FOKE • P.O. BOX 584 • GORDON 2072 • TEL (02) 9416 9007
www.foke.org.au **www.facebook.com/ friendsof kuringgai** Est. in 1994
2024 - Celebrating 30 years of Caring for Ku-ring-gai

FRIENDS OF
KU-RING-GAI
ENVIRONMENT INC.

The Hon. Chris Minns MP
Premier of NSW
Parliament House
Macquarie Street
SYDNEY NSW 2000
Email: office@premier.nsw.gov.au

Property and Development NSW (PDNSW)
Email: pdnsw.info@property.nsw.gov.au

24 October 2026

Dear Premier

RE: Objection to the proposed sale of Hillview, 1334 Pacific Highway, Turramurra

I am writing on behalf of Friends of Ku-ring-gai Environment Inc (FOKE) to object strongly to the proposed sale of Hillview, 1334 Pacific Highway, Turramurra. We call on the Government to withdraw the site from sale and keep it in public ownership.

The community understood your Government's commitment at the last election to keep public assets in public hands, and took it at its word. Ku-ring-gai residents will judge that commitment by what happens at Hillview. As an immediate step, we ask for your assurance that the site will not be marketed, and no expressions of interest sought, until the questions in this letter have been answered and the Government has consulted Ku-ring-gai Council.

The housing case for sale has failed

Government advice to the Member for Wahroonga, Alister Henskens SC MP, published by FOKE, states that NSW Health declared Hillview surplus in 2024, that the Government Property Audit identified it as suitable for housing, and that the housing delivery agencies expressed no formal interest. PDNSW intends to market it with the adjoining Transport for NSW land at 1330 Pacific Highway, a combined area of over 10,000 square metres.

Under the Government Property Framework, surplus sites are first offered to other agencies to see whether they can be repurposed. A private sale would not guarantee homes: the Sydney Morning Herald reported in April 2026 that only five sites sold through the land audit had been the subject of development applications. Nor is the sale needed to meet Ku-ring-gai's housing target of 7,600 homes by 2029, when the Transport Oriented Development scheme alone provides capacity for approximately 24,500 additional dwellings. The Minister for Lands and Property has said that "vacant sites serve no one". We agree. Selling Hillview would

trade a heritage site and future public open space for a one-off payment and no guaranteed homes. The answer is to return it to public use.

Heritage that cannot be replaced

Hillview (I155) and the Hillview Garages at 1340 Pacific Highway (I156) are local heritage items within the Hillview Conservation Area (C40) under the Ku-ring-gai Local Environmental Plan 2015. The site includes a late Victorian residence built between 1884 and 1893, a Federation guest house of around 1913, a garage of around 1915, a stone fence, terraced gardens and mature trees. It was saved for public use once before: after Ku-ring-gai Council purchased it, the combined Rotary Clubs of Ku-ring-gai funded its refurbishment, and it opened as a regional health centre in 1978.

The State is allowing Hillview to deteriorate through neglect while it remains in public ownership. That neglect must not become the reason for sale, and once sold, Hillview is lost to the public permanently. The State Heritage Inventory holds section 170 records for Hillview from NSW Health, Transport for NSW and the Department of Planning, Housing and Infrastructure, and section 170A of the Heritage Act 1977 requires at least 14 days' written notice to the Heritage Council before ownership of a listed item is transferred.

Open space and green links for a growing centre

Turramurra's main parks are on the other side of the Pacific Highway. The south-western side has bushland reserves but no large recreational park near the centre. Retained as public open space, Hillview would give residents of the new higher-density housing a substantial park they can reach without crossing the highway. Its mature canopy also links the town centre with Sheldon Forest, one of the five largest high-quality remnants of the critically endangered Blue Gum High Forest, in keeping with the Government's own Sydney Green Grid.

A public future

Public ownership need not mean the Government runs the site. Hillview at Sutton Forest is being restored as a cultural and educational hub under a long-term lease, and Hornsby Shire Council restored the 1903 Wallarobba homestead as an arts and cultural centre. Turramurra's Hillview could become a civic and cultural centre for the Upper North Shore.

Our requests

FOKE asks the NSW Government to:

- pause any marketing of the site, and any call for expressions of interest, until these questions have been answered and Ku-ring-gai Council has been consulted;
- withdraw Hillview from sale and keep the site in public ownership;
- confirm whether Hillview was offered to other agencies for public use at the first step of the Government Property Framework and, if it was not, offer it for public use now, including to Ku-ring-gai Council;
- confirm which lots are being offered, including 1330 and 1340 Pacific Highway, which agency owns each lot, and what land is reserved for road, rail and pedestrian works;
- confirm whether the Heritage Council has been given notice under section 170A, and update NSW Health's section 170 register entry to cover the full listed item;
- fund urgent weatherproofing and security works, and prepare a conservation management plan; and
- begin discussions with Ku-ring-gai Council on transferring, co-managing or leasing the site for public open space and community, cultural or health uses.

We ask for a written response to each of these requests, and would welcome the opportunity to meet with the Government and PDNSW to discuss a public future for Hillview. A detailed submission is available on request.

Yours faithfully
Kathy Cowley
Kathy Cowley
PRESIDENT
cc: The Hon. Steve Kamper MP, Minister for Lands and Property
cc. The Hon. Ryan Park MP, Minister for Health, Minister for Regional Health
cc. The Hon. Penny Sharpe MLC, Minister for Heritage
cc. The Hon Alister Henskens SC MP, Member for Wahroonga
cc Matt Cross MP Member for Davidson
cc Nicolette Boele MP Member for Bradfield
cc Mayor and Councillors Ku-ring-gai Council

Sources

FOKE, "Don't Sell Hillview" (Government advice to Mr Henskens; site history): https://www.foke.org.au/chris-minns-should-keep-his-election-promise-and-not-sell-hillview-community-health-centre/
Max Maddison, "Secret analysis reveals $1.4b in public land facing potential sale", Sydney Morning Herald, August 2026 (Government Property Framework): https://www.smh.com.au/politics/nsw/secret-analysis-reveals-1-4b-in-public-land-facing-potential-sale-20260803-p60kvu.html
Max Maddison, "The policy getting in the way of improving Sydney's housing supply", Sydney Morning Herald, 27 April 2026: https://www.smh.com.au/politics/nsw/the-policy-getting-in-the-way-of-improving-sydney-s-housing-supply-20260427-p5zrb6.html
NSW Government, "New land audit sites released to market" (30 July 2026; Minister for Lands and Property): https://www.nsw.gov.au/ministerial-releases/new-land-audit-sites-released-for-housing
Ku-ring-gai Local Environmental Plan 2015, Schedule 5 Environmental heritage: https://legislation.nsw.gov.au/view/whole/html/inforce/current/epi-2015-0134
Ku-ring-gai Council, Local Strategic Planning Statement 2020, Part 2 Liveability (Turramurra Local Centre): https://www.krg.nsw.gov.au/files/assets/public/v/1/hptrim/information-management-publications-public-website-ku-ring-gai-council-website-planning-and-development/ku-ring-gai-council-local-strategic-planning-statement-2020-part-2-liveability-a.pdf
Government Architect NSW, Sydney Green Grid: https://www.planning.nsw.gov.au/government-architect-nsw/projects-and-collaborations/sydney-green-grid
Australian Government (DCCEEW), Conservation Advice: Blue Gum High Forest of the Sydney Basin Bioregion: https://www.dcceew.gov.au/environment/biodiversity/threatened/conservation-advices/blue-gum-high-forest-sydney-region
NSW Planning, Ku-ring-gai Council's housing target snapshot: https://www.planning.nsw.gov.au/the-planning-system/housing/housing-targets/ku-ring-gai-councils-snapshot
Ku-ring-gai Council, Ordinary Meeting of Council, 28 April 2026 (housing capacity): https://kuringgai.infocouncil.biz/Open/2026/04/OMC_28042026_AGN_AT_SUP.htm
Museums & Galleries of NSW, Wallarobba Arts and Cultural Centre: https://mgnsw.org.au/organisations/wallarobba-arts-and-cultural-centre/
Wingecarribee Shire Council, Hillview Estate, Sutton Forest: https://www.wsc.nsw.gov.au/Plan-and-Build/Community-Interest-Items/Hillview-Estate
State Heritage Inventory, "Hillview" (NSW Health s170 register, item 3540296): https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=3540296
State Heritage Inventory, "Hillview Garages" (Transport for NSW s170 register, item 4309663): https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=4309663
State Heritage Inventory, "Hillview Garages & Precincts" (Department of Planning, Housing and Infrastructure s170 register, item 3490028): https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=3490028
Heritage Act 1977 (NSW), sections 170 and 170A: https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1977-136
Ku-ring-gai Council, Hillview Heritage Conservation Area inventory sheet (Appendix A to the 2018 heritage conservation areas planning proposal)

Ku-ring-gai Local Centre Heritage Conservation Area – Hillview, Turramurra
https://www.foke.org.au/hillview-too-important-to-lose-2-2-2-2/
History of Hillview, 1334 Pacific Highway, Turramurra, as published in the Ku-ring-gai Historical Society Journal 'The Historian' Vol 35 No.1, October 2006
https://www.foke.org.au/hillview-turramurras-history/
Hillview needed more than ever – a leader in community health
https://www.foke.org.au/chris-minns-should-keep-his-election-promise-and-not-sell-hillview-community-health-centre-2/



Photo: "Hillview" federation house, Oct 16, 2026