

**PRECIS OF CORRESPONDENCE 2 (continued)**

**ATTACHMENT 1**

**The Hon. Ron Hoenig MP**

Leader of the House in the Legislative Assembly  
Vice-President of the Executive Council  
Minister for Local Government

OFFICIAL



Your Ref: D24/72772  
Our Ref: A9034317 / M024-0372

Mr Wayne Rylands  
General Manager  
Council of the City of Ryde  
Locked Bag 2069  
NORTH RYDE NSW 1670

Via email: [cityofryde@ryde.nsw.gov.au](mailto:cityofryde@ryde.nsw.gov.au)

Dear Mr Rylands,

Thank you for your letter regarding my decision to decline approval to the Council of the City of Ryde (Council) to commence pre-acquisition procedures for the compulsory acquisition of land known as TG Millner Field, Lot 7 DP 1046532 and located at Vimiera Road, Eastwood.

I note your advice that in November 2023 Council resolved to allocate \$15 million for the purchase of TG Millner Field and note the numerous State Significant Development Application (SSDA) proposals for the Macquarie Park Innovation Precinct affect TG Millner Field which may have associated contributions made.

The Council Report of 1 June 2023 provided as part of Council's application which was considered by me at the time of declining the Council's application, detailed a market valuation of TG Millner Field at the current RE2- Private Recreation zoning at \$27,850,000. The report noted that the figure of \$27,850,000 could not be assumed as a successful outcome of a SSDA at TG Millner Field would see expectations of land valuation at \$35 million to \$45 million.

Most significantly, the report states, 'There are currently no funds set aside in Council's Reserves for acquisition'. The allocation of some additional funds does not resolve my concerns held at the time I declined Council's application.

While Council may have been in discussions with the Department regarding additional funding towards acquiring the land, at the time of my decision Council was unable to provide clarity about the matter. Prior to my decision I endeavoured to elicit from Council a clear funding pathway to acquire the land. To this end a letter was issued by the Acting Secretary, Department Planning, Housing and Infrastructure to Council's legal representative, HWL Ebsworth Lawyers on 28 September 2023 requesting further information on Council's sources of funding for the acquisition and the financial sustainability of the proposed acquisition in context of Council's current financial obligations. As a response was not received, on 11 February 2024 a request for the same key information was issued directly to Council by the Office of Local Government.

52 Martin Place Sydney NSW 2000  
GPO Box 5341 Sydney NSW 2001

02 7225 6150  
[nsw.gov.au/ministerhoenig](https://nsw.gov.au/ministerhoenig)

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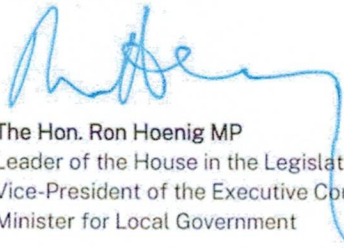
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My decision to decline Council's application was therefore based on the individual merit of the Council's application and the information Council supplied at the time. I also had regard to the concerns of the affected landowner.

The financial capacity of Council to acquire TG Millner Field remains a matter for Council to deal with at a local level. As indicated in my earlier letter, Council may make a fresh application for approval to commence pre-acquisition procedures once substantive financial information is provided which satisfies me that Council has the capacity to fund the acquisition.

If you have any questions, you are welcome to contact Francis D'Lima, Manager Council Performance at the Office of Local Government on 02 4428 4100 or by email at [francisdlima@olg.nsw.gov.au](mailto:francisdlima@olg.nsw.gov.au).

Yours sincerely,



The Hon. Ron Hoenig MP  
Leader of the House in the Legislative Assembly  
Vice-President of the Executive Council  
Minister for Local Government

1 JUL 2024