



**Lane Cove  
Council**

**Minutes  
Lane Cove Local Planning Panel Meeting  
10 March 2026**

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MINUTES**

**PRESENT:** Ms Jan Murrell, Panel Chair  
Mr Jason Perica, Planning Expert  
Ms Sandra Robinson, Planning Expert  
Ms Melanie Naidoo, Community Representative

**ALSO PRESENT:** Mr Mark Brisby, Director Planning and Sustainability  
Mr Chris Pelcz, Strategic Co-ordinator  
Ms Golrokh Heydarian, Strategic Planner  
Ms Angela Panich, Panel Secretary

**DECLARATIONS OF INTEREST:** Nil

**APOLOGIES**

Nil

**LANE COVE LOCAL PLANNING PANEL REPORTS**

**PLANNING PROPOSAL 48 - HERITAGE AMENDMENT - 1 AUSTIN CRESCENT, LANE COVE**

**RECOMMENDATION**

The Panel's recommendation to the Lane Cove Council is that the Planning Proposal for the property known as No. 1 Austin Crescent, Lane Cove, proceed to Gateway. The Panel concurs with the Officer's Report that the delisting of the property as a local heritage item is warranted as the significant alterations and second floor additions, together with cement rendering, have transformed the dwelling so that it is not heritage significant.

It is noted the property at No. 3 Austin Crescent was also recommended for delisting because of its radical transformation with a second floor addition and cement rendering. At the time of listing No's 1 and 3, the dwellings were seen as a representative pair of modest inter war dwellings. As such individually, and as a pair, their heritage value no longer exists.

Accordingly, pursuant to Section 9.1 of the Environmental Planning and Assessment Act 1979, the Lane Cove Local Planning Panel recommends Council support the planning proposal, as it satisfies both the strategic and site-specific merit tests for delisting the property.

While the measure and criteria for listing or de-listing heritage items should be on heritage criteria alone, the Planning Proposal (like all Planning Proposals) should include information about the planning implications of delisting upon future development, including development potential that would arise from the 'Low and Mid Rise Housing' development criteria within Part 6 of State Environmental Planning Policy (Housing) 2021.

The decision of the Panel was unanimous

**PLANNING PROPOSAL 46 – HERITAGE SUPPLEMENTARY REPORT- 94 NORTHWOOD ROAD, NORTHWOOD**

**RECOMMENDATION**

The Panel's recommendation to the Lane Cove Council is that the Planning Proposal to delist the property known as No.94 Northwood Road, Northwood not proceed to Gateway.

The Panel has not been persuaded that the subject property should be removed as a local heritage item from the Lane Cove Local Environmental Plan 2009. The Panel at its meeting in November 2025 requested a second independent heritage report and notes the second independent consultant's recommendation that the property should be delisted.

However, this has not persuaded the Panel that delisting is appropriate, and the Panel has the benefit of the description for the original listing of 1987 by Moore, Pike, Tropman and Associates and subsequent heritage reviews, including the Godden, Mackay, Logan 2006/7 heritage review

The Panel notes that the most recent heritage review was also undertaken by a well-regarded expert. However, like the previous review leading to the Panel's prior deferral, there is potential for a perception of apprehended bias, as the second consultant was involved in a Land and Environment Court case for No. 88 Northwood Road, when the heritage significance and listing of that item as part of a group including the subject property, was a central contention.

It is noteworthy that the judgement for No. 88 Northwood Road (*G K Morgan Investments P/L v Lane Cove Council [2005]*) stated at paragraphs 24 and 25:

- "24. *A heritage item includes a building, work, relic, tree or place of heritage significance described in Schedule 3 and shown on the heritage map. Schedule 3 includes Nos 88, 90, 94 and 96 Northwood Road grouped together with the common reference: B122 ("the group"). This arrangement is reflected on the heritage map.*
25. *It seems to me that the intention of the LEP is to protect these four properties as a group. It is plain that each property has its own heritage significance but considered together they have an overall significance greater than the individual significance of each of them. The Council's Heritage Study relevant extracts of which are contained in Miss Burke's report by referring to the four properties together and describing the individual houses and their setting separately, in my view supports this approach."*

On balance, the Panel has considered the original listing and its purpose as well as the two heritage consultant reviews and considers that delisting the property is not appropriate. The significance of the listing as part of a cluster in this part of Northwood Road cannot be underestimated. While, like many heritage items, there have been alterations and additions to the original fabric of the dwelling, it must be recognised that this in itself would not warrant delisting. The dwelling has the benefit of its extensive setback and garden setting in the streetscape, consistent with the other heritage items in this cluster.

The Panel concludes the planning proposal lacks both strategic and site specific merit.

The Applicant was advised at the meeting that a development application may be submitted at any time for the property irrespective of a heritage listing.

By way of comment, the Panel further recommends to Council that if the delisting of the heritage item proceeds, then this should only occur if Lane Cove Local Environmental Plan

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2009 is amended to introduce a Heritage Conservation Area for the consistent group of dwellings in this block of Northwood at the same time.

The decision of the Panel was unanimous

The meeting closed at 5.30pm

**\*\*\*\*\* END OF MINUTES \*\*\*\*\***