

Agenda
Lane Cove Local Planning Panel Meeting
10 March 2026



Lane Cove Council

Notice of Meeting

Dear Panel Members,

Notice is given of the Lane Cove Local Planning Panel Meeting, to be held in the Council Chambers on Tuesday 10 March 2026 commencing at 4.30pm. The business to be transacted at the meeting is included in this business paper.

Yours faithfully



Louise Kerr
General Manager

Lane Cove Local Planning Panel Meeting Procedures

The Lane Cove Local Planning Panel (LCLPP) meeting is chaired by Ms Janet Murrell or alternate Chairs. The meetings and other procedures of the Panel will be undertaken in accordance with any guidelines issued by the General Manager.

The order of business is listed in the Agenda on the next page. That order will be followed unless the Panel resolves to modify the order at the meeting. This may occur for example where the members of the public in attendance are interested in specific items on the agenda.

Members of the public may address the Panel for a maximum of 3 minutes. All persons wishing to address the Panel must register prior to the meeting by contacting Council's Office Manager – Environmental Services on 9911 3611. Where there are a large number of objectors with a common interest, the Panel may, in its absolute discretion, hear a representative of those persons.

Minutes of LCLPP meetings are published on Council's website www.lanecove.nsw.gov.au as soon as possible following the meeting. If you have any enquiries or wish to obtain information in relation to LCLPP, please contact Council's Office Manager – Environmental Services on 9911 3611.

Please note meetings held in the Council Chambers are Webcast. Webcasting allows the community to view proceedings from a computer without the need to attend the meeting. The webcast will include audio of members of the public that speak during the meeting. Please ensure while speaking to the Panel that you are respectful to other people and use appropriate language. Lane Cove Council accepts no liability for any defamatory or offensive remarks made during the course of these meetings.

The audio from these meetings is also recorded for the purposes of verifying the accuracy of the minutes and the recordings are not disclosed to any third party under the Government Information (Public Access) Act 2009, except as allowed under section 18(1) or section 19(1) of the PPIP Act, or where Council is compelled to do so by court order, warrant or subpoena or by any other legislation.

DECLARATIONS OF INTEREST

APOLOGIES

NOTICE OF WEBCASTING OF MEETING

LANE COVE LOCAL PLANNING PANEL REPORTS

- 1. PLANNING PROPOSAL 48 - HERITAGE AMENDMENT - 1 AUSTIN CRESCENT,
LANE COVE..... 4**
- 2. SUPPLEMENTARY REPORT - 94 NORTHWOOD ROAD, NORTHWOOD..... 23**

Lane Cove Local Planning Panel Meeting 10 March 2026
PLANNING PROPOSAL 48 - HERITAGE AMENDMENT - 1 AUSTIN CRESCENT, LANE COVE

Item No: LPP2/26
Subject: Planning Proposal 48 - Heritage Amendment - 1 Austin Crescent, Lane Cove
Record No: SU11063 - 12673/26
Division: Planning and Sustainability Division
Author(s): Golrokh Heydarian; Christopher Pelcz

Property:	1 Austin Crescent, LANE COVE, NSW 2066
PP No:	Planning Proposal 48
Legal Description	Lot 1, DP 343988
Date Lodged:	04/02/2026
Applicant:	Urbanism Pty Ltd
Site Area:	510 m ²
Description of Proposal:	Amend Schedule 5 of the Local Environmental Plan to remove 1 Austin Crescent as a heritage item.
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-4).
Relevant Strategic Planning documents	<i>Greater Sydney Region Plan – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Section 9.1 Ministerial Directions</i> <i>Local Environmental Plan 2009</i>
Recommendation	That Planning Proposal No. 48 be supported.

PURPOSE

The Lane Cove Local Planning Panel is required to review the proposal with a view to providing Council with advice in relation to the changes requested to the Lane Cove LEP.

REASON FOR REFERRAL

Article I. The Planning Proposal is referred to Council's Local Planning Panel under Section 9.1 of the *Environmental Planning and Assessment Act 1979*. This Section requires referral of any Planning Proposal to the Local Planning Panel for advice with an assessment report which sets out recommendations in relation to the Proposal.

Article II. The Planning Proposal does not meet any of the criteria for an exemption from referral to the Local Planning Panel. This criterion is as follows;

- a) the correction of an obvious error in a local environmental plan.
- b) matters that are of a consequential, transitional, machinery or other minor nature; or
- c) matters that Council's General Manager considers will not have any significant adverse impact on the environment or adjoining land.

Article III.

Therefore, the Planning Proposal must be referred to the Local Planning Panel for advice prior to Council making any determination on the matter.

EXECUTIVE SUMMARY

The purpose of this report is to consider the planning merits and seek the Panel's advice on the proposal to remove the property located at 1 Austin Crescent, Lane Cove as a heritage item from Schedule 5 of the Local Environmental Plan (LEP).

[Planning Proposal 48](#) is accompanied by:

- [Heritage assessment \(AT-2\)](#);
- [Independent Heritage review \(AT-3\)](#); and
- [Assessing Heritage Significance](#) – NSW Heritage criteria (**AT-4**).

BACKGROUND

In addition to the above, one of the Section 9.1 Ministerial Directions is relevant to this Planning Proposal. Direction 3.2 Heritage Conservation applies because the Planning Proposal is seeking to remove 1 Austin Crescent, Lane Cove as a heritage item.

The applicant's heritage assessment (**AT-2**) attempts to demonstrate that the property and its surrounds have been altered significantly and retain no further heritage value, either individually or part of a group. Therefore, any inconsistency with this Direction is justified by a study and would be of minor significance.

SITE

The subject site is located on the eastern side of Austin Crescent, in an angle formed by the junction between Austin Crescent and Austin Street. The lot is roughly triangular in shape with a splayed edge south, and a vaguely curved edge along its southeastern boundary following the curvature of Austin Street. Development on the site is generally oriented west to east. The site slopes upward from Austin Crescent, rising to the east on Austin Street. The site contains one two-storey residential dwelling.

The site is a listed heritage item (I151) located adjacent to 'House', 3 Austin Crescent, Lane Cove (item no. I152), and in close proximity to "Lane Cove Public School", 145–153 Longueville Road (item no. I178). This is shown in **Figure 1** below.

Lane Cove Local Planning Panel Meeting 10 March 2026
PLANNING PROPOSAL 48 - HERITAGE AMENDMENT - 1 AUSTIN CRESCENT, LANE COVE

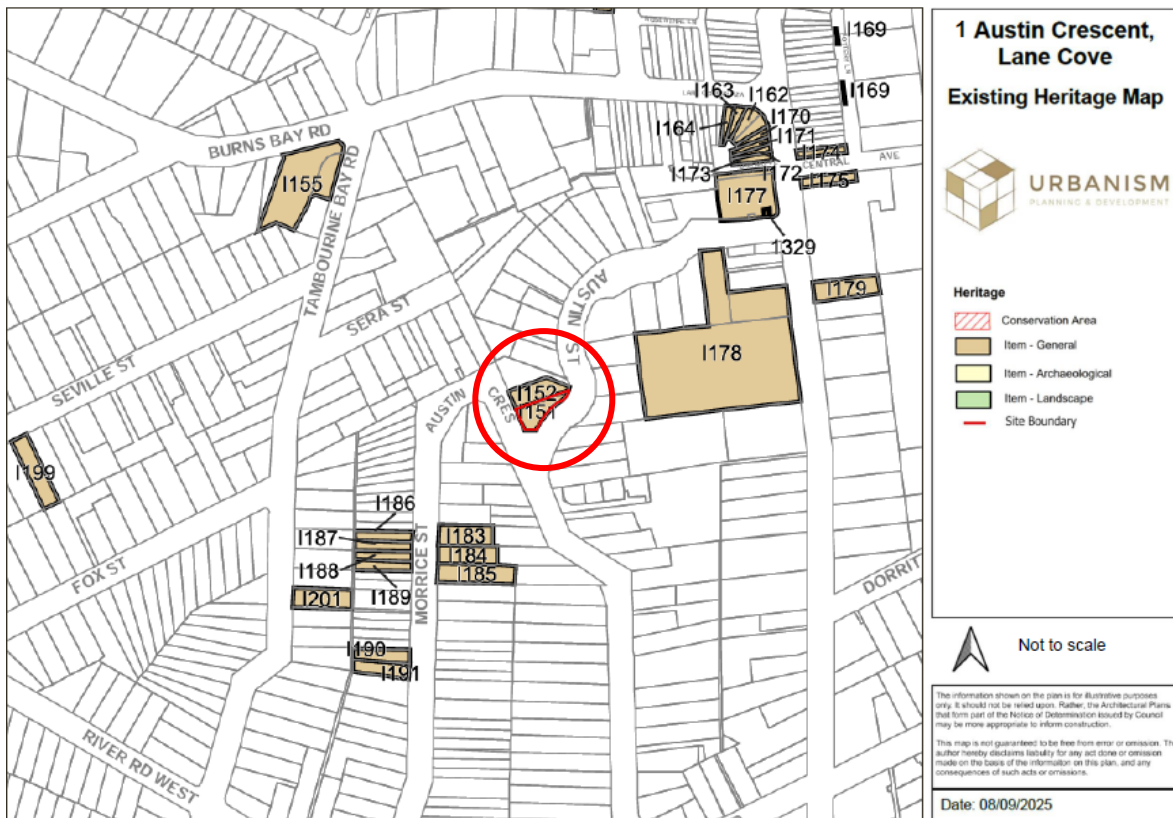


Figure 1: Heritage Map - Existing

The site is not located within or in proximity to a Heritage Conservation Area (HCA).

The property adjoins neighbouring residential development along its northern boundary, with the property’s western boundary (principal) fronting Austin Crescent, with eastern/southern boundaries (secondary) fronting Austin Street – shown in **Figure 2**. The street view is shown in **Figure 3**.

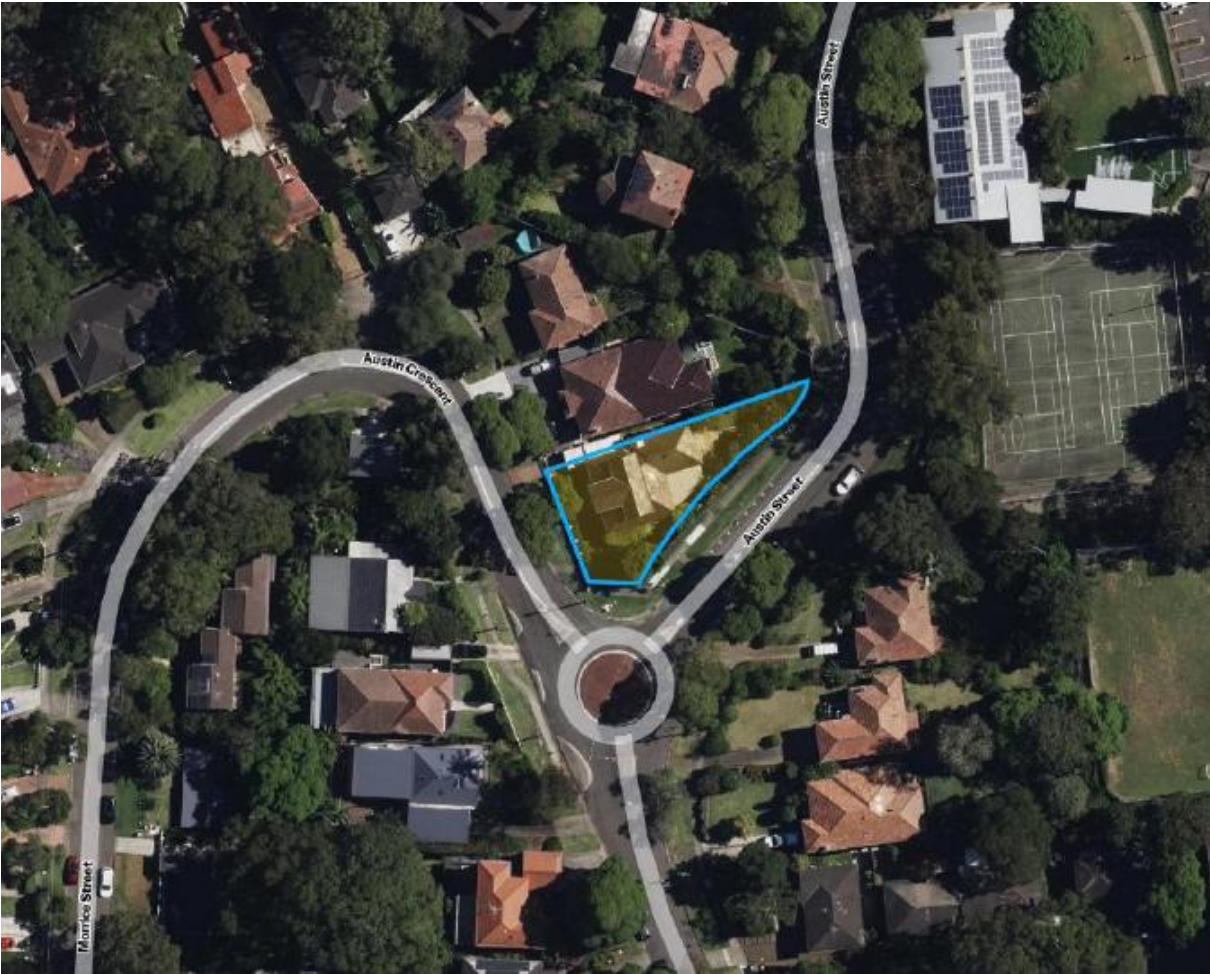


Figure 2: Aerial image of the local area, with subject site outlined in blue (Source: NSW Spatial Explorer, 2026).



Figure 3: View of local streetscape looking northeast along Austin Crescent with the subject site indicated with red arrow (Source: Three + One Heritage, January 2026)

The subject dwelling is a two-storey, late Interwar era dwelling, originally of a simple, austere style but now with a heavily modified appearance. It is slightly elevated above ground level and of brick construction with a modern cement render applied. The original medium-pitched hipped roof form remains partially visible and is clad with tiles, however it has been substantially impacted by a later first-floor addition.

The two heritage items (1 and 3 Austin Crescent) in their original state are shown in **Figure 4**.

HISTORY

According to the applicant's study (**AT-2**), the subject dwelling was constructed circa 1941, with aerial imagery confirming that Nos. 1, 3, and 5 Austin Crescent were already completed by February 1942 (see **Figure 5**). At the time of construction, the three houses shared a similar architectural style, each being a full brick, single storey, detached Inter-War Californian Bungalow.

It is noted that both the subject site at No. 1 Austin Crescent and the adjoining dwelling at No. 3 Austin Crescent were listed as local heritage items under LCLEP 2009. No. 3 Austin Crescent has recently been unanimously supported by the Lane Cove Local Planning Panel for delisting, while No. 5 Austin Crescent is not heritage listed. Notwithstanding their former heritage status, both No. 1 and No. 3 Austin Crescent have undergone substantial alterations in recent years and no longer retain a high level of architectural integrity or consistency with their original built form. By contrast, No. 5 Austin Crescent, although not heritage listed, has experienced minimal modification and remains the most intact and representative example of the original Inter-War Californian Bungalow style within the immediate streetscape.



Figure 4: From left to right: no. 5, no. 3, and no.1 Austin Crescent in 1987, Lane Cove Council. (Source: NSW State Heritage Inventory)



Figure 5: Historical aerial imagery of no. 1, 3, and 5 Austin Crescent from 1930-2025 (Source: 1943-2005, NSW Historical Imagery Viewer; 2025, NSW Spatial Explorer)

According to the applicant’s argument (in **AT-2**), the site at 5 Austin Crescent, is not listed as a heritage item. However, the dwelling was constructed in the same period as the neighbouring dwellings of 1 and 3 Austin Crescent (between 1930-1942). The dwelling presents as an example of development in the late Interwar period with a face brick finish, simple tile clads hipped roof, and minimal decorative detailing.



Figure 6: No. 1 Austin Crescent in October 2024. (Source: Google Street View)

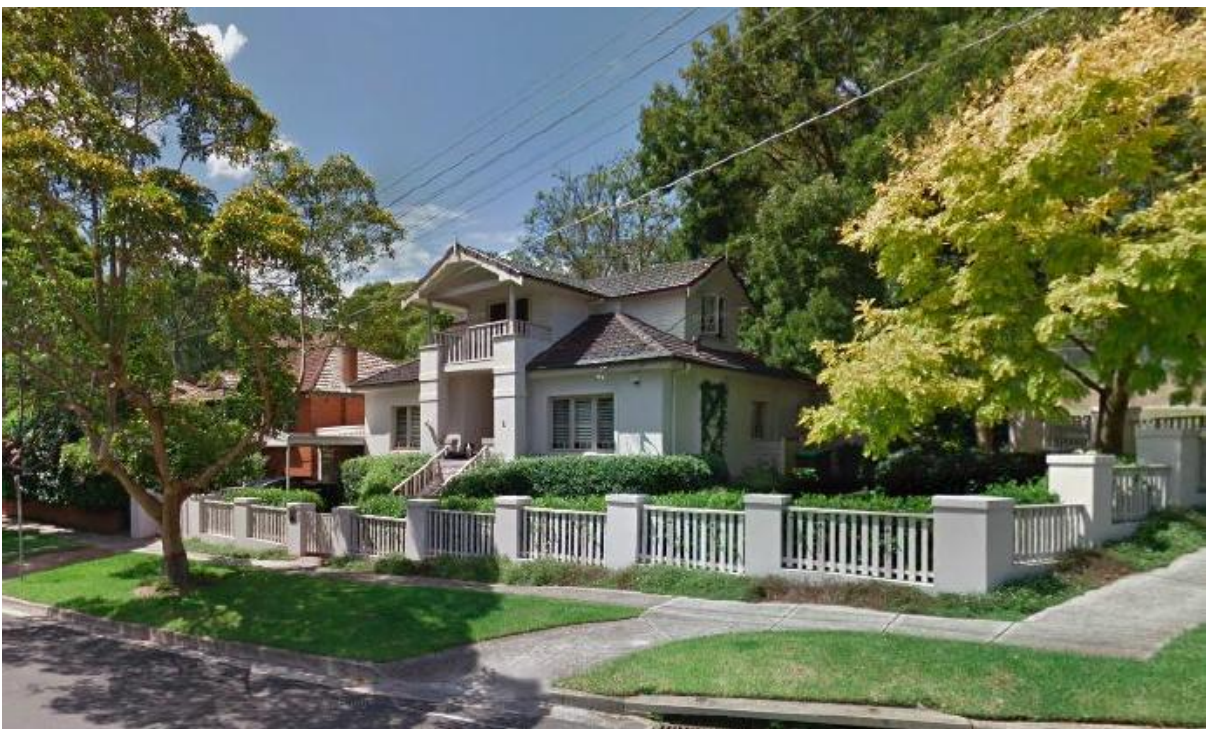


Figure 7: No. 1 Austin Crescent in Feb 2013 (Source: Google Street View)

Dwelling Exterior

The subject dwelling is a two-storey, late Interwar era dwelling, originally of a simple, austere style but now with a heavily modified appearance. It is slightly elevated above ground level and of brick construction with a modern cement render applied. The original medium-pitched hipped roof form remains partially visible and is clad with tiles, however it has been substantially impacted by a later first-floor addition.

The first-floor addition comprises weatherboard-clad walls and a cross-hipped gable roof with tile roofing. It incorporates a centrally located balcony to the western elevation fronting Austin Crescent, with a timber balustrade and gabled awning roof, integrating the former ground floor portico at the entrance. Gable elements to the north and south elevations incorporate windows. The western façade openings have been modified, including replacement of former timber sash windows with triple casement windows incorporating multi-pane coloured glass detailing to the lower panes. The original chimney has been removed, though the chimney flue remains evident to the southern elevation. The side elevations are highly modified, with windows largely replaced (potentially excluding kitchen sash windows to the northern elevation). A timber-framed carport/garage structure is located along the northern boundary and projects forward of the dwelling.

The rear includes a later extension with a hipped roof, cement-rendered walls, and contemporary aluminium-framed windows and doors. The rear yard is generous in size and contains established plantings.

The exterior has been modified with the following:



- Modern, cement-rendered brick finish to principal façade
- Projecting porch entryway with rendered masonry piers
- Tile-clad hipped roof of medium pitch with later cross-gabled first floor addition
- First floor addition with street facing balcony and gabled awning structure

Figure 8: Street-facing façade of 1 Austin Crescent, Lane Cove (Source: Three + One Heritage, 16.01.26)



- Cement-rendered external walls
- Tile-clad hipped roof of medium pitch
- Aluminium framed openings to rear extension, timber framed to principal building form
- Rear deck area with timber shade structure
- Crazy paver tile finish to rear courtyard and artificial grass finish to elevated rear yard
- Later stone wall and koi pond feature adjacent deck area

Figure 9: Rear eastern elevation of 1 Austin Crescent, Lane Cove (Source: Three + One Heritage, 16.01.26)

Lane Cove Local Planning Panel Meeting 10 March 2026
PLANNING PROPOSAL 48 - HERITAGE AMENDMENT - 1 AUSTIN CRESCENT, LANE COVE



- Modern, cement-rendered
- Timber framed awning and sash windows
- Paved side pathway

Figure 10: Northern façade of 1 Austin Crescent, Lane Cove (Source: Three + One Heritage, 16.01.26)



- Modern, cement-rendered brick finish
- AC unit enclosure
- Services box and battery
- Timber framed casement windows
- Rendered chimney flue

Figure 11: Southern façade of 1 Austin Crescent, Lane Cove (Source: Three + One Heritage, 16.01.26)



- Crazy paver finish to rear courtyard
- Elevated artificial grass area with timber retaining walls
- Soft landscaping around northern and southeastern boundary walls
- Rock feature wall with koi pond adjacent timber deck area

Figure 12: Rear yard of 1 Austin Crescent, Lane Cove (Source: Three + One Heritage, 16.01.26)

Dwelling Interior

Inside the dwelling the ground floor contains three bedrooms, two bathrooms, a kitchen, laundry and dining room that gives way to a larger open plan living area at the rear of the property. This rear portion, is a later addition and whilst externally has been designed in a similar manner to the original building, internally is entirely contemporary in appearance.

The bedroom floors, central hallway, and dining room retain timber floors, whilst the kitchen, bathroom, and laundry areas feature non-original tiles throughout. The ground floor areas feature an array of different cornice and skirting types. The main bedroom contains an original but highly modified rendered brick fireplace.

The first floor of the dwelling contains the master bedroom, an ensuite bathroom, and two storage spaces. The first floor is entirely contemporary with carpeted floors, plasterboard walls, and tiled finish to the ensuite bathroom.

The interior has been modified with the following:



- Street-facing non-original casement windows with later louvred shutters
- Rendered brick fireplace (modified) and flue
- Simple decorative plaster cornice mouldings
- Simple skirting

Figure 13: Office (Source: Three + One Heritage, 16.01.26)



- Timber flooring
- Simple skirting and architraves
- Non-original front door arrangement with top and side lights
- Highly decorative non-original cornices

Figure 14: Front hallway / foyer area (Source: Three + One Heritage, 16.01.26)



- Non-original tile wall and floor finishes
- Modern fixtures
- Leadlight horizontally oriented awning window
- Non-original ceiling and cornices

Figure 15: Main bathroom (Source: Three + One Heritage, 16.01.26)



- Painted render walls
- Timber floors
- Simple skirting and architraves
- Decorative non-original skylight

Figure 16: Dining room with access to kitchen (left), and rear living room (central) (Source: Three + One Heritage, 16.01.26)



- Timber flooring
- Street facing non-original triple casement window
- Plaster cornice mouldings
- Simple skirting and architraves
- Built-in wardrobe

Figure 17: Bed 2 (Source: Three + One Heritage, 16.01.26)



- Timber flooring
- Simple skirting and architraves
- Non-original double casement window
- Plaster cornice mouldings
- Built-in wardrobe

Figure 18: Bed 3 (Source: Three + One Heritage, 16.01.26)



- Tile flooring
- Painted render walls
- Modern kitchen fixtures
- Double timber framed sash windows

Figure 19: Kitchen (Source: Three + One Heritage, 16.01.26)



- Contemporary rear extension

Figure 20: Contemporary rear extension (Source: Three + One Heritage, 16.01.26)



- Tile flooring
- Painted render and tiled walls
- Modern laundry and bathroom fixtures
- Timber framed awning window and single-leaf door
- Plaster cornices

Figure 21: Laundry and toilet (Source: Three + One Heritage, 16.01.26)



- Contemporary first floor addition
- Master bedroom and ensuite

Figure 22: Contemporary first floor addition (Source: Three + One Heritage, 16.01.26)

STRATEGIC MERITS

This section will review and outline the strategic planning documents relevant to this Planning Proposal in order to provide an overall response at the end of the section.

Greater Sydney Region Plan

In relation to this Planning Proposal, the relevant objective and strategy is as follows:

- **Objective 13:** *Environmental heritage is identified, conserved and enhanced.*
- **Objective 39:** *A collaborative approach to city planning.*

North District Plan

In relation to this Planning Proposal, the relevant priority and action from the Plan are as follows:

- **Planning Priority N2:** *Working through collaboration*
 - **Objective 5:** *Benefits of growth realised by collaboration of governments, community and business.*

- **Planning Priority N6:** *Creating and renewing great places and local centres, and respecting the district's heritage*
 - **Objective 12:** *Great places that bring people together.*
 - **Objective 13:** *Environmental heritage is identified, conserved and enhanced.*

Local Strategic Planning Statement

In relation to this Planning Proposal, the relevant priority is as follows:

- **Planning Priority 6:** Create and renew public spaces and facilities to improve our community's quality of life.

The above policy contains a section dedicated to "Embracing Heritage", noting:

"A variety of local heritage items and heritage streetscapes form part of the character of centres throughout the North District and Lane Cove."

Therein, it further states:

"Heritage identification, management and interpretation are required so that heritage places and stories can be experienced by current and future generations."

The term "*interpretation*" is considered to be directly applicable to this Planning Proposal. In this context, the interpretation of heritage items relates not only to their understanding and presentation but also to the process of their designation.

Accordingly, a Heritage Statement has been prepared for the subject property and is enclosed with this proposal. This report provides an assessment of the property and offers an interpretation of its heritage value.

The cumulative effects of additions and alterations to the subject property over the past few decades have rendered its original heritage value to be considerably diminished.

Local Housing Strategy

Section 6 of the strategy relates to Housing Priorities within the LGA. Therein, section 6.2.7 refers specifically to "Preserving and enhancing character and heritage". This strategy recognises that character and heritage should be evolving, interpretive concepts that support innovation and contemporary community needs. Specifically, the strategy states that:

"Incorporating character and heritage can be interpretive, rather than strict repetition, encouraging new housing to build upon existing values and adapt new trends into building design and structure."

In this context, retaining the heritage listing of 1 Austin Crescent, despite its lack of remaining heritage significance, risks constraining thoughtful and innovative development that could better reflect current and future housing needs. The proposed removal of the listing allows for the opportunity to create a new built form that is respectful of local character, while embracing the strategy's call for adaptation to "*the trends of the day.*"

Moreover, the Strategy also recommends “*routine heritage reviews are undertaken*”, where deemed necessary. We consider this especially relevant in this instance, with this planning proposal intended to begin the process of requesting Council to reconsider the subject local heritage item.

The intent of the Strategy is to maintain and strengthen Lane Cove’s valued character—not to impose heritage listings that no longer serve their original purpose. As the Strategy makes clear:

“Future character and heritage controls [should] seek to preserve and enhance character while also encouraging innovation and adaptation of the trends of the day.”

The removal of the subject property from Part 1 of Schedule 5 of the LCLEP 2009 will facilitate future innovation and adaption of the site. It is considered that that a local heritage designation on the subject property is unduly restrictive in the context of the above guidance, particularly given that the site is no longer an exemplar of an Interwar Californian Bungalow.

SITE-SPECIFIC MERITS

The criteria for assessing heritage significance is broken up into seven (7) different aspects, as follows:

- Criterion A – Historical Significance;
- Criterion B – Historical Associations;
- Criterion C – Aesthetic Values;
- Criterion D – Cultural Associations;
- Criterion E – Cultural or Natural Research Value;
- Criterion F – Rarity;
- Criterion G – Representativeness;

The applicant has already provided an assessment against each of the seven criteria in **AT-2**. These will be reviewed with additional comments where relevant.

Criterion A

The applicant provides the following in terms of criterion A:

“The subject dwelling, constructed c.1941, is associated with the pattern of residential subdivision and generally modest housing development in Lane Cove during the late Interwar and early Postwar period. Its original construction reflects the economic austerity of the era, evidenced by its modest scale, restrained detailing, and readily available materials. However, the dwelling has undergone a number of substantial external alterations, including a first-floor addition and replacement of front façade openings, as well as changes to original materials and detailing, which have highly modified its form and presentation and diminished its ability to effectively demonstrate this historical phase in a legible or representative way. Due to the extent of these modifications, the dwelling is not considered to retain sufficient integrity to meet Criterion (A) – Historic Significance at a local level.

*This item is **not** considered to be of Historic Significance at a State or Local level.”*

In response, Council can confirm these comments through the development applications it has received for the various external alteration, including changes to its original materials and detailing. As it is mentioned in the PP when this property was originally listed, it was

considered a good and intact example of modest brick housing typical of this era, reflecting the materiality and restrained decorative detailing associated with the period. However, the dwelling has undergone substantial changes, including a first-floor addition, replacement of original front façade openings, external rendering, and a rear extension, which have reduced the integrity of its original form and presentation and diminished its ability to clearly demonstrate these representative characteristics.

Criterion B

The applicant provides the following in terms of criterion B:

“The subject dwelling is not known to be associated with any person or group of note. This item is not considered to be of Associative Significance at a State or Local level.”

In response, Council can confirm the above comment.

Criterion C

The applicant provides the following in terms of criterion C:

“The subject dwelling presents as a highly modified example of a late Interwar dwelling evidenced by its overall form, opening patterns, and simple austere design utilising materials common in the period. The building is not considered to demonstrate any particular aesthetic, creative, or technical achievement, and is more an example of a building approach common at the time of construction. Recent modifications to the building have heavily impacted its ability to demonstrate this aspect of the building as a type, particularly the first-floor addition and changes to the front façade openings, as well as the rendering of the exterior which has obscured its original brick materiality and detailing.

This item is not considered to be of Aesthetic Significance at a State or Local level.”

In response, Council can confirm the building is now not considered to demonstrate any particular aesthetic, creative, or technical achievement, and is more an example of a building approach common at the time of construction. Recent modifications to the building have heavily impacted its ability to demonstrate this aspect of the building as a type, particularly the first-floor addition and changes to the front façade openings, as well as the rendering of the exterior, which has obscured its original brick materiality and detailing.

Criterion D

The applicant provides the following in terms of criterion D:

“The subject dwelling has not been identified as having strong or special association with a particular community or cultural group in the Lane Cove area for social, cultural or spiritual reasons.

This item is not considered to be of Social Significance at a State or Local level.”

In response, Council can confirm the subject dwelling has not been identified as having strong or special association with a particular community or cultural group in the Lane Cove area for social, cultural or spiritual reasons.

Criterion E

The applicant provides the following in terms of criterion E:

“The subject site provides limited potential for further research.

This item is not considered to be of Technical / Research Significance at a State or Local level.”

In response, Council can confirm the subject site now provides limited potential for further research.

Criterion F

The applicant provides the following in terms of criterion F:

“Most of the development of Lane Cove occurred during the Interwar and Post-WWII eras, with many intact examples from these periods still evident throughout the streetscapes of the suburb and the wider LGA. The subject dwelling, while constructed during this broader period of growth, is not considered rare or uncommon within this context. It does not demonstrate any defunct customs, rare design features, or construction techniques that are at risk of being lost.

This item is not considered to meet the threshold for Rarity at the State or Local level.”

In response, council can confirm this dwelling type is not considered rare in nature, with similar building types present throughout the Lane Cove LGA. It does not demonstrate any defunct customs, rare design features, or construction techniques that are at risk of being lost.

Criterion G

The applicant provides the following in terms of criterion G:

“The subject dwelling was originally a good example of the austere late Interwar housing style, representative of the type of modest residential development that characterised much of Lane Cove’s growth during this period. However, subsequent alterations including a first-floor addition and replacement of original front façade windows, along with the application of modern cement render to the exterior, have compromised the dwelling’s integrity and reduced its ability to clearly demonstrate the characteristic features of its type. Internally, while some elements of simple Interwar/Postwar decorative detailing remain, changes to configuration and finishes have further diminished its representative value.

This item is not considered to be Representative at the State or Local level.”

According to the document provided by the applicant, the subject dwelling was originally a good example of the austere late Interwar housing style, representative of the type of modest residential development that characterised much of Lane Cove’s growth during this period. However, subsequent alterations, including a first-floor addition and replacement of original front façade windows, along with the application of modern cement render to the exterior, have compromised the dwelling’s integrity and reduced its ability to clearly demonstrate the characteristic features of its type. Internally, while some elements of simple Interwar/Postwar decorative detailing remain, changes to configuration and finishes have further diminished its representative value.

In response, council can confirm the subject dwelling no longer retains this characteristic feature and is therefore no longer representative of the late interwar housing style.

INDEPENDENT HERITAGE CONSULTANT ADVICE

The Planning Proposal for No. 1 Austin Crescent has not been independently referred for heritage consultant advice. However, as part of the previous Planning Proposal received for No. 3 Austin Crescent, an independent heritage assessment (**AT-3**) was undertaken. That assessment concluded that both No. 1 and No. 3 Austin Crescent are no longer intact and do not present as simple, austere post–World War II suburban dwellings.

As a result, the current proposal has effectively already been assessed by an independent heritage consultancy. The consultant was of the opinion that the proposed de-listing of No. 1 Austin Crescent was adequately justified for the following reasons:

In response to the heritage assessment by the applicant, the consultant comments are:

“The Heritage Assessment is comprehensive and provides detailed historic information, information about the changes to the dwelling and its pair, a comprehensive comparative analysis and assessment against the NSW Standard Criteria for the assessment of heritage significance”.

The consultant is of the opinion that the proposed delisting of 3 & 1 Austin Crescent has been adequately justified for the following reasons:

“The house (No.3 Austin Crescent) was listed in 1987 as part of a pair of intact, simple, austere cottages that reflected suburban development in the post- WWII period, with simple brick detailing. At some time between 2013 and 2025, the house was rendered and painted, and the front garden area paved with concrete for carparking. Due to these changes, the house is no longer intact and does not present as a simple, austere, post - WWII suburban dwelling.

Furthermore, its pair at No.1 Austin Crescent has undergone substantial changes that have completely altered the presentation of the dwelling, including the addition of a second storey, new concrete roof tiles, and, like No. 3 Austin Crescent, the original face brickwork has been rendered and painted. As a result, the houses no longer read as a pair, and neither house is considered to be intact. Accordingly, the significance of the houses as a pair of intact, simple, austere cottages from the post-war era has been lost”.

Overall, the advisor is of the opinion that the **“proposal to remove the heritage listing from No.3 Austin Crescent is supported, and it is recommended that the item, and the adjacent house at No.1 Austen Crescent, be removed from Schedule 5”.**

Based on the comments above and considering the cumulative impacts of development that have occurred on site, there appears to be sufficient justification for de-listing of this heritage item, and the potential impacts of the proposed de-listing have been adequately addressed.

RESPONSE TO NOTIFICATION

This Proposal was (informally) publicly exhibited from Monday 16 February to Monday 2 March 2026. Two submissions were received.

Comment	Response
It is mentioned that it is a wonderful property, and it'd be a shame to lose it to development.	Noted.
Clarification regarding the proposed delisting of both no 1 and no 3 and, the purpose of de-listing request, and who has applied for the delisting.	The purpose of the delisting is to delist the property from the heritage items. The Planning Proposal was submitted by the owners.

CONCLUSION

According to the heritage assessment provided by the applicant and independent heritage consultant's review, the property 1 Austin Crescent has been significantly modified due to substantial alterations undertaken over time.

The property has lost the intact, austere post-war character for which they were originally listed, and no longer read as a pair of heritage significance.

Council considers the applicant's heritage assessment to be thorough and supports the proposal to remove No. 1 Austin Crescent from the heritage schedule.

RECOMMENDATION

Pursuant to Section 9.1 of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel at its meeting on 10 March 2026, support the planning proposal, as it satisfies both the strategic and site-specific merit tests.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 View	Planning Proposal - 1 Austin Crescent	72 Pages	Available Electronically
AT-2 View	Heritage Assessment - 1 Austin Crescent Lane Cove	49 Pages	Available Electronically
AT-3 View	Independent Heritage review	5 Pages	Available Electronically
AT-4 View	Assessing heritage significance - NSW Heritage Criteria	55 Pages	Available Electronically

Lane Cove Local Planning Panel Meeting 10 March 2026
SUPPLEMENTARY REPORT - 94 NORTHWOOD ROAD, NORTHWOOD

Item No: LPP3/26
Subject: Supplementary Report- 94 Northwood Road, Northwood
Record No: SU10845 - 13633/26
Division: Planning and Sustainability Division
Author(s): Christopher Pelcz; Golrokh Heydarian

Property:	94 Northwood Road, Northwood
PP No:	Planning Proposal No. 46
Legal Description	Lot 30, DP 4424
Date Lodged:	12/08/2025
Applicant:	Corona Projects Pty Ltd
Site Area:	1,031 m ²
Description of Proposal:	Amend Schedule 5 of the Local Environmental Plan to remove 94 Northwood Road as a heritage item.
Planning Proposal documents	Links to all the proponent's documents are provided in Attachments at the end of this report (AT-1 to AT-3).
Relevant Strategic Planning documents	<i>Greater Sydney Region Plan – dated March 2018</i> <i>North District Plan – dated March 2018</i> <i>Section 9.1 Ministerial Directions</i> <i>Local Environmental Plan 2009</i>
Recommendation	That Planning Proposal No. 46 not be supported.

PURPOSE

The Lane Cove Local Planning Panel is required to review the proposal with a view to providing Council with advice in relation to the changes requested to the Lane Cove LEP.

The previous Lane Cove Local Planning Panel at its meeting of 25 November 2025 provided the following advice to Council:

1. *Prior to a final decision regarding progress of the Planning Proposal, Council should engage a further independent heritage review of the Proposal that seeks to delist 94 Northwood Road, Northwood. The review appended to the Report to the Panel, in the form of a memorandum, was prepared by a well regarded heritage consultant Lisa Trueman, who provides heritage consulting advice for the Council. However, Ms Truman was an expert on the Local Planning Panel which previously advised Council that the proposed delisting should not proceed. So, it could be reasonably perceived that her recent review for Council represents an apprehension of bias and conflict of duties, in undertaking a review of a matter for which she had prior involvement and knowledge as a member of a previous panel's deliberations.*
2. *From a review of the Applicant's heritage assessment, the Panel noted that primary weight was given to the percentage of remaining original fabric in supporting delisting. It is common for heritage items to be adapted over time, and for various elements of heritage items to have differing levels of significance. From site observations, previous additions to the dwelling appear to be sympathetic and the dwelling positively contributes to a relatively cohesive group of dwellings between numbers 88 - 98 Northwood Road. If Council ultimately decides to delist the property as a heritage item, consideration should be given to other potential mechanisms to recognise the significance of the group, such as a*

conservation area designation for the specific group or part of a wider area prior to such delisting.

REASON FOR REFERRAL

Previous advice (**AT-2**) recommended that further independent study be undertaken. This has now been completed (See **AT-3**).

EXECUTIVE SUMMARY

This Planning Proposal is required to be reviewed by the Planning Panel in accordance with the recommendation of the previous Panel. This report was presented to the previous Planning Panel on 25 November 2025. At that time, the panel resolved that, prior to a final decision, the Planning Proposal should be referred to another independent heritage consultant for review to avoid any perceived conflict of interest or apprehension of bias.

CONCLUSION

Council has now received further advice on the proposal from Don Fox Planning.

Having considered this advice and the previous report and recommendation to the panel, the panel is asked to determine the proposal.

RECOMMENDATION

Having considered all advice, the previous recommendations from **AT-1** are still valid.

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 View	Previous Report to Local Planning Panel - 25 November 2025	44 Pages	Available Electronically
AT-2 View	Previous Advice from Local Planning Panel - 25 November 2025	16 Pages	Available Electronically
AT-3 View	Independent Heritage Advice - February 2026	9 Pages	Available Electronically