 15 occasions, Field 2 on 48 occasions and both Fields on 40 occasions.
- Of the total usage on 103 occasions, on 54 occasions the user could be described as 'local'. On the other 49 occasions, the user could be described as 'non-local'.
- Of the 54 occasions that the fields were used by 'local users', Eastwood Rugby Club represented 30 of those users, leaving 24 other occasions during the year that the fields were used by other 'local users'.
- We have excluded Carlingford Cyclones Touch from the 'local users' category as they are not based within the Ryde LGA, notwithstanding that they used the fields on 13 occasions during 2018.
- The following table summarises the usage of the fields by the 24 'local users' throughout 2018:

Local user	Uses	F1	F2	F1+2
Ryde-Eastwood Hawks Rugby League	15	1	8	6
Charcoals – Golden Oldies linked to EDRUFC	2	1	1	0
Central Eastwood	1	0	1	0

Ryde Eastwood Touch Comp	1	0	1	0
Eastwood Marist	3	1	2	0
Beecroft	1	1	0	0
Epping Boys	1	0	1	0
TOTAL	24	4	14	6

- In summary, throughout 2018 and outside of EDRUFC, TG Millner Field was used for local, organised sport on 24 occasions by 7 separate 'local users' – 6 of which used the facilities on 3 or less occasions throughout the year.
- Of the 'non-local users', the largest user of TG Millner Field was North Sydney Bears Rugby League, which used the fields on 19 occasions – more than the largest 'local user' of the facilities.

2019

- The fields were used on 123 occasions throughout 2019. Of this, Field 1 was used on 23 occasions, Field 2 on 58 occasions and both Fields on 42 occasions.
- Of the total usage on 123 occasions, on 61 occasions the user could be described as 'local'. On the other 62 occasions, the user could be described as 'non-local'.
- Of the 61 occasions that the fields were used by 'local users', Eastwood Rugby Club represented 41 of those users, leaving 20 other occasions during the year that the fields were used by other 'local users'.
- The following table summarises the usage of the fields by the 20 'local users' throughout 2019:

Local user	Uses	F1	F2	F1+2
Ryde-Eastwood Hawks Rugby League	8	0	2	6
Charcoals – Golden Oldies linked to EDRUFC	2	0	1	1
Central Eastwood	1	1	0	0
Eastwood Marist	2	0	0	2
Beecroft	1	1	0	0
Epping Boys	2	1	0	1
School football	2	1	0	1
Holiday coaching	2	2	0	0
TOTAL	20	6	3	11

- In summary, throughout 2019 and outside of EDRUFC, TG Millner Field was used for local, organised sport on 20 occasions by 8 separate 'local users' – 7 of which used the facilities on 2 or less occasions throughout the year.
- Of the 'non-local users', the largest user of TG Millner Field was North Sydney Bears Rugby League, which used the fields on 32 occasions – more than the total combined 'local users' of the facilities.

2020

- The fields were used on 67 occasions throughout 2020. Of this, Field 1 was used on 4 occasions, Field 2 on 43 occasions and both Fields on 20 occasions.
- Of the total usage on 67 occasions, on 35 occasions the user could be described as 'local'. On the other 32 occasions, the user could be described as 'non-local'.

- Of the 35 occasions that the fields were used by 'local users', Eastwood Rugby Club represented 21 of those users, leaving 14 other occasions during the year that the fields were used by other 'local users'.
- The following table summarises the usage of the fields by the 14 'local users' throughout 2020:

Local user	Uses	F1	F2	F1+2
Ryde-Eastwood Hawks Rugby League	6	0	6	0
Central Eastwood	1	0	0	1
Ryde Rugby	7	1	6	0
TOTAL	14	1	12	1

- In summary, throughout 2020 and outside of EDRUFC, TG Millner Field was used for local, organised sport on 14 occasions by 3 separate 'local users'.
- Of the 'non-local users', the largest user of TG Millner Field was North Sydney Bears Rugby League, which used the fields on 14 occasions – equal to all of the 'local users' of the facilities.
- Combined local usage summary from 2018 – 2020

Local user	Uses	F1	F2	F1+2
Ryde-Eastwood Hawks Rugby League	29	1	16	12
Ryde Rugby	7	1	6	0
Eastwood Marist	5	1	2	2
Charcoals – Golden Oldies linked to EDRUFC	4	1	2	1
Epping Boys	3	1	1	1
Central Eastwood	3	1	2	0
Beecroft	2	2	0	0
School football	2	1	0	1
Holiday coaching	2	2	0	0
Ryde Eastwood Touch Comp	1	0	1	0
TOTAL	58	11	30	17

Appendix C. Ryde Biodiversity Plan

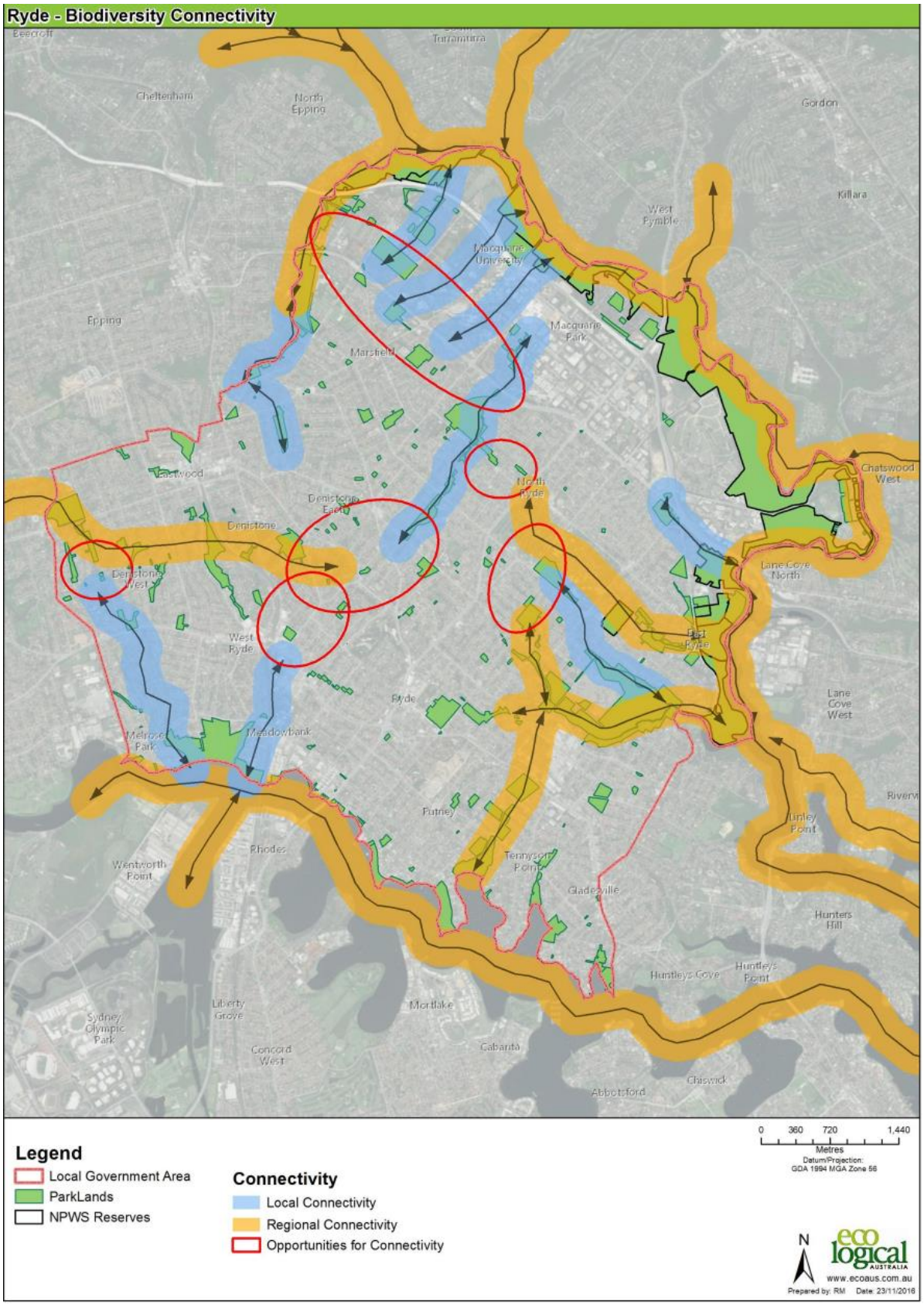


Figure 13 Ryde – local and regional biodiversity corridors

Source: Eco-logical Aus, Ryde Biodiversity Plan