

Item No: 15.5
Subject: Planning Proposal 47 - Heritage Amendment - 3 Austin Crescent
Record No: SU10933 - 3171/26
Division: Planning and Sustainability Division
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PURPOSE

A Planning Proposal (**AT-1**) for 3 Austin Crescent, Lane Cove has been submitted for consideration. The Planning Proposal seeks to remove the property at 3 Austin Street, Lane Cove from Schedule 5 of the Lane Cove Local Environmental Plan 2009 (LEP).

EXECUTIVE SUMMARY

- The Planning Proposal (PP) was prepared by Urbanism Pty Ltd and includes a Heritage Assessment prepared by Three+One Heritage, which concludes that the property no longer demonstrates historic significance at either the local or state level.
- Council engaged an independent heritage consultant to review all material supplied with the Planning Proposal. Overall, the advisor is of the opinion (**AT-4**) 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”*.
- Planning Proposal 47 was reported (**AT-6**) to the Lane Cove Local Planning Panel (LPP), for advice on 18 December 2025. In accordance with section 9.1 of the EP&A Act, staff prepared an assessment report with recommendations in relation to the Planning Proposal including whether or not the proposal should be forwarded to the Minister for a Gateway Determination.
- The LPP advice was that Planning Proposal 47 (**AT-7**) be supported as it satisfies both the strategic and site-specific merit tests.

The Panel also noted that it was not in a position to address the request to delist 1 Austin Crescent as no Planning Proposal was before the Panel in relation to that property but had one been lodged the Panel noted that it would have supported delisting.

RECOMMENDATION

That Council:

1. endorse the planning proposal for 3 Austin Street, Lane Cove at Attachment 1 to this Report (Planning Proposal) for forwarding to the Department of Planning, Housing and Infrastructure for a Gateway Determination under section 3.34 of the *Environmental Planning and Assessment Act 1979*.
2. publicly exhibit the Planning Proposal in accordance with any Gateway Determination.
3. submitters to the consultation of the Planning Proposal be advised of Council’s decision

BACKGROUND

The property known as 3 Austin Crescent, Lane Cove is located on the eastern side of Austin Crescent, in an angle formed by the junction between Austin Crescent and Austin Street. The Site is zoned R3 Medium Density Residential and has a site area of 600 sqm.

The subject site is listed as a local heritage item in Part 1 of Schedule 5 of the Lane Cove LEP 2009 as “House”, 3 Austin Crescent, Lane Cove (item no. I152).

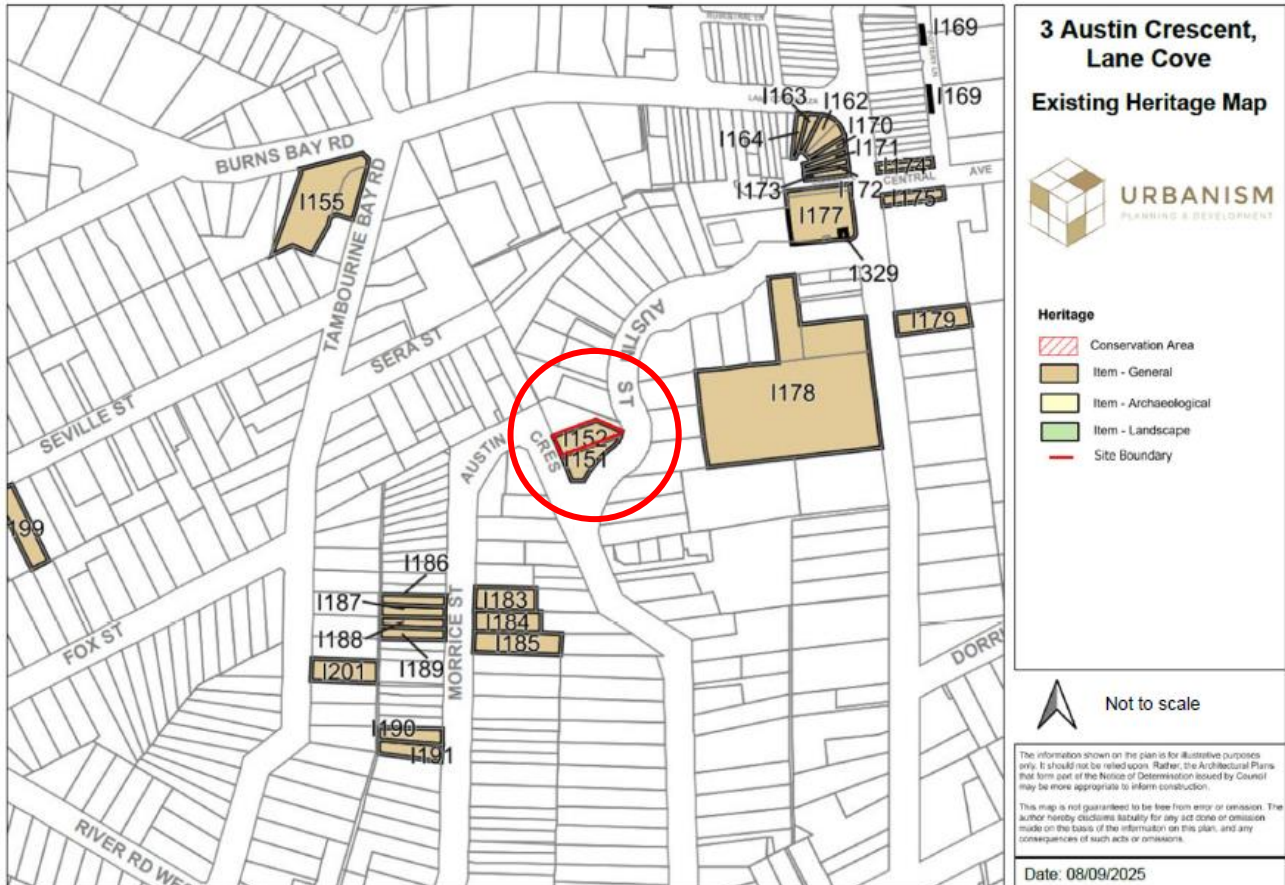


Figure 1: Heritage Map - Existing

The Planning Proposal (**AT-1**) seeks to amend the Lane Cove Local Environmental Plan 2009 (LCLEP) to remove the property located at 3 Austin Crescent, Lane Cove as a heritage item from schedule 5 of the Local Environmental Plan (LEP).

SITE

The property adjoins the neighbouring residential development along its northern and southern boundaries, with the property's western boundary (principal) fronting Austin Crescent.

The subject site is located adjacent to “House”, 1 Austin Crescent, Lane Cove (listed on the LEP as a local heritage item no. I151), and in close proximity to “Lane Cove Public School”, 145–153 Longueville Road (item no. I178).

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

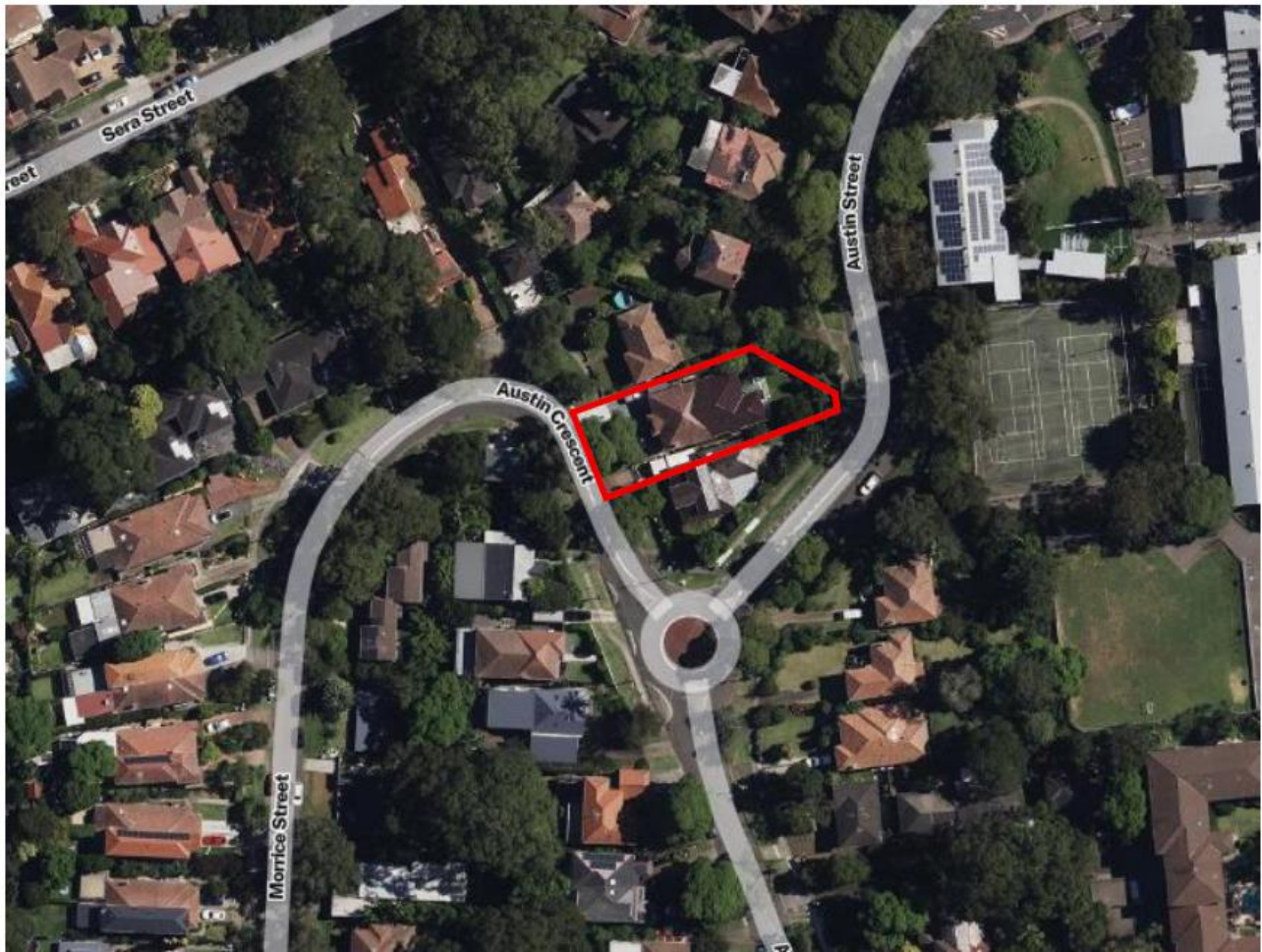


Figure 2: Aerial image of the local area with subject site outlined in red (Source: NSW Spatial Explorer, 2025).



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



Figure 4: No. 3 (left) and no. 1 (right) Austin Crescent in October 2024. (Source: Google Street View)

HISTORY

According to the applicant's study (**AT-2**), the subject site appears to have been constructed prior to 1941 in a simple, austere style, typical of its era with brick constructed and hipped terracotta roof profiles.

The site also is bounded to the north by No. 5 Austin Crescent and to the south by No. 1 Austin Crescent. It is noted that No. 1 Austin Crescent is also identified as a local heritage item under Schedule 5 of the Lane Cove Local Environmental Plan 2009 (LCLEP 2009), whereas No. 5 Austin Crescent is not heritage-listed.

The immediate context is therefore characterised by a mix of heritage and non-heritage residential properties within a low-density suburban setting. Historical imagery suggests that these three (3) dwellings were constructed at a similar time (c. 1941) and at one stage reflected the same architectural features, being single-storey, late Interwar era dwellings, constructed in a simple, austere style, typical of its era with brick construction and hipped terracotta roof profiles.

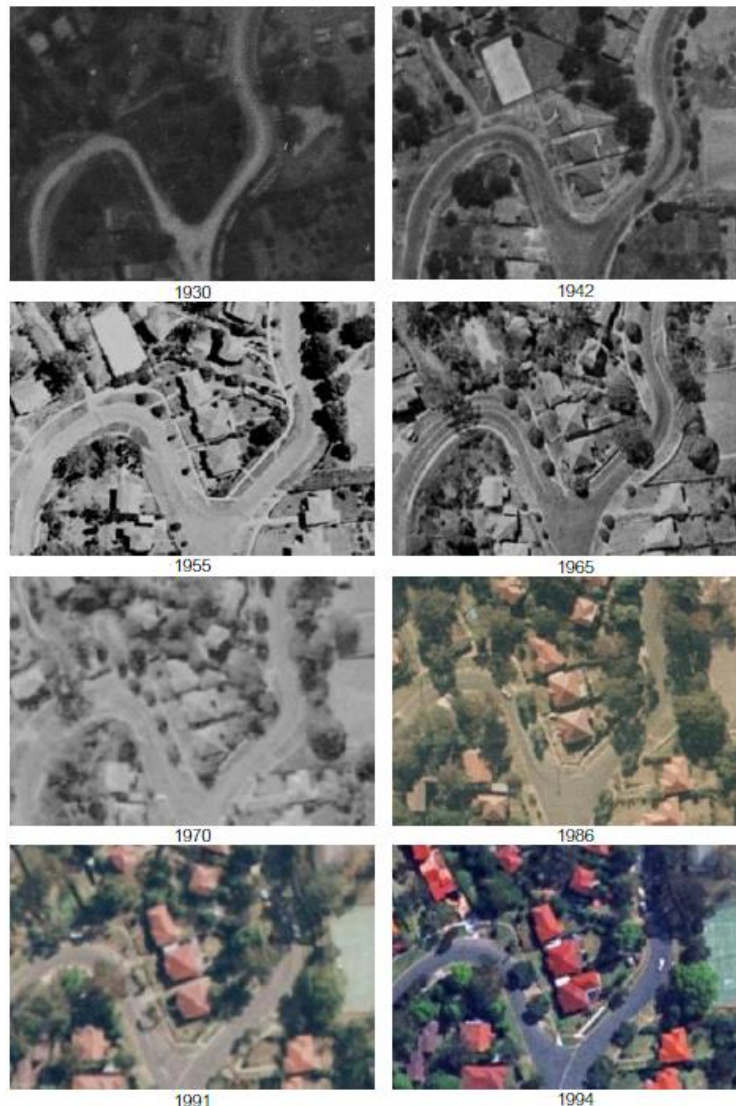




Figure 5: Historical aerial imagery of no. 1, 3, and 5 Austin Crescent from 1930-2025 (Source: 1943-2005, NSW Historical Imagery Viewer; 2025, NSW Spatial Explorer)

According to the applicant's argument (**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 clad hipped roof, and minimal decorative detailing. The site appears relatively intact from its principal elevation on Austin Crescent.

Dwelling Exterior

The subject dwelling is a single-storey, late Interwar era dwelling, constructed in a simple, austere style, typical of its era of construction but with a modified appearance. The dwelling is slightly elevated above ground level.

The building is of brick construction to which a modern, cement render has been applied. Its medium-pitched hipped roof is clad with terracotta tile.

A central covered porch projects from the façade in front of the entrance; its roof is supported by square masonry piers and topped with a small decorative street-facing gablet. The façade on either side of the porch is punctuated by timber sash windows.

A garage is attached to the northern side of the building. The site does not feature a front garden, but the yard is instead paved extensively in concrete, accommodating a driveway and external car spot. The same design is continued at the rear, with a hipped roof and cement-rendered perimeter walls, part of a later rear addition.

The rear of the property features an ample yard with numerous plantings.



Figure 6: Number 3 Austin Crescent in 2013. (Source: State Heritage Inventory Database, “House”, 3 Austin Crescent, Lane Cove)

The exterior has been modified with the following:



- Modern, cement-rendered brick finish to principal façade
- Projecting porch entryway with masonry piers
- Tile-clad hipped roof of medium pitch
- Street-facing gablet
- Sash windows
- Concrete-paved yard

Figure 7: Street-facing façade of 3 Austin Crescent, Lane Cove (Source: Three + One Heritage, 11/04/2025)



- Cement-rendered external walls
- Tile-clad hipped roof of medium pitch
- Ample yard with numerous plantings

Figure 8: Rear of 3 Austin Crescent, Lane Cove (Source: Three + One Heritage, 11/04/2025)

Dwelling Interior

Inside the dwelling there are five bedrooms, two bathrooms and one small kitchen and dining space that gives way to a larger open plan dining and kitchen space at the rear of the property.

This rear portion, which covers approximately half of the entire floor-space of the dwelling, is a later addition and has been designed in a sympathetic manner, echoing original features of the dwelling.

The original kitchen and dining area, once separate rooms, have been unified through the removal of the partition wall, as evidenced by the retained bulkhead.

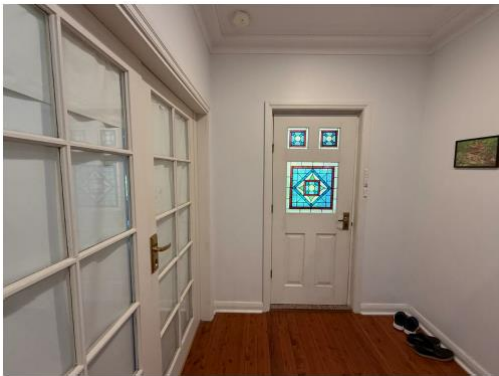
Bedroom floors are covered in low-pile grey carpet, while the corridors, living and kitchen areas feature timber floorboards throughout. The main bedroom contains a painted brick-faced fireplace.

The interior has been modified with the following:



- Street-facing sash windows
- Painted brick fireplace and rendered chimney breast (behind furniture, at left of image)
- Simple decorative plaster cornice mouldings

Figure 9: Main bedroom (Source: Three + One Heritage, 11/04/2025)



- Timber flooring
- Simple skirting and architraves
- Non-original front door
- Non-original multi-pane doors
- Simple decorative plaster cornices

Figure 10: Front hallway (Source: Three + One Heritage, 04/07/2025)



- Non-original tile wall and floor finishes
- Modern fixtures
- Frosted glass awning window with simple architrave
- Plaster cornices with corner

Figure 11: Front bathroom (Source: Three + One Heritage, 04/07/2025)



- Retained bulkhead of removed partition wall
- Bulkhead and plaster moulded ceiling cornices delineating boundaries of individual rooms
- Timber floorboards
- View into modern extension

Figure 12: Original kitchen and dining rooms unified into combined open space (Source: Three + One Heritage, 11/04/2025)



- Timber flooring
- Painted render walls
- Modern kitchen fixtures
- Double timber framed sash windows
- Plaster cornices with corner ventilators

Figure 13: Kitchen (Source: Three + One Heritage, 04/07/2025)



- Contemporary rear extension

Figure 14: Contemporary rear extension (Source: Three + One Heritage, 11/04/2025)

DISCUSSION

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 is 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 3 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 consider seven (7) matters 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-5**. 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 external alterations, including changes to its original materials and detailing, which have 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.

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 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 impacted the building’s ability to fully demonstrate this aspect of the building as a type, particularly the

rendering of the exterior which has obscured its original brick materiality, and minor decorative components including verandah pier 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. Notwithstanding, modifications to the building have impacted the building’s ability to fully demonstrate this aspect.

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, 37 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 Land Cove LGA.

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 particularly the application of modern cement render to the exterior and later additions 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, Butler (1992) notes that a defining characteristic of Interwar Californian Bungalows in Australia was their regional adaptation, often reflected in the use of local materials—such as red brick in Melbourne, liver-coloured brick in Sydney, and limestone in South Australia.

In response, council confirms 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

Council provided all material supplied with this proposal to its independent heritage consultant for review. In response to the heritage assessment and proposal, they provide the following comments (see **AT-4**):

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 de-listing of 3 Austin Crescent has been adequately justified for the following reasons:

“The house 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*”.

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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 No.3 Austin Street from the 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 24 November to Friday 5 December 2025. Two submissions were received. These submissions are summarized below.

Comment	Response
Both submissions supported the planning proposal and requested the delisting of No. 1 Austin Crescent due to extensive alterations and external modifications for both properties.	Noted.

COMMUNITY CONSULTATION

Statement of Intent

The consultation is designed to elicit any feedback members of our community may have on the matter and report that feedback back to Council for its consideration.

Method

Level of Participation	Consult	Consult
Form of Participation	Open	Targeted
Target Audience	Lane Cove Community	Affected Owners and surrounding properties
Proposed Medium	Website Exhibition	Letter

CONCLUSION

According to the heritage assessment provided by the applicant and independent heritage consultant's review, the property at No.3 Austin Crescent and its adjoining pair at no. 1 have been significantly modified due to substantial alterations undertaken over time.

Both dwellings have 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. 3 Austin Crescent from the heritage schedule. However, while the independent heritage advice notes that No. 1 be de-listed for the same reasons – this aspect is not supported at this time.

Even though the owners of 1 Austin Crescent support their property being de-listed as well, the Planning Proposal only contains a thorough assessment for 3 Austin Crescent not No.1 Austin Crescent. It is inappropriate to consider a heritage de-listing for a separate property which has yet to be properly assessed.

The Lane Cove Local Planning Panel, at its meeting on 18 December 2025, advised of its support for the Planning Proposal, noting that it satisfies both the strategic and site-specific merit tests.

However, the Planning Panel noted that it was not able to address the request to delist 1 Austin Crescent as no Planning Proposal was before the Panel in relation to that property but had an application been lodged the Panel noted that it would have supported delisting.

TIMING

A public exhibition period will be required if the Planning Proposal is given a Gateway Determination. The timeframe for future consultation will be set out on the Gateway Determination.

FINANCIAL CONSIDERATIONS

The recommendations of this report pose no financial impact on Council.

GOVERNANCE AND RISK CONSIDERATIONS

Not applicable.

ENVIRONMENTAL CONSIDERATIONS

The subject of this report has no environmental implications for Council.

SOCIAL CONSIDERATIONS

The recommendations in this report maintain social outcomes for the community

As 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.

LINK TO STRATEGY

This report relates to the Community Strategic Plan Outcome/s and Goal/s:

- 2. Our Built Environment - A well designed, liveable and connected area
- 2.2 Housing
- 2.2.1 Ensure planning controls require a diverse range of housing types and encourage housing that is adaptable, accessible and affordable

Mark Brisby
Director - Planning and Sustainability
Planning and Sustainability Division

ATTACHMENTS:

AT-1 View	Planning Proposal - 3 Austin Crescent	21 Pages	Available Electronically
AT-2 View	Heritage Assessment - 3 Austin Crescent	45 Pages	Available Electronically
AT-3 View	Merged Maps - 3 Austin Crescent	2 Pages	Available

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AT-4 View	Independent Heritage Review	5 Pages	Electronically Available
AT-5 View	Assessing heritage significance - NSW Heritage Criteria	55 Pages	Electronically Available
AT-6 View	Local Planning Panel Report - Thursday, 18 December 2025	17 Pages	Electronically Available
AT-7 View	ADVICE - 3 Austin Crescent - Local Planning Panel	3 Pages	Electronically Available