



146450 Vimiera Rd Marsfield

Sydney North District Planning Panel

November 2022



WinstonLangley



LAND
FORM
Studios



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Introduction

- North Ryde RSL Club (NRRSL) and Eastwood Rugby Club have been fixtures of the Ryde LGA since the 1950's with a combined **30,000 members**.
- The site was first purchased on commercial terms by Eastwood Rugby for the purpose of establishing a regional rugby facility.
- The demographics and needs of the local Marsfield community have vastly changed in recent decades. **68% of the local community** derives its ancestry from countries where the sport of Rugby does not register on the radar and current residents are seeking more informal recreational opportunities. Over the period 2018-2020 (pre-Covid), the playing fields at TG Millner were used by local sporting groups on a **total of 19 times/year**, excluding Eastwood Rugby. Only 4% of Eastwood Rugby players live within the Ryde LGA.
- NRRSL and Eastwood Rugby have gone to great financial lengths to keep TG Millner Field and the licensed Club alive, with Eastwood Rugby struggling financially for more than 30 years and NRRSL investing **circa \$20M since 2000**. These Clubs have put in every effort possible over a lengthy period to 'Save TG Millner Field'.



Introduction

- In 2017, Eastwood Rugby entered into a MOU with The Hills Shire Council to create a new **publicly-owned and accessible** facility within the 58ha Fred Caterson Reserve sporting precinct at Castle Hill at a shared cost of circa \$20 million.
- With the relocation of Eastwood Rugby and the extremely limited use of the ground facilities by other groups from the City of Ryde, the planning proposal seeks to redevelop the privately-owned TG Millner Field for **low-rise housing and a dedicated 1ha public park**.
- The successful redevelopment of TG Millner Field will enable NRRSL to improve its current premises for the benefit of its members, while also enabling Eastwood Rugby to meet its financial commitment to the new Castle Hill facility.

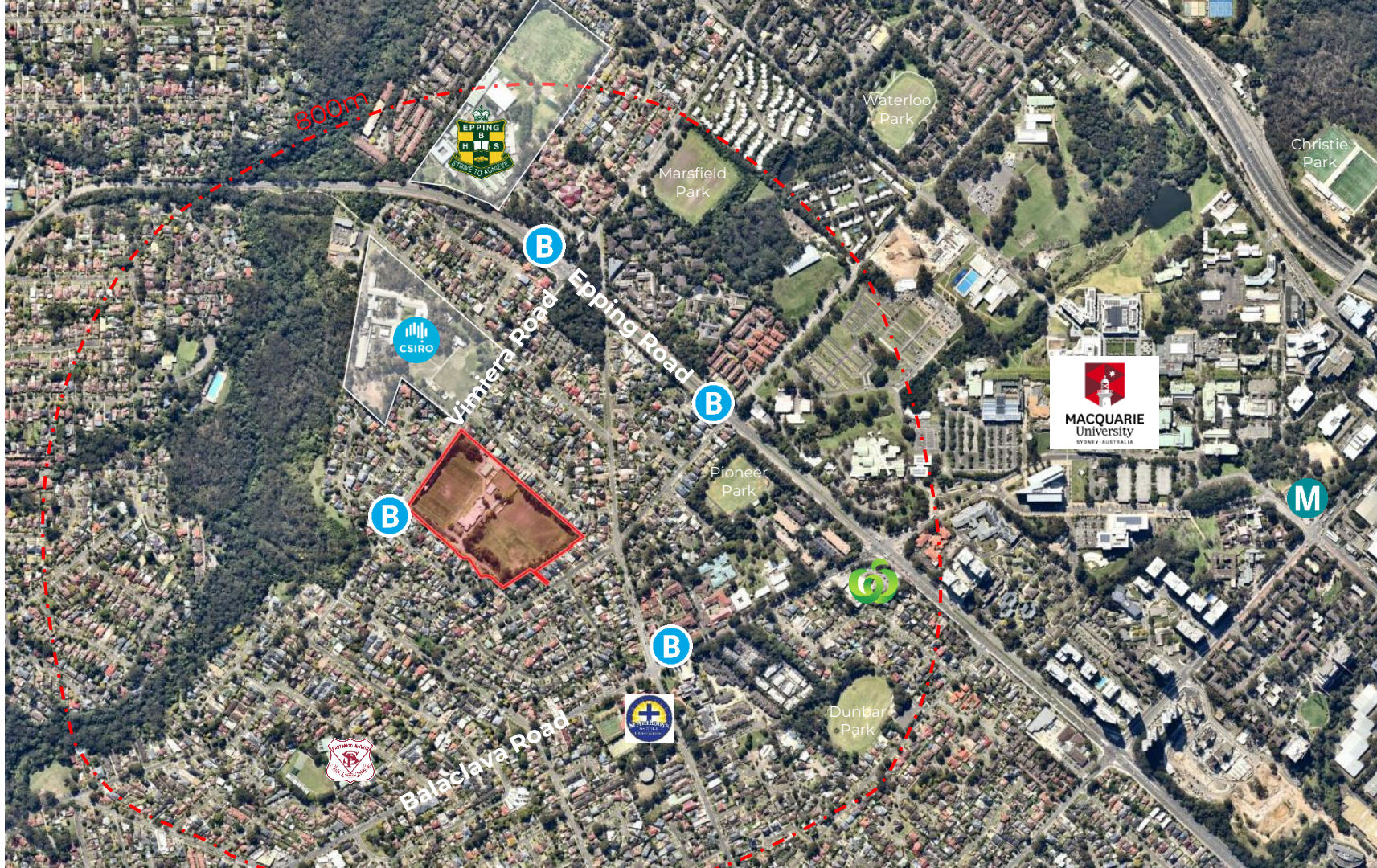


Club principles

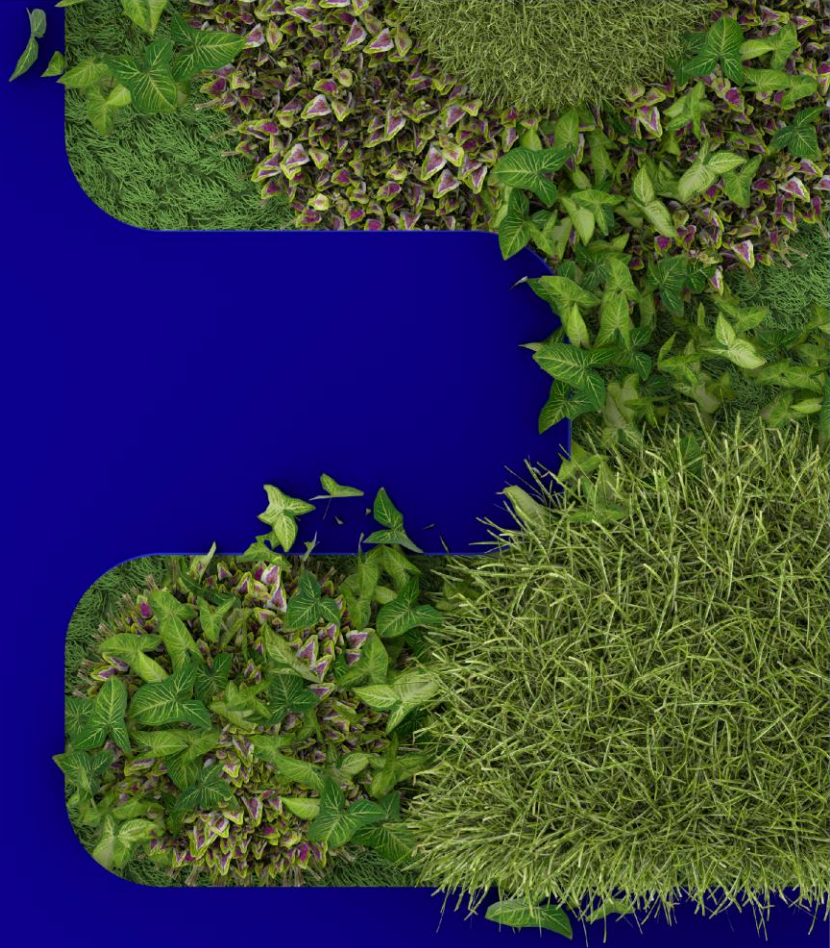
In preparing the planning proposal, NRRSL and Eastwood Rugby adopted the following principles:

- We want to deliver a **legacy outcome** for the community of which we have been a key part since the 1950s.
- While there is likely to be some localised opposition to the proposal and sentimental attachment to TG Millner Field, the proposal will only succeed if it **clearly meets the strategic and site-specific objectives** established by the State Government for the assessment of planning proposals.
- While alternative approval pathways might exist (ie seniors living) and higher yields could realistically be sought given the size of the site, we want to present a low-density proposal that will **ideally meet with support when considered by an objective, independent body** such as the District Panel.
- We want to **deliver benefits through a VPA** that are meaningful and relevant to the local community and over and above those paid by developers elsewhere in Sydney.
- We want to **work with the community** to deliver a landmark development outcome that is appropriate for the site and local area.





Proposal



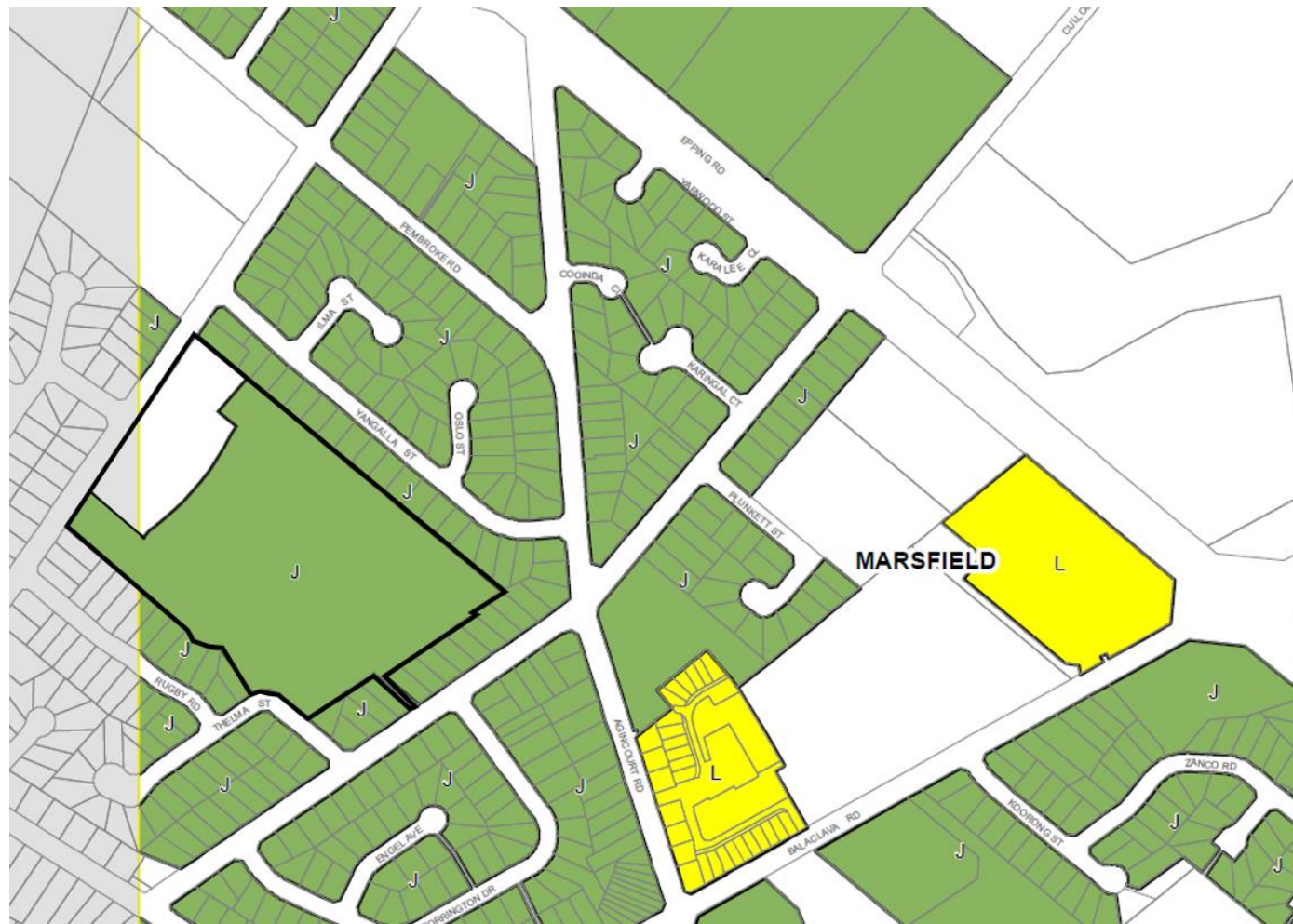






The Commons





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L	11.5

Site-Specific Development Control Plan

Provides site-specific detailed design provisions that give effect to the DKO/Landform Master Plan that informs the Planning Proposal. The controls address matters including:

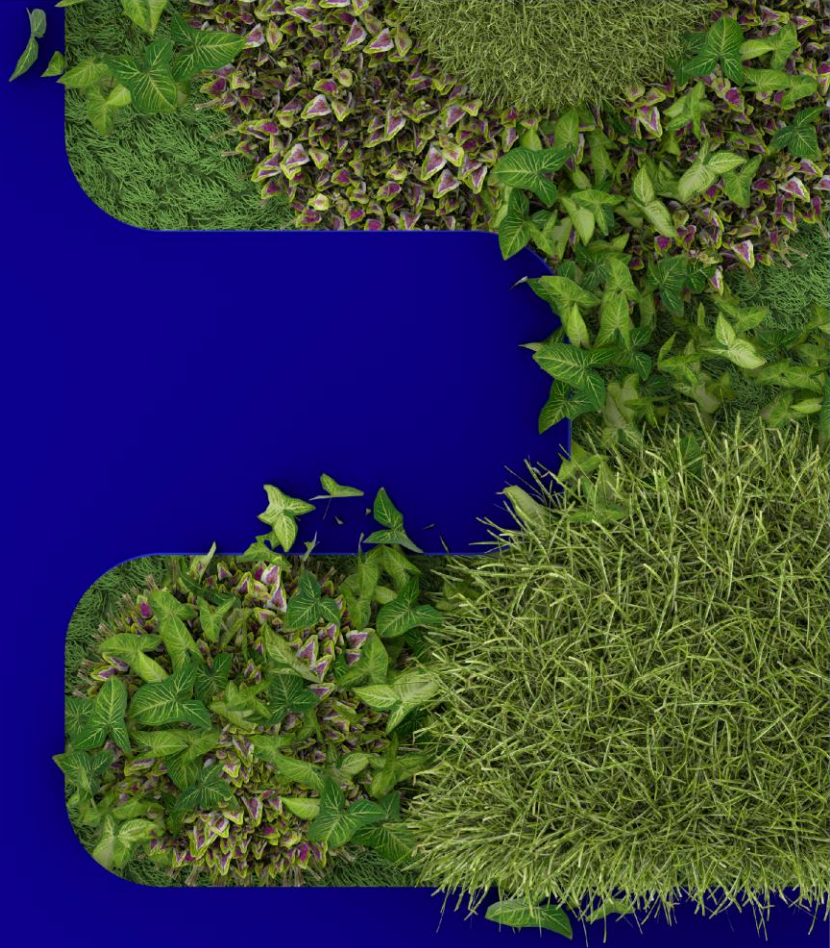
- Subdivision
- Vehicular and pedestrian access/circulation
- Dwelling design and typologies
- Design quality
- Open space
- Tree retention, landscaping and public domain requirements
- Earthworks
- Safety and security
- Sustainability
- Stormwater management
- Services



Voluntary Planning Agreement Offer

Item	Value
Public Park – Construction and embellishment of the proposed public park and dedication of this land to Council	\$16,690,000
Public Road – Construction and dedication of the roads adjacent to the public park to Council, including on-street parking for visitors to the park	\$442,000
Affordable Housing – a financial contribution towards the provision of affordable housing within the Ryde LGA	\$5,000,000
Synthetic field conversion – a financial contribution towards the cost of Council converting an existing turf field elsewhere within the Ryde LGA to a synthetic field in order to increase local sporting field capacity	\$1,000,000
Section 7.11 contributions – excluding the component of these contributions relating to open space, noting the substantial in-kind and financial contributions.	\$1,262,164
Tree canopy – implementation of additional tree canopy in excess of Council requirements and Sydney North District target in order to provide urban canopy and cooling.	\$210,000
Smart Cities – financial contribution or works-in-kind to implement innovative smart-city technologies within the proposed park and public domain in conjunction with Council.	\$300,000
Total	\$24,904,164 c.\$188,700 per dwelling

Strategic Merit



Responding to a change in circumstances



Responds to changing demographics

- Local participation in rugby union has declined dramatically in the 70 years since the site was acquired by Eastwood Rugby. Rugby is growing in NW Sydney, despite the absence of established Clubs and infrastructure.
 - Site barely used by local community – average 19 times/year (pre-Covid).
 - Only 41 patrons per day on average to North Ryde RSL Sports Club.
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Responds to new infrastructure investment

- Agreement between Eastwood Rugby and The Hills Shire Council will deliver 3 x full-sized playing fields purpose-built for rugby union training and competition.
 - This represents a net increase in regional sporting infrastructure that is only able to be made possible by this Planning Proposal.
 - These fields will be publicly-owned + available for local community sporting use.
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Consistency with the North District Plan



Housing Supply

- 132 dwellings to meet the 2026+ housing targets for the Ryde LGA.
 - Compact dwelling typologies are much-needed within the District, yet not well accounted for in current forward-planning.
 - 'Missing middle' of low-rise compact dwellings that are affordable, convenient, efficient and sustainable.
 - Accommodate a range of household types, including young families and down-sizers.
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30 Minute City

- 30 minute walking/public transport distance to local and regional retail centres, passive open space/bushland, active open space, primary/secondary/tertiary education, hospitals and health facilities, and significant employment opportunities within the Macquarie Park corridor.
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Urban Tree Canopy

- 570 additional trees across the site.
- Urban tree canopy cover of approximately 65% of site area, well above the target established under the District Plan (40%).
- Significant improvements to local biodiversity and reduction in urban heat.

Consistency with Ryde's Local Strategic Planning Statement and Local Housing Strategy



Housing Diversity

- Existing housing stock within the Ryde LGA is characterised by large freestanding houses and, more recently, high-density residential apartments.
 - New housing in Mac Park/Ryde LGA is apartment-heavy – 95% of new development has been apartments.
 - 2-storey height is compatible with the surrounding neighbourhood whilst offering amenity and walkability.
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Respond to Local Housing Needs

- Providing low-rise diverse housing will meet the housing needs of young families and older down-sizers who already reside within the Ryde LGA.
 - Proposed \$5 million affordable housing contribution (not required by existing local planning policies) will also deliver significant public benefits.
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Local Amenity

- Facilitating the coordinated delivery of new housing with significant public amenity will improve liveability and ensure public spaces are well-used and enhance social interaction.
- The delivery of the proposed 1-hectare public park will cater to a diverse range of recreational needs across the full spectrum of the existing and future community and provide an important meeting point and source of local amenity.

Open Space Future Provision Strategy (Pt.1)

- Proposed open space provision at Fred Caterson Reserve:
 - 1 x natural grass playing field
 - 2 x synthetic playing fields
 - Broadcast-quality lighting
 - Club and team infrastructure, equitable change facilities, modern amenities
 - On-site parking.
- Proposed open space provision at TG Millner site:
 - Multi-purpose sports court capable of flexible use for sports such as basketball, netball, badminton and futsal
 - 3 x table tennis tables
 - 2 x volleyball courts
 - Open lawns capable of being used for passive recreation capable of accommodating 2 x small-sided football/rugby fields
 - Picnic pavilion and seating grove for BBQs, birthdays and other social gatherings
 - All-abilities nature playground
 - Fitness stations
 - Loop path
 - Amphitheatre seating
- The proposed informal open space has been informed by extensive community consultation and engagement, which has indicated a preference for more diverse facilities that meet the needs of a wider spectrum of the community, and which do not impact on local amenity – light spill, traffic, parking etc.



Open Space Future Provision Strategy (Pt.2)

- OSFPS is a Council infrastructure strategy that sets out how Council will provide playing fields to meet the needs of population growth across the whole LGA. It identifies the need for additional playing fields to support 50,000+ future residents by 2036.
- The 132 dwellings proposed in this planning proposal generate demand for **less than 5%** of a single playing field.
- Council agree that there is **no nexus** between the planning proposal and the need for new playing fields, either from the removal of existing facilities or the development of new dwellings.
- Existing playing fields are **private rugby facilities** that are being replaced/expanded by the Proponent in a location that is better-suited to the needs of its users - a **net increase in public sporting infrastructure**. The OSFPS does not distinguish between local and district-level sporting infrastructure.
- The Proponent's **VPA** includes a \$1 million financial contribution to Council for the purpose of facilitating the conversion of an existing turf playing field elsewhere in the LGA to synthetic by Council.

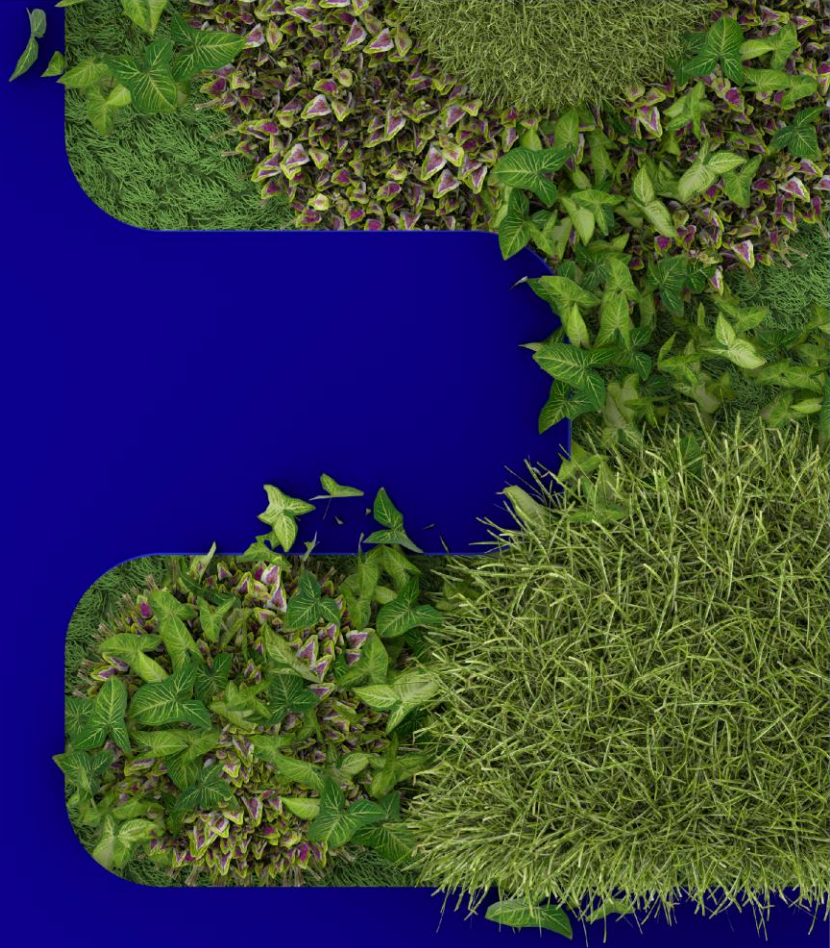


Open Space Future Provision Strategy (Pt.3)

- The OSFPS barely mentions TG Millner Field and identifies better options to provide playing fields:
 - Synthetic conversion of existing turf playing fields.
 - Existing Council-owned open spaces (e.g. Darvall Park, Gannan Park and Waterloo Park).
 - State and Commonwealth Government-owned land (e.g. Christie Park, CSIRO Marsfield site).
 - Shared use of existing education grounds (e.g. Epping Boys High School, Macquarie University).
- These options provide significantly more capacity than is required under the OSFPS, and most of **these sites ranked higher than TG Millner**.
- TG Millner Field was the **only privately-owned land identified in the OSFPS**, yet no funding was identified and no assessment of cost-effectiveness of any of the options was undertaken.
- Evident that Council can meet demand for playing fields through more suitable and cost-effective options, without acquiring private land.



Site-Specific Merit



Key Site-Specific Planning Issues

Issue	Technical Report	Summary
Contamination	Douglas Partners	Not likely to be any significant contamination risks, based on site history and limited testing of soil and groundwater.
Tree Retention/ Removal	Sydney Arbor Trees	Proposal facilitates +570 trees throughout the site, with 65% tree canopy cover.
Transport	CBHK	Intersections continue to perform at existing LoS. Vimiera Road access is safe and effective. Adequate on-site parking.
Flooding and Stormwater	Northrop	Improved management of overland flows on site and surrounding land with appropriate stormwater infrastructure.
Sydney Metro	Douglas Partners	Tunnels are at significant depths (40m+) within bedrock, no restrictions on development.

Current Planning Context

- *State Environmental Planning Policy (Housing) 2021* (the Housing SEPP) permits the development of seniors housing on land zoned RE2 Private Recreation where the development is carried out on land used for the purpose of an existing registered club and where the land adjoins land zoned for residential purposes.
- These controls would permit the development of a combination of independent living units (ILUs) and a residential care facility, up to **3 storeys in height with a FSR between 0.5:1 to 1:1**.
- These controls would allow a 100-bed care facility and approximately 270 independent living units on the site, without any VPA or significant open space benefits. This option does not achieve the Club objectives and does not leave any meaningful legacy to the community.
- The Clubs have taken preliminary steps to prepare a State Significant Development Application (SSD-48034208) for the redevelopment of seniors housing in accordance with the SEPP as a fallback position – however the **planning proposal remains the preferred outcome that is mutually beneficial for the Clubs, Council and the community.**



Exclusion of Housing Code

- Council's submission raises concerns regarding the future potential use of the Housing Codes contained in *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.
- Proponent is committed to a high-quality outcome as envisaged in the master plan. It is not expected that DPE would support at Gateway a site-specific LEP provision excluding the application of the Housing Code, however, a number of other mechanisms are available and proposed to ensure future development is assessed by Council through a Development Application(s):
 - Voluntary imposition of a covenant on title by the landowner prior to subdivision.
 - Voluntary inclusion of the above commitment in the Planning Agreement.
 - Draft DCP requirement that evidence of the covenant be provided as a condition of any DA for subdivision.
- These mechanisms have been developed with legal advice and are fully enforceable.



Conclusion and Next Steps

- The Planning Proposal provides for a very reasonable and sensitive response to development of the site. It delivers significant public benefits that are well in excess of the existing planning requirements and of those provided by other developments within the district.
- The Planning Proposal meets the Strategic Merit Test because it responds to a change in local circumstances – being the investment in new regional rugby facilities by the Proponent at Fred Caterson Reserve, and the shifting local demographics which have seen a decline in rugby participation – and because it is consistent with the Sydney North District Plan and Ryde Local Strategic Planning Statement.
- The Planning Proposal meets the Site-Specific Merit Test because the scale and nature of development proposed is highly compatible with, and will deliver significant public benefits to, the surrounding community. Technical matters have been considered and can be addressed through PP finalisation and future DAs.
- Request that should the District Panel support the Planning Proposal proceeding to Gateway, that the Panel takes on the Planning Proposal Authority role. The Proponent will continue to work with Council to progress the Site-Specific DCP and Planning Agreement.



Questions?



Ethos
Urban

