

MEDIA RELEASE

1 September 2026

Urban Taskforce says Ryde's IHO on TG Millner is the height of hypocrisy

CEO of the Urban Taskforce, Tom Forrest, said that Ryde Council has no shame in placing an [interim heritage order](#) (IHO) on TG Millner Fields. This a last ditch effort to prevent development. It is a gross misuse of the Heritage Act and must be perfunctorily rejected.

Ryde Council controversially demolished the iconic post WWII modernist heritage Ryde Civic Centre, leaving a hole in the ground that is collecting rubbish and breeding mosquitos.

They saw no merit in protecting their own heritage building but are happy to use the Heritage Act to mount a NIMBY campaign to prevent housing supply and redevelopment of the TG Milner field.

This is clear case of opportunistic hypocrisy from Ryde Council.

Ryde Council considered a Heritage Order on the TG Millner site back in 2020 and decided not to proceed. The decision then was that the **site lacked sufficient local heritage significance**.

North Ryde RSL had been losing money on the TG Millner site for many years until it sold the site to private developer interests late last year. The new owners are now looking to develop much needed housing supply on the site, while preserving a significant area for public open green space.

The Interim Heritage Order will delay development.

Council's justification for this is to allow for an evaluation of its local significance. But that was done in 2020. Anything carried out now is just a further attempt to obstruct new housing supply.

The delay will increase costs for the developers and prevent construction, making the site less feasible and putting the project at risk. This effectively blocks 106 proposed new homes of 3-5 bedrooms each – the “missing middle” of housing supply.

Ryde Council has, so far, approved just under two-thirds (63%) of its pro-rata National Housing Accord target. The only developments being approved in the area are those that have been removed from purview of Council and taken over by the SSDA process.

Ryde Council's cynical misuse of the Heritage Act will push the local Housing Accord target even further away.

This spoiler attempt by Ryde Council must be resisted by the NSW Government. Their IHO should be withdrawn. The ball is now in the Heritage Council's court along with the Minister responsible for Heritage, Penny Sharpe.

*The comments and analysis above can be attributed to **Tom Forrest**, CEO, Urban Taskforce.*

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*The **Urban Taskforce Australia** is a property development industry group, representing Australia's most prominent property developers and equity financiers.*