

26 August 2022

The Acting General Manager
City of Ryde
Level 1, Building 0
Riverview Business Park 3
3 Richardson Place
NORTH RYDE NSW 2113

Dear Sir,

**MARSFIELD COMMON PLANNING PROPOSAL
146 VIMIERA ROAD, MARSFIELD**

City of Ryde Council has before it a planning proposal jointly presented by North Ryde RSL and Eastwood Rugby Club to redevelop TG Millner Field into Marsfield Common – a low-rise residential development containing a 1ha public park and a range of other community benefits.

The applicants have previously provided Council with a range of independent expert reports (urban design, traffic, planning and economic impact) which objectively address the planning merits of the proposal.

The two community clubs have been open and transparent regarding the proposal from the start of the process. Notwithstanding that the planning proposal process provides for formal community consultation to occur following receipt of a potential Gateway Determination, the Clubs engaged Polis Partners to undertake community engagement from the date of submission of the proposal, the outcomes to date of which are provided to Council in a separate report.

In keeping with this approach, Polis Partners recently engaged YouGov to undertake a comprehensive survey to provide an evidence-based assessment of community knowledge and opinions regarding the Marsfield Common proposal.

The methods used by YouGov have been tested and consistently proven to be the most accurate of any Australian polling company. YouGov uses a variety of methodologies and specialise in providing strategic guidance based on accurate research. YouGov is a non-partisan company and a proud member of the Australian Polling Council.

The survey study was conducted in early August 2022 on live telephone to mobiles and landlines with one third of those interviewed living within 1km of the site, one third within 1 to 3.5 km from the site, and one third living more than 3.5 km from the site.

Comments on survey conclusions

The survey results confirmed there is strong community support for the proposal (39%). Just over two in five people (41%) were aware of the proposal before the survey. After reading out a range of objective positive and negative statements about the project, support increased from 11% to 39% and opposition dropped from 31% to 25%. Support amongst respondents of Chinese/Korean background rose to 48% from 8%.

The following table outlines the top-rating reasons in support of the project within the community:

Top reasons for support	Polis Partners Comment
Helps the two community clubs remain sustainable 64% more supportive	Favourability ratings: North Ryde RSL +46% Eastwood Rugby +32% TG Millner Field is no longer relevant to the changing demographics of the Ryde LGA – a trend initially identified by Eastwood Rugby Club in 1990 and reflected since then in the declining usage of the playing fields and registered Club - which North Ryde RSL saved in 2000 when Eastwood Rugby became insolvent due to the lack of patronage of the TG Millner facilities.
More green space for the community and families to enjoy 76% more supportive	60% of respondents prefer a public park to a rectangular sports field. Chinese and Korean respondents are far more supportive of an open park than a rectangular field (80% versus 11%). A new 1-hectare public park will include a multi-purpose court, all-abilities play equipment, seating areas, amphitheatre, fitness stations, a seniors' exercise area and a walking track.
No high-rise buildings 73% more supportive	The proposal consists of 132 two-storey houses and terraces – the lowest density possible - each with a garage
Affordable housing*	The proposal includes a voluntary community contribution of \$5M for the provision of affordable housing within the City of Ryde LGA.

* YouGov Survey: Reasons for supporting the proposal - verbatim

Conclusion

While there has been some vocal opposition to the proposal on some limited social media platforms, the survey demonstrates support for the Marsfield Common planning proposal across the community.

The proposal offers to deliver to the Ryde community \$25 million in voluntary community benefits.

We would welcome the opportunity to brief Council in more detail regarding the research undertaken by YouGov given its objective rigour and ensuing conclusions regarding the views of the local community towards the project.

Yours faithfully,

A handwritten signature in blue ink that reads "Peter Shmigel". The signature is fluid and cursive, with the first name "Peter" and last name "Shmigel" clearly distinguishable.

Peter Shmigel
Executive Director

Attached

- YouGov Marsfield Common Survey
- Community Engagement Report