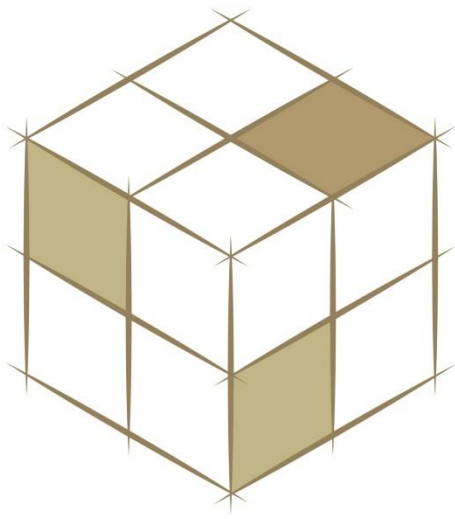




URBANISM

PLANNING & DEVELOPMENT

PLANNING PROPOSAL

THE REMOVAL OF A PROPERTY HERITAGE
LISTING UNDER SCHEDULE 5, PART 1 OF THE
LANE COVE LOCAL ENVIRONMENTAL PLAN 2009

3 AUSTIN CRESCENT, LANE COVE, NSW 2066

PREPARED ON BEHALF OF:
HONGBIN YAN AND WENJING ZOU

5 MAY 2026 (REVISED)



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VERSION CONTROL

Version	Date	Details
1	20/10/2025	Planning Proposal as submitted to Council

ATTACHMENTS

ATTACHMENT 1 – Existing Heritage Map

ATTACHMENT 2 – Proposed Heritage Map

ATTACHMENT 3 – Heritage Assessment

FILE NUMBERS

Council: To be provided upon submission.

Department: To be provided upon submission.

SUMMARY

Subject land: Lot 2, DP 343988 – 3 Austin Crescent, Lane Cove NSW 2066.

Proponent: Urbanism Pty Ltd.

Proposed changes: The removal of local heritage item no. I152 from Part 1 of Schedule 5 of the Lane Cove Local Environmental Plan 2009.

Area of land: A 0.06-hectare residential lot.

Background

A Heritage Assessment prepared by Three + One Heritage has concluded that the property at 3 Austin Crescent, Lane Cove, no longer holds historic significance at either the State or Local level. This conclusion is primarily based on substantial material alterations made to the external appearance of the dwelling, which have significantly compromised its architectural integrity and original character. Furthermore, changes to the surrounding streetscape have diminished the property's contextual and aesthetic value within the broader setting, further reducing its relevance as a heritage item.

The site 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.

The site was previously subject to a Scoping Proposal to Lane Cove Council, submitted on the 22 September 2025. Following review, Council was satisfied that the proposal was sufficient to progress to the next stage without the need of a formal Scoping Proposal Meeting.

Introduction

This Planning Proposal has been prepared by Urbanism Pty Ltd on behalf of Hongbin Yan and Wenjing Zou to support an amendment to the Lane Cove Local Environmental Plan 2009 (LCLEP 2009). Specifically, it seeks to remove the property located at 3 Austin Crescent, Lane Cove NSW 2066 — legally described as Lot 2 in DP 343988 — from Part 1 of Schedule 5 (Item No. 1152) of the LCLEP 2009 and its associated Heritage map.

The Planning Proposal does not seek any other amendments to the LCLEP 2009, such as changes to zoning, floor space ratio, or development standards. It relates solely to the removal of 3 Austin Crescent, Lane Cove from the local heritage register as identified in Part 1 of Schedule 5 of the LCLEP.

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. 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. 3 and the neighbouring dwelling at No. 1 Austin Crescent are listed as local heritage items under the LCLEP 2009, whereas No. 5 Austin

Crescent is not. Despite this, both No. 3 and No. 1 have undergone significant alterations in recent years and no longer retain the architectural integrity of their original form. Ironically, No. 5 Austin Crescent, which is not heritage listed, has undergone the fewest modifications and remains the most representative of the original Inter-War Californian Bungalow style.

In this regard, the Heritage Council of NSW published a document titled *Investigating Heritage Significance (2022)* which lists the five (5) main situations when heritage significance needs to be investigated and assessed as:

1. Preparing a heritage study;
2. Preparing a conservation management plan or heritage asset action plan;
3. Considering an item for listing on the State Heritage Register or on a Local Environmental Plan;
4. **Making decisions about changing or retaining a heritage item or potential item;** and
5. Preparing a statement of environmental effects, an environmental impact statement or a heritage impact statement as part of a development approval process.

The subject property has been assessed in the enclosed Heritage Statement prepared by Three + One Heritage (Attachment 3). This assessment has been undertaken pursuant to the *Assessing Heritage Significance (2023)* guidance document published by the NSW Department of Planning and Environment. The document outlines seven (7) criteria for determining heritage significance, which are as follows:

- a. **Historic significance:** an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- b. **Historical association:** an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- c. **Aesthetic/creative/technical achievement:** An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).
- d. **Social, cultural, and spiritual:** an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.
- e. **Research potential:** an item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- f. **Representative:** an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

Some of the relevant points from which are included below:

Criteria	Subject Site	Significance
a. Historic significance	The dwelling has undergone several 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.	Nil
b. Historical association	The subject dwelling is not known to be associated with any person or groups of note.	Nil
c. Aesthetic/creative/technical achievement	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. Notwithstanding, modifications to the building have impacted the building's ability to fully demonstrate this aspect.	Nil
d. Social, cultural, and spiritual	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.	Nil
e. Research potential	The subject site provides limited potential for further research.	Nil
f. Rarity	This dwelling type is not considered rare in nature, with similar building types present throughout the Lane Cove LGA.	Nil
g. Representative	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 ¹ . The subject dwelling no longer retains this characteristic feature and is therefore no longer representative of the late interwar housing style.	Nil

As outlined above, the subject property does not satisfy the criteria set out in the *Assessing Heritage Significance* (2023) guidance document published by the NSW Department of Planning and Environment. As noted in the Heritage Council of NSW's *Investigating Heritage Significance* (2022) document, such an assessment is intended to inform whether changes to a heritage item are appropriate in the specific context.

¹Butler, Graeme (1992). *The Californian Bungalow in Australia*. Port Melbourne: Lothian Press.



Part 1 – Objectives or Intended Outcomes

The intended outcome of this proposal is to remove the subject property from Part 1 of Schedule 5 of the Lane Cove Local Environmental Plan 2009, wherein the site is designated as a local heritage item.

A heritage assessment of the property has concluded that it no longer represents a strong example of the original Inter-War Californian Bungalow style. As such, the heritage listing is no longer considered applicable and its removal from the Lane Cove Local Environmental Plan 2009 is warranted.

The subject area comprises the property as identified in Map 1 below:

- Lot 2 / DP 343988



Map 1 – Subject Site (red line)

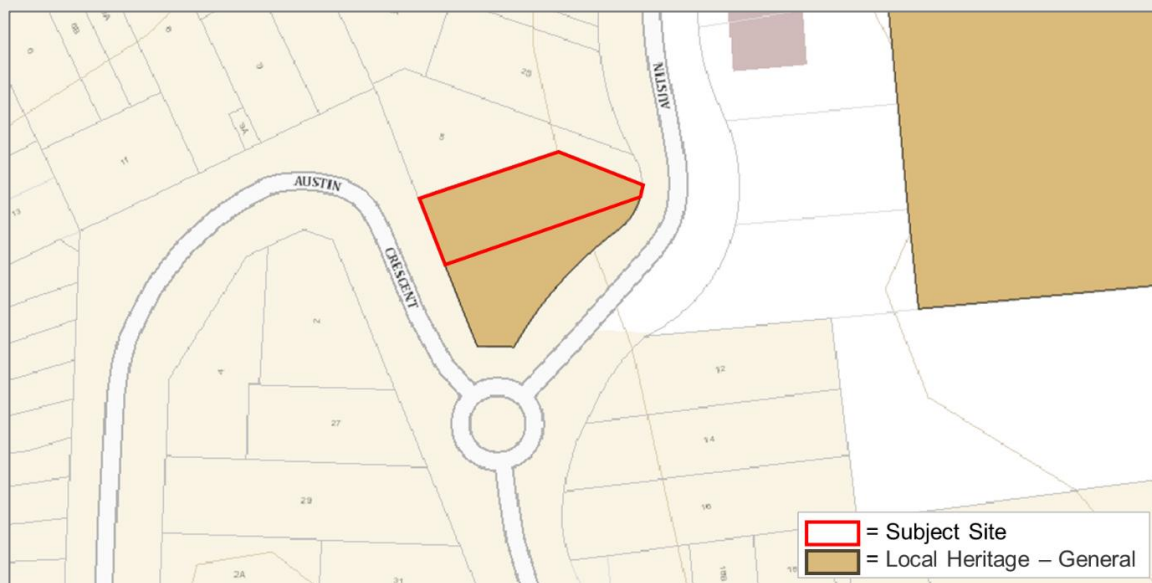


Part 2 – Explanation of Provisions

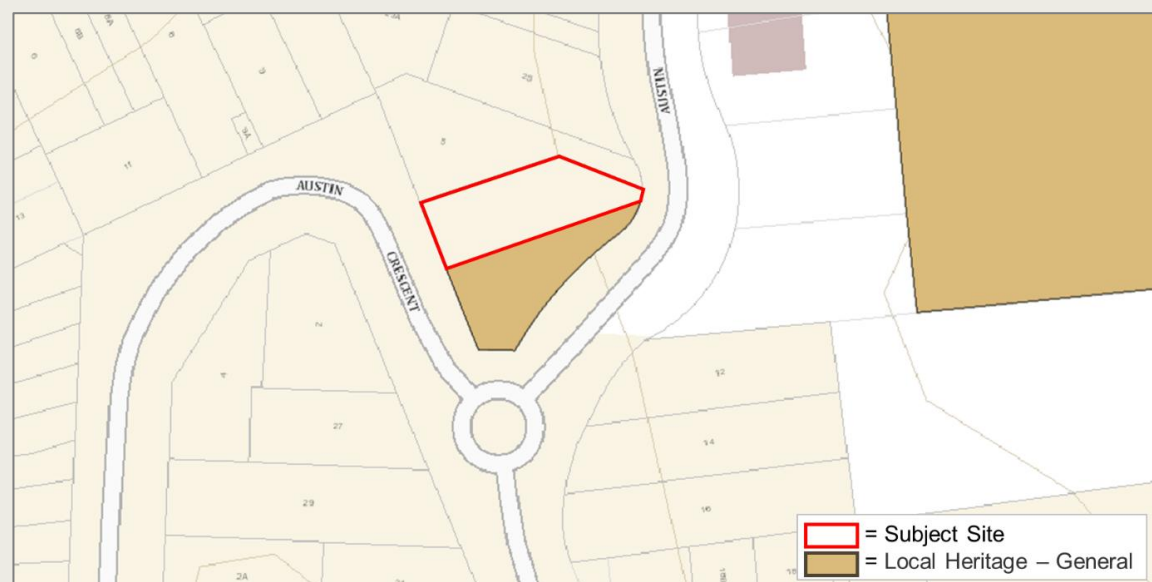
The *Lane Cove Local Environmental Plan 2009* will be amended by:

- The removal of the following property from Part 1 of Schedule 5 of the LCLEP 2009 and its associated heritage map:
 - Lot 2, DP 343988 (item no. I152)

Heritage Map – Existing (item no. I152)



Heritage Map – Proposed (No designation)



Map 2 – Proposed Amendments to LCLEP Maps

Part 3 – Justification

Section A – Need for the planning proposal

Q.1 Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Although the Planning Proposal is not directly initiated by the endorsed LSPS or Housing Strategy, both strategic documents contain provisions that support the review and assessment of heritage-listed items. These include Planning Priority 6 of the LSPS as well as Section 6.2.7 of the Housing Strategy. Further information in relation to this matter is provided in the response to Question 4 below.

Q.2 Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes.

The site is currently listed as an item of local heritage significance (item no. I152) in Part 1 of Schedule 5 of the Lane Cove Local Environmental Plan 2009. The property owner seeks to have the heritage designation removed from the property, given it no longer encapsulates the value which afforded its original inclusion on the LEP register. A Planning Proposal is therefore the best means of achieving the intended outcome as it proposes a minor amendment to the Lane Cove LEP.

A Scoping Proposal was submitted to Lane Cove Council on 22 September 2025 in relation to the proposed removal of the heritage listing. Subsequent correspondence with Council confirmed that the preparation and submission of a Planning Proposal is the appropriate mechanism to pursue the minor amendment to the LEP.

Section B – Relationship to strategic planning framework

Q.3 Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

Yes – refer to the responses below.

Greater Sydney Region Plan

The Greater Sydney Region Plan (GSRP) is a strategic framework developed by the State Government to guide the growth and development of the Greater Sydney area. It's designed to address urban planning, infrastructure, and environmental issues over a long-term horizon.

The Planning Proposal will align with the following objectives contained within the GSRP:

- **Objective 13:** Environmental heritage is identified, conserved and enhanced.

- **Objective 39:** A collaborative approach to city planning.

Whilst the strategy does not explicitly refer to the removal of local heritage items, **Objective 13** does note that:

“Management of heritage is a community responsibility undertaken by a broad range of stakeholders including Aboriginal people, State and local governments, businesses and communities”

This Planning Proposal directly aligns with this objective, as it involves the management of local heritage items by proposing the removal of a property that is no longer considered to meet the criteria for a local heritage listing.

Objective 39 highlights the importance of community engagement, particularly within the context of local planning. In this regard, heritage items may be designated as either State or locally significant. Councils have the discretion to identify and list items of local significance, a process that often involves input from the local community. In this context, the Planning Proposal itself represents a form of community engagement, encouraging Council to reassess the heritage value of the subject property.

This Planning Proposal responds to the Greater Sydney Region Plan by addressing heritage management as a shared community responsibility and fostering collaborative decision-making. By seeking to remove a property no longer meeting local heritage criteria, it aligns with Objective 13’s emphasis on conservation balanced with practical management, while supporting Objective 39’s call for inclusive community engagement in local planning decisions. This approach ensures that heritage protections remain relevant and meaningful, reflecting current community values and expert assessments.

The draft Sydney Plan

The draft Sydney Plan represents the first of the new regional strategic plans that will be delivered across NSW. Once finalised, it will replace the current *Greater Sydney Region Plan: A Metropolis of Three Cities (2018)* and the associated district plans.

The draft Sydney Plan focuses on key land use challenges and opportunities across the region. It applies state land use properties outlined in *A new approach to strategic planning – discussion paper*, and addresses these priorities with specific policy and planning responses.

The Planning Proposal will align with the following priorities and responses contained in the draft Sydney Plan:

- **Housed:**
 - Response 2: Increase housing diversity and choice

Housed: Although the delisting of the heritage item itself does not directly increase dwelling numbers, it releases the land’s development potential to future renewal. By removing the heritage listing, which is inappropriate for the dwelling, the proposal will open the property to alternative planning pathways for alterations and additions, including Complying

Development and thus streamlined assessment times, directly responding to the 'Housed' priority of the Sydney Plan to deliver homes faster and more efficiently.

Accordingly, by seeking to remove a property that no longer meets the threshold for local heritage significance, the proposal aligns with the 'Housed' priorities of the draft Sydney Plan, supporting housing supply and more efficient use of land.

North District Plan

The North District Plan (NDP) is a 20-year strategy to manage growth across economic, social, and environmental dimensions, supporting the 40-year vision for Greater Sydney. It serves as a district-level guide for implementing the Greater Sydney Region Plan, *A Metropolis of Three Cities*, acting as a bridge between regional and local planning frameworks.

The Planning Proposal will align with the following Planning Priorities contained within the NDP:

- **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.

The NDP builds upon regional objectives established in the GSRP by including the above Planning Priorities which centre on creating and renewing local centres while respecting the district's heritage.

The Planning Proposal to remove the subject property as a local heritage item aligns with the collaborative planning framework outlined in the North District Strategy. The Strategy advocates for integrated decision-making processes that engage state agencies, local councils, and relevant stakeholders to address site-specific issues within the context of broader regional priorities. By facilitating a reassessment of the heritage significance of the subject property based on updated criteria and robust evidence, this proposal supports the development of place-based strategies responsive to local conditions.

Furthermore, the proposal reflects key principles of collaborative planning, including transparency, inclusivity, and early stakeholder engagement. Importantly, it acknowledges the need to balance heritage conservation objectives with the demands of urban growth and infrastructure delivery, ensuring heritage listings remain relevant and contribute positively to sustainable and coordinated development outcomes. This approach is consistent with the strategic intent of the North District Strategy which supports an integrated, evidence-based planning process.

The Planning Proposal is considered to demonstrate Strategic Merit in this regard as it facilitates the forementioned regional and district objectives by utilising collaborative planning to facilitate local objectives; in this case, the monitorisation of local heritage.

Q.4 Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes – refer to the responses below.

The Lane Cove Local Strategic Planning Statement

The Lane Cove Local Strategic Planning Statement (LSPS) is a guiding strategy adopted by Lane Cove Council to provides a long-term vision and strategic direction for land use and development that aligns with broader regional and state planning frameworks but focuses specifically on the local context of Lane Cove.

The Lane Cove LSPS is designed to be a living document that guides decision-making and planning processes within the local government area, ensuring that development aligns with the community's needs and the broader strategic goals of the region.

The Planning Proposal will align with the following priority contained within the LSPS:

- **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.”

We consider the use of the term “*interpretation*” 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, based on the professional opinion of a suitably qualified heritage consultant.

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.

The Lane Cove Local Housing Strategy

The Lane Cove Housing Strategy is a planning strategy adopted by Lane Cove Council to guide housing growth and address housing needs within the Lane Cove LGA. It focuses on creating a framework for managing housing growth, ensuring that housing supply aligns with the community's needs and supports broader strategic goals.

The Lane Cove Local Housing Strategy is designed to ensure that housing development within the Lane Cove area is well-planned, sustainable, and meets the needs of its residents, contributing to the overall growth and liveability of the community. Whilst not explicitly applicable to proposals such as the subject one, it does contain commentary relating to the LGA character and heritage.

Section 6 of the strategy relates to Housing Priorities within the LGA. Therein, section 6.2.7 refers specifically to *"Preserv[ing] and enhanc[ing] 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.

Liveable Lane Cove 2035 Community Strategic Plan

The Liveable Lane Cove 2035 Community Strategic Plan (CSP 2036) provides a summary of community perspectives regarding the best things about living in Lane Cove and the primary issues and challenges impacting the local community.

The Planning Proposal will align with the following Community Priorities contained within the CSP 2035:

- Community Priority – Sustainable Development

In the Chapter for Community Priority - Sustainable Development, one of the long-term objectives is “to balance sustainability, heritage conservation and growth of Lane Cove”. In addition, Strategy 2.1.1 states:

“Ensure land use planning is responsive to changes in community priorities, local values and State Government requirements.”

The proposal directly aligns with the objective to balance heritage conservation and growth. As the submitted Heritage Impact Statement (HIS) confirms that the subject site’s heritage significance is no longer valid, continued protection would create an unnecessary imbalance that hinders the sustainable growth of Lane Cove. Delisting allows the Council to focus its conservation efforts on items of genuine significance while enabling the site to contribute to the community’s evolving needs.

Consistent with Strategy 2.1.1, this Planning Proposal ensures that Lane Cove’s land use planning remains responsive to changes in local values. The HIS demonstrates that the physical and historical integrity of the item has diminished to a point where it no longer reflects the community’s heritage priorities. Updating the LEP to reflect this change ensures that the planning framework is accurate, transparent, and aligned with current State Government requirements to streamline housing delivery.

Q.5 Is the planning proposal consistent with applicable State Environmental Planning Policies?

SEPP	Consistency and Implications
State Environmental Planning Policy (Industry and Employment) 2021	
<u>Schedule 3</u>	<u>Consistency</u>
<i>Heritage Items</i>	The land is not identified as State Significant Heritage item under this schedule.

Q.6 Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

An assessment of relevant Ministerial Directions against the planning proposal is provided in the table below.

Ministerial Direction	Consistency and Implications
1. Planning Systems	



1.1 Implementation of Regional Plans	Consistent. As noted in Q3 of this planning proposal, the proposed rezoning and of the subject site is consistent with the North District Plan, notably the following Planning Priorities: • 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. The planning proposal will help to achieve Planning Priorities N2 and N6 by supporting the continued viability of the Heritage Register and promotes the development of place-based strategies responsive to local conditions.
3. Biodiversity and Conservation	
3.2 Heritage Conservation	Consistent. The subject site is designated as an item of local heritage significance. The objective of this direction is <i>“to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance”</i>. The proposal seeks to remove a local heritage designation on a property which no longer meets the 7 criteria for set out in the Assessing Heritage Significance (2023) guidance document published by the NSW Department of Planning and Environment. As the site is no longer considered appropriate for the heritage listing, its removal will not be inconsistent with Ministerial Direction 3.2.
6. Housing	
6.1 Residential Zones	Consistent. The proposal will not compromise the integrity of the residential zone, as it does not involve any changes to the principal



planning controls applying to the site.

Section C – Environmental, social and economic impact

Q.7 Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No.

The Planning Proposal relates solely to the removal of a local heritage item (Item No. I152) from Part 1 of Schedule 5 of the LCLEP 2009, including its associated notation on the Heritage Map. No other amendments to the LCLEP are proposed as part of this Planning Proposal. The Proposal does not pose any likelihood of adverse impacts on threatened species, populations, or ecological communities, or their habitats.

Q.8 Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The Planning Proposal seeks to remove the subject site from Part 1 of Schedule 5 of the LCLEP 2009. The removal of the site from the heritage schedule is not anticipated to result in any adverse environmental impacts.

Q.9 Has the planning proposal adequately addressed any social and economic effects?

Yes.

As discussed, the proposal seeks the removal of the subject site from Part 1 of Schedule 5 of the LCLEP 2009. The removal of the site will not give rise to undue social and economic effects.

Section D – State and Commonwealth interests

Q.10 Is there adequate public infrastructure for the planning proposal?

Yes.

The Planning Proposal does not seek any amendments to the LCLEP that would generate additional demand for infrastructure. The existing dwelling is adequately serviced by existing infrastructure networks.

Q.11 What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway Determination?

The Planning Proposal was subject to a Scoping Proposal to Council on the 22 September 2025. The application was not subject to referrals at that stage, however, council noted that

they will require heritage advice on the matter. To this end, a referral may be requested from Heritage NSW for consultation.

Part 4 – Mapping

Refer to **Attachment 1** and **Attachment 2** for existing and proposed heritage maps.

Part 5 – Community Consultation

Notification of the exhibited Planning Proposal will include:

- A newspaper advertisement that circulates in the area affected by the Planning Proposal;
- The website of Lane Cove Council

Written notice will be provided to the land owner and to adjoining owners and will:

- Provide a brief description of the objectives or intended outcomes of the Planning Proposal;
- State where and when the Planning Proposal can be inspected; and
- Provide details of how members of the community can make a submission.

Exhibition Material:

- The Planning Proposal, in the form approved for community consultation by the Director General of the Department of Planning, Industry and Environment (DPIE); and
- The NSW DPIE Gateway Determination, and
- Pre and post Gateway Determination (pre public exhibition) submissions from State Agencies
- Any site-specific technical studies/assessments.

Part 6 – Project Timeline

Stage	Timeframe
<i>Consideration by Council</i>	November 2025
<i>Council decision</i>	December 2025
<i>Gateway determination</i>	January 2026
<i>Commencement and completion of public exhibition period</i>	Feb 2026 – Apr 2026



<i>Post-exhibition review and additional studies</i>	May 2026
<i>Submission to the Department for finalisation</i>	June 2026
<i>Gazettal of LEP amendment</i>	July 2026



ATTACHMENT 1 – EXISTING HERITAGE MAP



3 Austin Crescent, Lane Cove Existing Heritage Map



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PLANNING & DEVELOPMENT

Heritage

-  Conservation Area
-  Item - General
-  Item - Archaeological
-  Item - Landscape
-  Site Boundary



Not to scale

The information shown on the plan is for illustrative purposes only. It should not be relied upon. Rather, the Architectural Plans that form part of the Notice of Determination issued by Council may be more appropriate to inform construction.

This map is not guaranteed to be free from error or omission. The author hereby disclaims liability for any act done or omission made on the basis of the information on this plan, and any consequences of such acts or omissions.

Date: 08/09/2025

ATTACHMENT 2 – PROPOSED HERITAGE MAP



3 Austin Crescent, Lane Cove

Proposed Heritage Map



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PLANNING & DEVELOPMENT

Heritage

-  Conservation Area
-  Item - General
-  Item - Archaeological
-  Item - Landscape
-  Site Boundary



Not to scale

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Date: 08/09/2025

ATTACHMENT 3 – HERITAGE ASSESSMENT



Heritage Assessment

3 Austin Crescent, Lane Cove

04 August 2025

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1.0 BACKGROUND

1.1 Introduction

This Heritage Assessment has been prepared in accordance with the Standard Guidelines of Heritage NSW, the Lane Cove LEP 2009 and the Lane Cove DCP 2010 to assess the heritage significance of the subject site located at 3 Austin Crescent, Lane Cove NSW 2066.

This report aims to:

- Provide a summary of the historical development of the subject site;
- Provide a comparative analysis and summary of current condition;
- Assess the cultural significance of the subject site based on the seven key criteria used in NSW to establish heritage significance.

1.2 Limitations and Constraints

- This heritage assessment has been based on available site evidence along with historic research. A site visit was undertaken on 11th April 2025.
- This report does not include or consider an assessment of values of Aboriginal heritage or archaeological heritage within the site or vicinity.

1.3 Methodology

This Heritage Assessment has been prepared in accordance with the NSW Department of Planning and Environment publication *Assessing Heritage Significance* (2023). It is also guided by the philosophy and processes included in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (Burra Charter).

1.4 Authorship and Acknowledgements

The documentary research and assessment of heritage significance have been prepared by: Ana Silkatcheva, Heritage Consultant (M. Museum and Heritage Studies; M.A. (Res.) (Archaeology), University of Sydney) with assistance from Zach Nix, Senior Heritage Consultant (M. Heritage Conservation, University of Sydney, M. ICOMOS) and reviewed by Steven Nix, Director (M. Heritage Conservation, University of Sydney, M. ICOMOS).

2.0 THE SITE

2.1 Location

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 (Figures 1 and 2). The property adjoins the neighbouring residential development along its northern and southern boundaries, with the property's western boundary (principal) fronting Austin Crescent. The site is identified as Lot 2 of Deposited Plan 343988.

Street Address	Suburb/Town	LGA	Lot/DP	Parish	County
3 Austin Crescent	Lane Cove	Lane Cove	2//DP343988	Willoughby	Cumberland

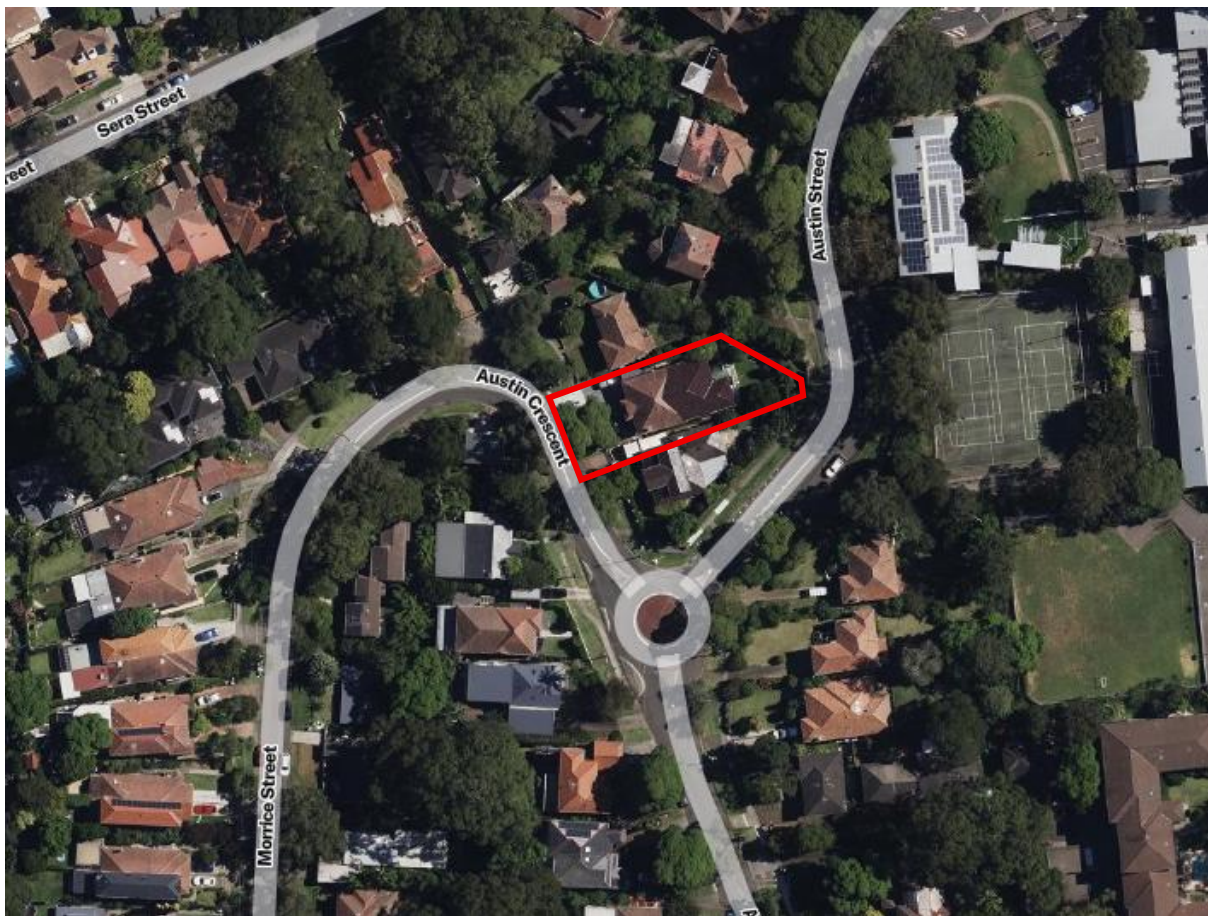


Figure 1: Aerial image of the local area, with subject site outlined in red (Source: NSW Spatial Explorer, 2025).

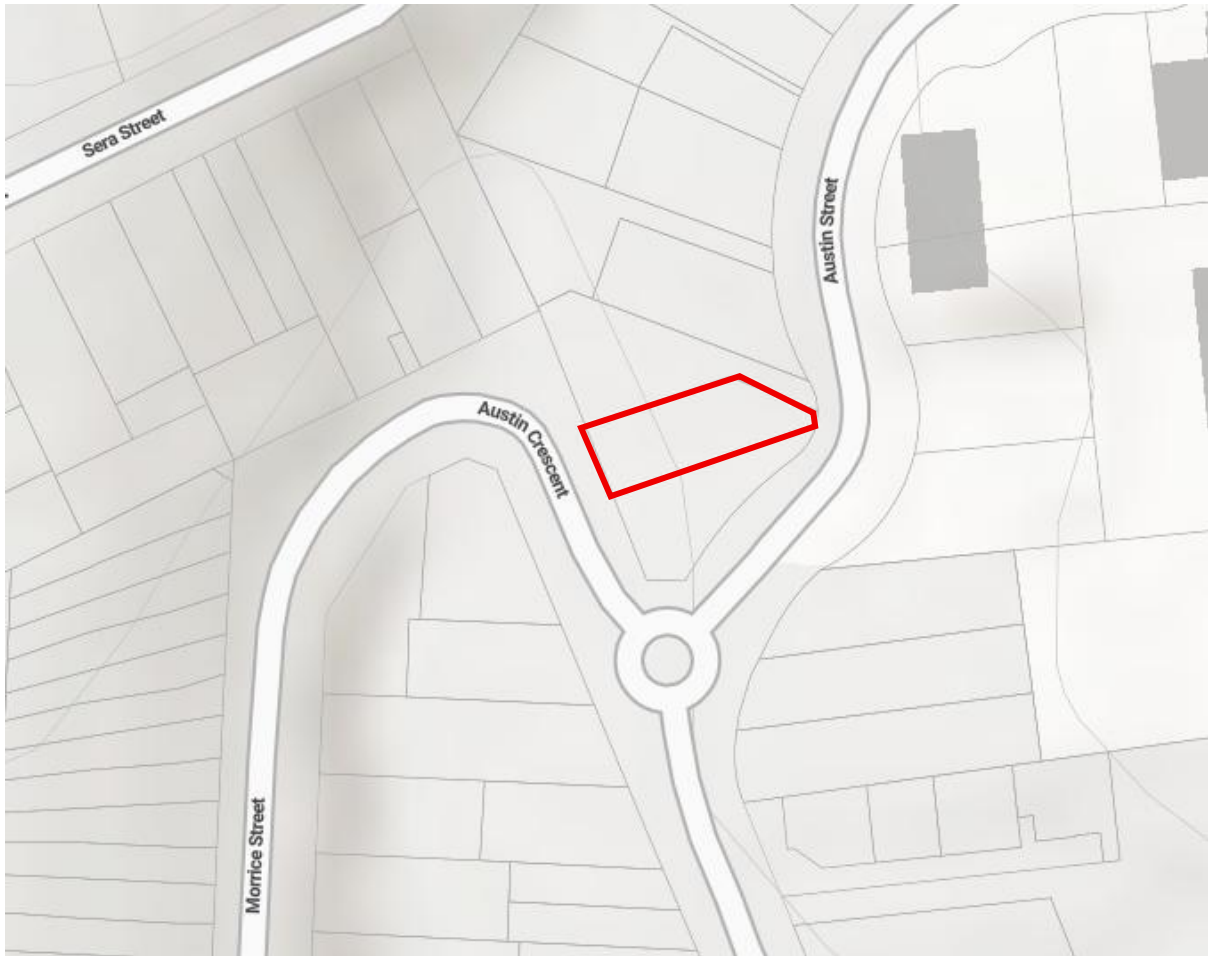


Figure 2: Lot boundary plan of local area, with subject site outlined in red (Source: NSW Spatial Explorer, 2025)



Figure 3 - View of local streetscape looking north along Austin Crescent with the subject site indicated with red arrow (Source: Google Street View, October 2024)

2.2 Heritage Context

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). The subject site is located adjacent to “House”, 1 Austin Crescent, Lane Cove (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).

Statutory heritage listings

Listing type	Item name and document details	Listing number
Local heritage conservation area	N/A	
Local heritage item	“House”, Lane Cove LEP 2009	I152
State agency s 170 heritage and conservation register	N/A	
State Heritage Register	N/A	
Commonwealth Heritage List	N/A	
National Heritage List	N/A	
World Heritage buffer zone	N/A	
World Heritage List	N/A	



Figure 4: Heritage map showing the location of the subject site (indicated in blue) and surrounding heritage context (Source: Lane Cove LEP 2009, Heritage Map Sheet No. HER 001)

3.0 HISTORICAL SUMMARY

3.1 Pre-European Occupation

Before the arrival of Europeans in 1788, the area now known as Greater Sydney was home to around 29 Aboriginal groups, speaking dialects from the Dharug and Dharawal language groups. The Cammeraygal people occupied the northern shoreline of Sydney Harbour, including Lane Cove's eastern side, while the Wallumedegal lived along the west bank of the Lane Cove River (Turrumburra). Further north, the Durrumurragal inhabited the upper North Shore, with place names like Turramurra and Killara reflecting this heritage. These interconnected groups formed part of the Eora Nation and shared language and ceremonial practices, supported by extensive trade networks for resources like ochre, tools, and bark canoes.

In 1789 a smallpox breakout among the Aboriginal people around Sydney Harbour decimated the population. Arthur Phillip, Sydney's first governor, estimated a loss of half the Aboriginal population but historians believe the figure was closer to 60-90%. As survivors fled deeper inland, this only caused the disease to spread and casualties to increase across Greater Sydney. This tragedy not only reduced the presence of Aboriginal people on their lands but also weakened cultural continuity, leading to the disappearance of traditions and language over time. Aboriginal people interacted with those of the expanding British settlements, who benefited from Aboriginal knowledge about fishing and hunting in the development of their own industries.

Extensive evidence of Aboriginal culture is preserved all over Lane Cove and Greater Sydney, attesting to a sustained presence of Aboriginal people over 60,000 years, living with complex systems and traditions. This includes camp sites, social areas, shell middens, scarred and carved trees, ceremonial and burial grounds, rock engravings, fish traps, grinding grooves, quarries, rock shelters, ochre pits, seed grinding stones, paintings and rock carvings. Many examples of Aboriginal art survive but are affected by erosion.¹

3.2 Brief history of Lane Cove

Lane Cove was named by Lieutenant William Bradley in February 1788, shortly after the arrival of the First Fleet. At that time, the name referred broadly to the entire North Shore of Sydney. It is believed that sailors mistook the mouth of the Lane Cove River for a small cove, prompting the use of "Cove" in the name. The origin of "Lane" is less certain, and while several theories have been proposed, none are supported by documentary evidence. One suggestion is that the densely wooded riverbanks resembled a narrow laneway. Alternatively, Bradley may have named it in honour of John Lane, a friend of Governor Arthur Phillip, or Lieutenant Michael Lane, a cartographer who had served with Captain James Cook during his explorations in Canadian waters.

Lieutenants Henry Ball and Ralph Clark were among the first Europeans to explore the Lane Cove area, recognising its valuable natural resources, including timber, shells, and grass, for use in the developing colony. The first land grants were issued in 1794; however, much of the terrain was steep, rugged, and densely forested, deterring many grantees from settling. Those who did face significant challenges, including Aboriginal resistance, bushfires, and geographic isolation.

Despite these difficulties, the area quickly developed into an early industrial hub. The dense forests were heavily targeted for timber-getting, with government saw pits operating from the early 19th century. One of the first manufacturing ventures was Rupert Kirk's soap and candle factory, established in the 1830s, and in 1858 John Charles Ludowici and Albert Radke moved their tannery business here from Balmain. The challenging landscape long prevented road construction, so

¹ A. Smart, History of Aboriginal Peoples around Lane Cove", *Neighbourhood Media* online (accessed via <https://www.neighbourhoodmedia.com.au/post/history-aboriginal-peoples-around-lane-cove>)

industrial activity was concentrated along the riverbanks with water transport serving as the primary means of access. Efforts to establish a passenger ferry service began as early as 1859, but it wasn't until 1871 that the steamer *Womerah* began operating a regular service between Lane Cove and the city. By 1880, ferries were running five times a day, improving access and supporting the suburb's gradual growth.

Although the region remained sparsely populated and semi-rural for much of the 19th century, it gradually transitioned into a more settled district, with clearer boundaries and increasing civic identity by the late 1800s. Compared to other areas of the North Shore, residential development of Lane Cove was delayed due to the difficulties of transport.²

3.3 Site History

The subject site is located on 30 acres of land originally given to Henry Hacking by Crown Grant in 1794 (Figure 5). Hacking was the quartermaster of the *Sirius*, the flagship of the First Fleet, and became one of the first British colonists of New South Wales.

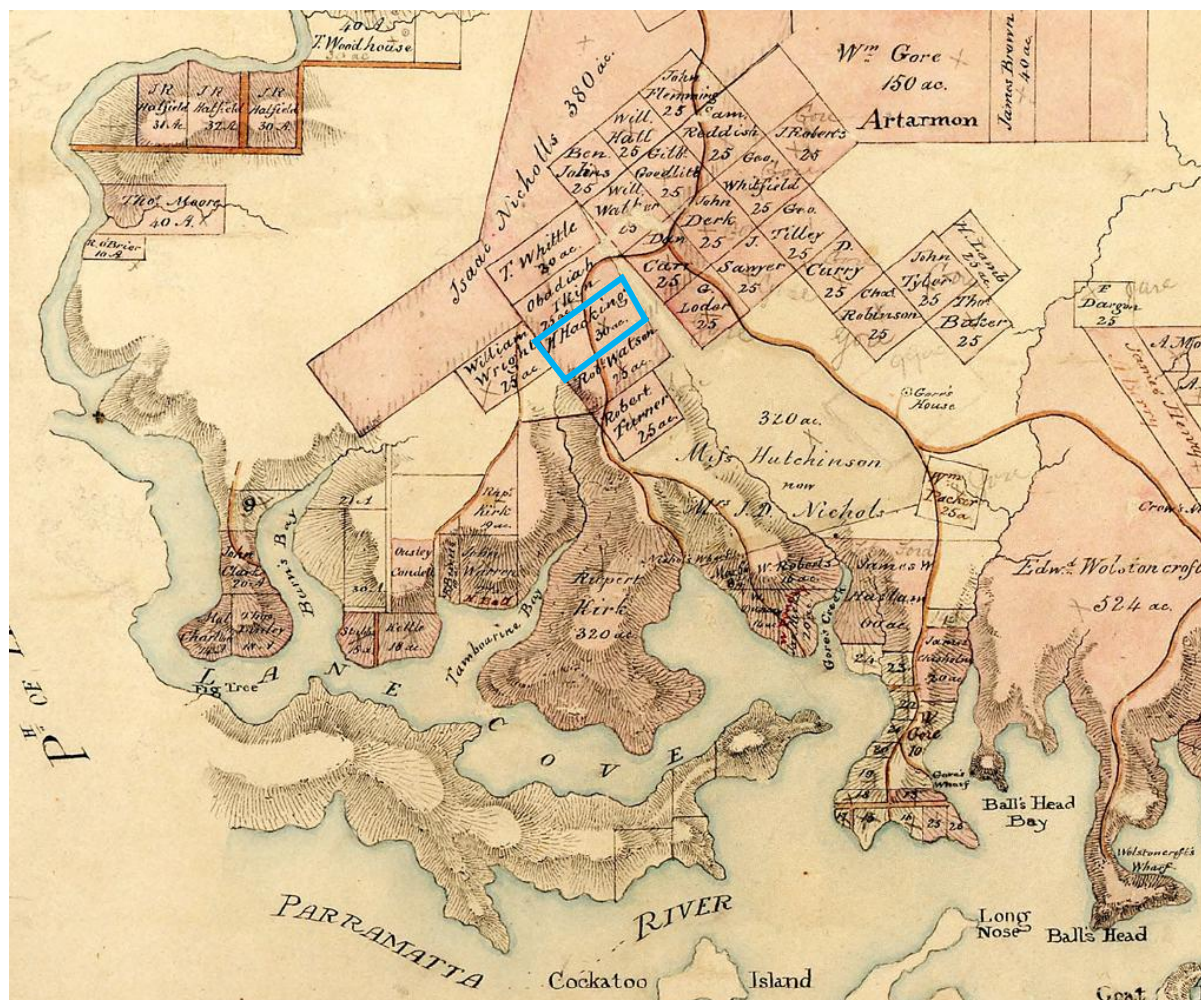


Figure 5: Excerpt of an undated map of the Parish of Willoughby in the County of Cumberland showing the Crown Grant to Henry Hacking in 1794 outlined in blue. (Source: NSW Historical Land Records Viewer)

² M. Farlow 2011, "Lane Cove", *Dictionary of Sydney* online (accessed from https://dictionaryofsydney.org/entry/lane_cove);

F. Pollon 1988, *The Book of Sydney Suburbs*, pp.146-47;

J. Washington 2023, *A brief history of Lane Cove* (accessed via <https://www.lanecove.nsw.gov.au/Community/About-Lane-Cove>)

The fate of Hacking's grant for almost a century later is unknown, but the land is unlikely to have been occupied by him as he worked on explorative missions of the eastern coast by land and sea for most of his life, dying in Hobart in 1831.³

By 1888 Hacking's grant and several others in the vicinity were owned by Henry Hayes Harnett Senior, under mortgage from The London Chartered Bank of Australia (Figure 6).⁴ The Bank's General Manager, James Lindsay Ballantyne, happened to be his son-in-law.

Harnett, originally an Irishman from Cork, was a major real estate speculator in the Willoughby area and was responsible for driving much development of the Lower North Shore. According to his obituary of 1902, his achievements included the instigation of the first ferry service to Mosman, the development of many roads in Mosman, the running of two lines of buses in the district, between Middle Head and Chatswood/Pymble, the construction of the first wharf at Neutral Bay, and the ownership of a quarry from which much of the stone used to build Melbourne and Sydney was taken.⁵ In real estate, his primary strategy of operation was to acquire large land holdings to subdivide into allotments of a size suitable for homeowners, to be sold by weekly auctions.⁶ Harnett's son, Richard Hayes Harnett Jr., had followed his father into the land speculation business. Harnett Jr. became Mayor of Mosman Council when it was inaugurated in 1893.⁷

Holding costs and the slow turnover of land stock did not allow Harnett to gain large profits from his extensive land holdings. In 1896 he obtained another mortgage from The London Chartered Bank of Australia.⁸ In September 1899, Harnett sold his land holdings to his son, Richard Hayes Harnett Junior, and his son-in-law, James Lindsay Ballantyne (Figure 7).

³ Walsh, G.P. "Hacking, Henry (1750–1831)", *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, published first in hardcopy 1966, accessed online (<https://adb.anu.edu.au/biography/hacking-henry-2140>) 16/04/2025.

⁴ Certificate of Title, Volume 904, Folio 15. Following the chain of titles beyond this shows that Hackett Sr. purchased these lands from his business partner, Alexander Stuart, and his son, Richard Hayes Hackett Jr., who had followed him into the business of land speculation. Stuart and Hackett Jr. had received their titles earlier in the 1880s. Those titles are the first in the chain.

⁵ "DEATH OF MR. RICHARD HARNETT. (1902, November 18)". *The Sydney Morning Herald* (NSW : 1842 - 1954), p. 5, (<http://nla.gov.au/nla.news-article14505932>, retrieved 16/04/2025).

⁶ Scott, Brian A. (undated). "RHH – Richard Hayes Harnett", *Historical Willoughby* blog (accessed via <https://abc17603.wordpress.com/rhh/>, 16/04/2025).

⁷ Scott, Brian A. (undated). "RHH – Richard Hayes Harnett", *Historical Willoughby* blog (accessed via <https://abc17603.wordpress.com/rhh/>, 16/04/2025).

⁸ Certificate of Title, Volume 3173, Folio 10.

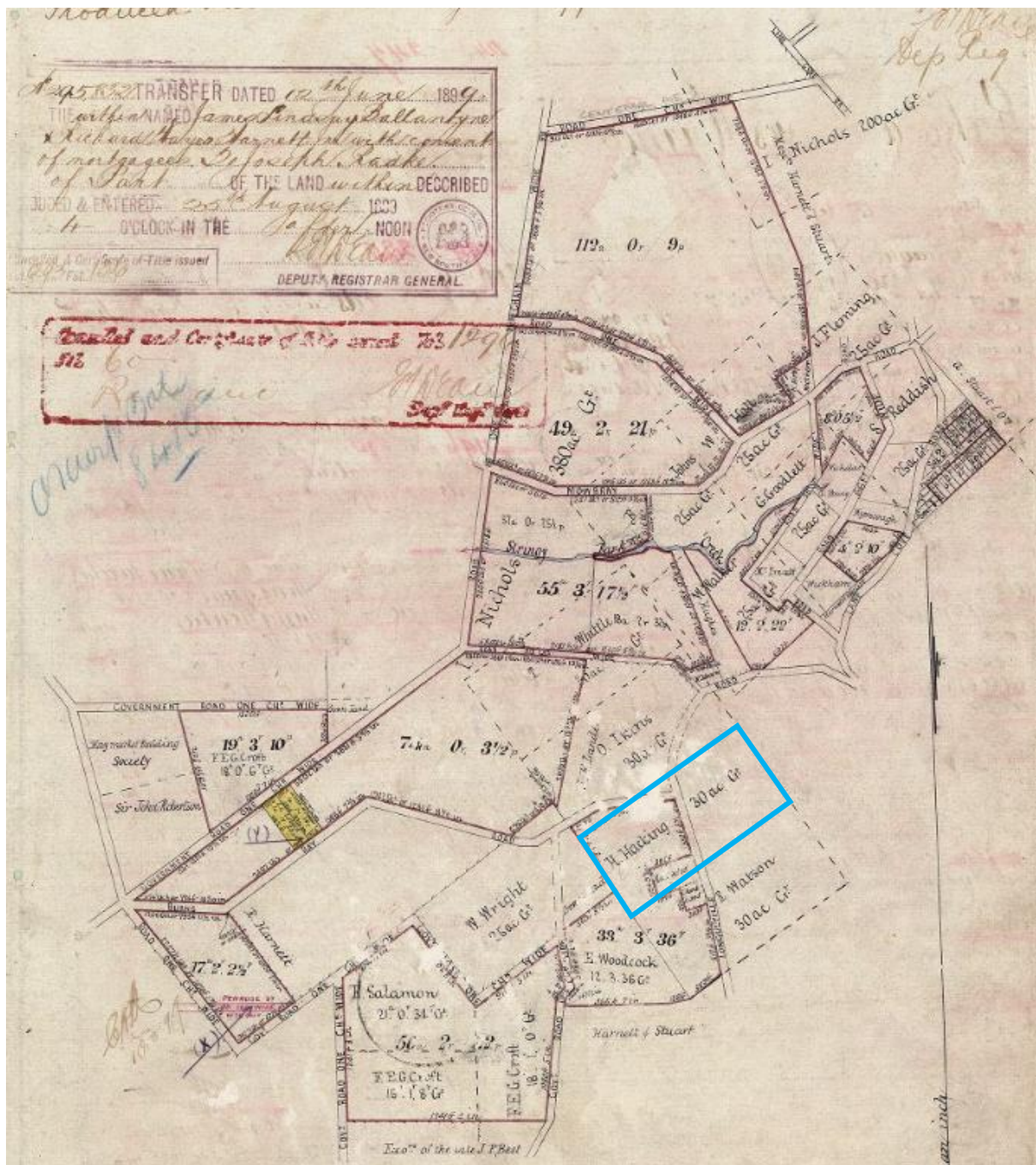


Figure 6: Manual title sketch of lands owned by Richard Hayes Harnett in the Lane Cove area in 1888. Hacking's Crown Grant of 30 acres, containing the subject site, is outlined in blue. (Source: NSW Historical Land Records Viewer, Certificate of Title, Volume 904, Folio 15).

Ballantyne and Harnett Jr. subdivided the properties and proceeded with sale. The subject site was located in a subdivision called the Tramway Terminus, initially part of Lot 30, later part of Lot 7. Auction advertisements survive from 1909, 1912, and 1919 (Figure 8 to Figure 10), showing that the process of lot sales was significantly drawn out.



Figure 7: Manual title sketch of lands (outlined on the original in red) transferred from Richard Hayes Harnett Senior to James Lindsay Ballantyne and Richard Hayes Harnett Junior in 1899. Hacking's Crown Grant of 30 acres, containing the subject site, is outlined in blue. (Source: NSW Historical Land Records Viewer, Certificate of Title, Volume 1296, Folio 60)

LONGUEVILLE
TRAMWAY TERMINUS SUB^N
 AT CORNER OF LONGUEVILLE & BURNS BAY ROADS, LANE COVE.
 LARGE TOWNSHIP ALLOTMENTS.
 For Auction Sale **SATURDAY 6TH NOVEMBER, 1909.**
 on the Ground **AT 3 O'CLOCK.**

RAINE & HORNE
 Auctioneers
 86 Pitt St Sydney.
 D.P. 5517

TORRENS TITLE TERMS
 10 per cent Deposit,
 15 per cent in 6 months,
 Balance in 1-2-3-4 & 5
 years with Interest at 5%
 per annum.

Subdivision & Roads approved
 by the Municipal Council.
 Roads being constructed.

Fisher & Nott.
 Licensed Surveyors and R.P.A.
 86 Pitt St Sydney.

Call for Lists at Auctioneers, or
 R. Harrell Junr & Co 18 Hunter St.

All dimensions subject to Deposited Plans.

Figure 8: Advertisement of sale by auction of the Tramway Terminus subdivision in 1909. The subject site was contained within Lot 30 (outlined in blue). (Source: State Library of NSW, object number 029 - Z/SP/L3/32, "Longueville - Tramway Terminus Subdivision - Burns Bay Rd, Sera St, Tambourine Bay Rd, Morrice St, Millett St, Austin St, Alpha St, Longueville Rd, 1909")

LONGUEVILLE TRAMWAY TERMINUS SUB^N

AT CORNER OF LONGUEVILLE AND BURNS BAY ROADS, LANE COVE
LARGE TOWNSHIP ALLOTMENTS

For Auction Sale
ON THE GROUND **SAT^{DY} 2ND MARCH 1912**
AT 3 O'CLOCK.

**RAINÉ &
HORNE.**
Auctioneers
86 Pitt St. Sydney.

Torrens Title
\$5 TERMS
DEPOSIT PER LOT,
Balance at £1 per month
per Lot.
Interest 5% payable quarterly.

Subdivision & Roads approved
by the Municipal Council.
Roads are constructed

Fisher & Nott.
Licensed Surveyors under N.P.A.
86 Pitt St. Sydney.

Call for Little at Auctioneers, or
H. Horne & Co. 89 Hunter St.

All dimensions subject to Deposited Plan.

JOHN ANDREW & CO. LITHO.

Figure 9: Advertisement of sale by auction of the Tramway Terminus subdivision in 1912. The subject site was contained within Lot 30 (outlined in blue). (Source: State Library of NSW, object number 096 - Z/SP/L3/101, "Longueville - Tramway Terminus Subdivision - Burns Bay Rd, Tambourine Bay Rd, Longueville Rd, 1912")



Figure 10: Advertisement of sale by auction of the No. 2 Tram Terminus Estate subdivision in 1919. The subject site was contained within Lot 7 (outlined in blue). (Source: State Library of NSW, object number 097 - Z/SP/L3/103, "No. 2 Tram Terminus - Longueville - Burns Bay Rd, Tambourine Bay Rd, Longueville Rd, River Rd, 1919")

By April 1921, when Richard Hayes Harnett Jr. became the sole proprietor of this subdivision (albeit with a mortgage carrying over from the London Bank of Australia), many lots remained unsold (Figure 11).

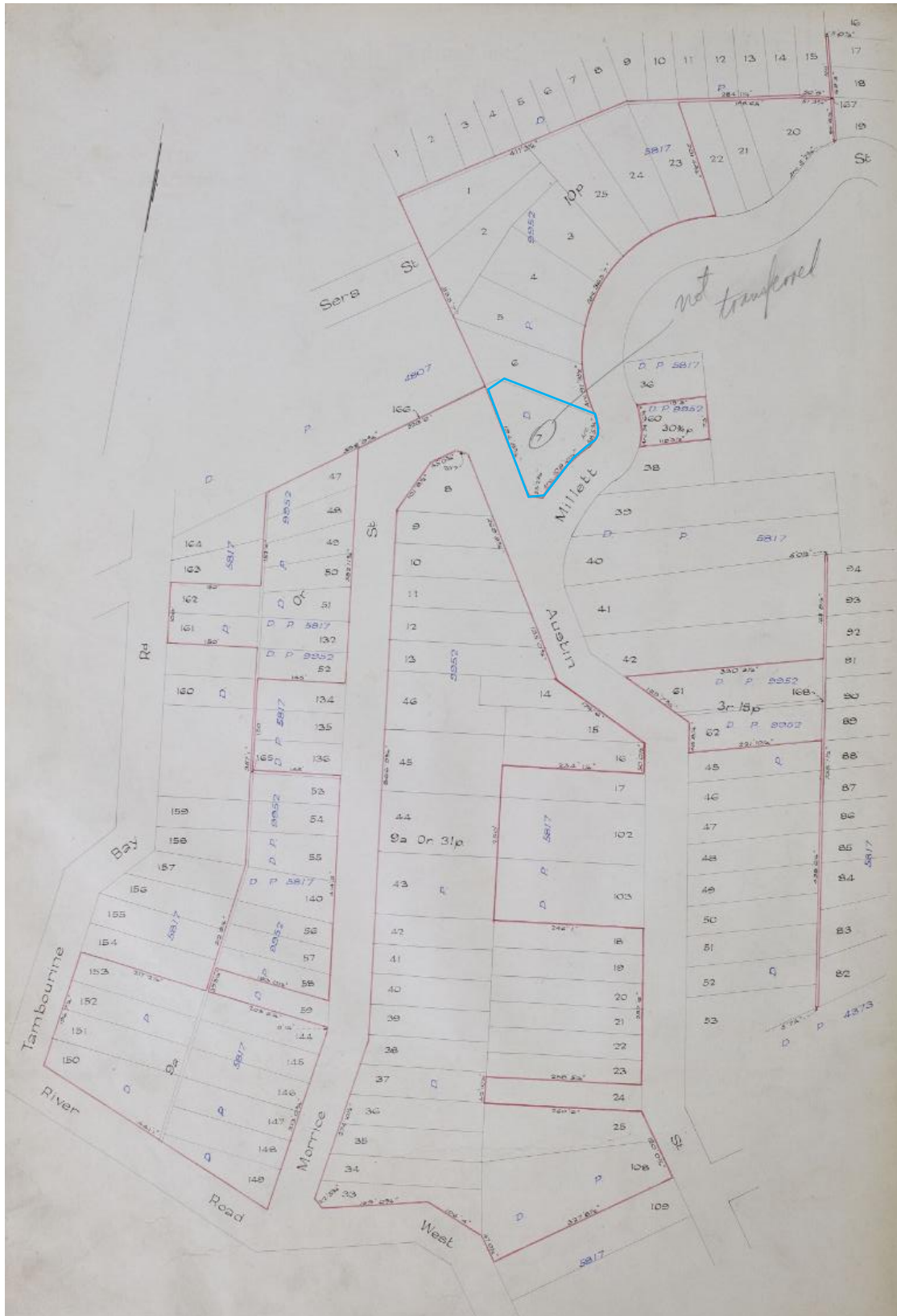


Figure 11: Manual title sketch of lands transferred to Richard Hayes Harnett Junior in April 1921, under earlier mortgage. (Source: NSW Historical Land Records Viewer, Certificate of Title, Volume 3173, Folio 10)

Beginning in 1921, the London Bank of Australia began selling off the remaining lots of the Tramway Terminus subdivision. Almost all the holdings were purchased by John Thomas Bede Jenkins and Thomas Leafe.⁹ A covenant had been placed on all the sold lands stipulating:

That any house building or erection to be built or erected on any lot or part of any lot shall be of stone or brick or other material to be approved by the said The London Bank of Australia Limited and shall be of the value of two hundred and fifty pounds at the least and that no main roof shall be constructed of iron.

There may have been similar covenants on lands sold in the earlier sales of the subdivision.¹⁰

Only a small number of lots were purchased by other buyers. Amongst these were Lot 7, which contained the subject site. In May 1921, David Barr of Summer Hill, company manager purchased Lots 7 and 49 (Figure 12). His lands were subject to the same covenant, though approval for variation was required from Jenkins and Leafe instead of the Bank from which the lots had been purchased.¹¹

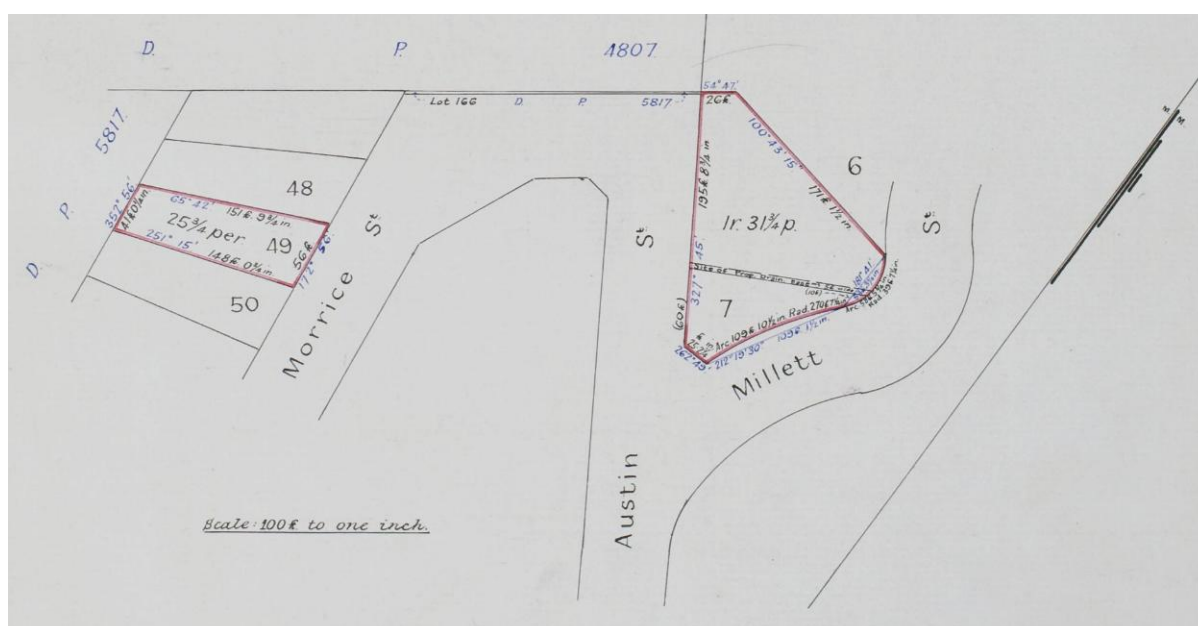


Figure 12: Manual title sketch of lands transferred to David Barr in 1921. (Source: NSW Historical Land Records Viewer, Certificate of Title, Volume 3189, Folio 47)

Despite retaining ownership of the land until 1939, Barr never built on the land and Council Rate Books show he continued to live at Summer Hill.¹² In August of that year, Barr sold Lot 7 to Norman Wakefield Bennet of Lane Cove, builder (Figure 13). Bennet subdivided the property into three lots and sold them all in the early months of 1941.

⁹ Certificate of Title, Volume 3226, Folio 35.

¹⁰ Many of the earlier purchases made were subject to covenants as seen in the transfers recorded in Harnett's Certificate of Title, Volume 1296, Folio 60.

¹¹ Certificate of Title, Volume 3189, Folio 47.

¹² "Statement of Heritage Impact, 3 Austin Crescent Lane Cove", September 2019, Sydney Heritage Consultants, p. 12.

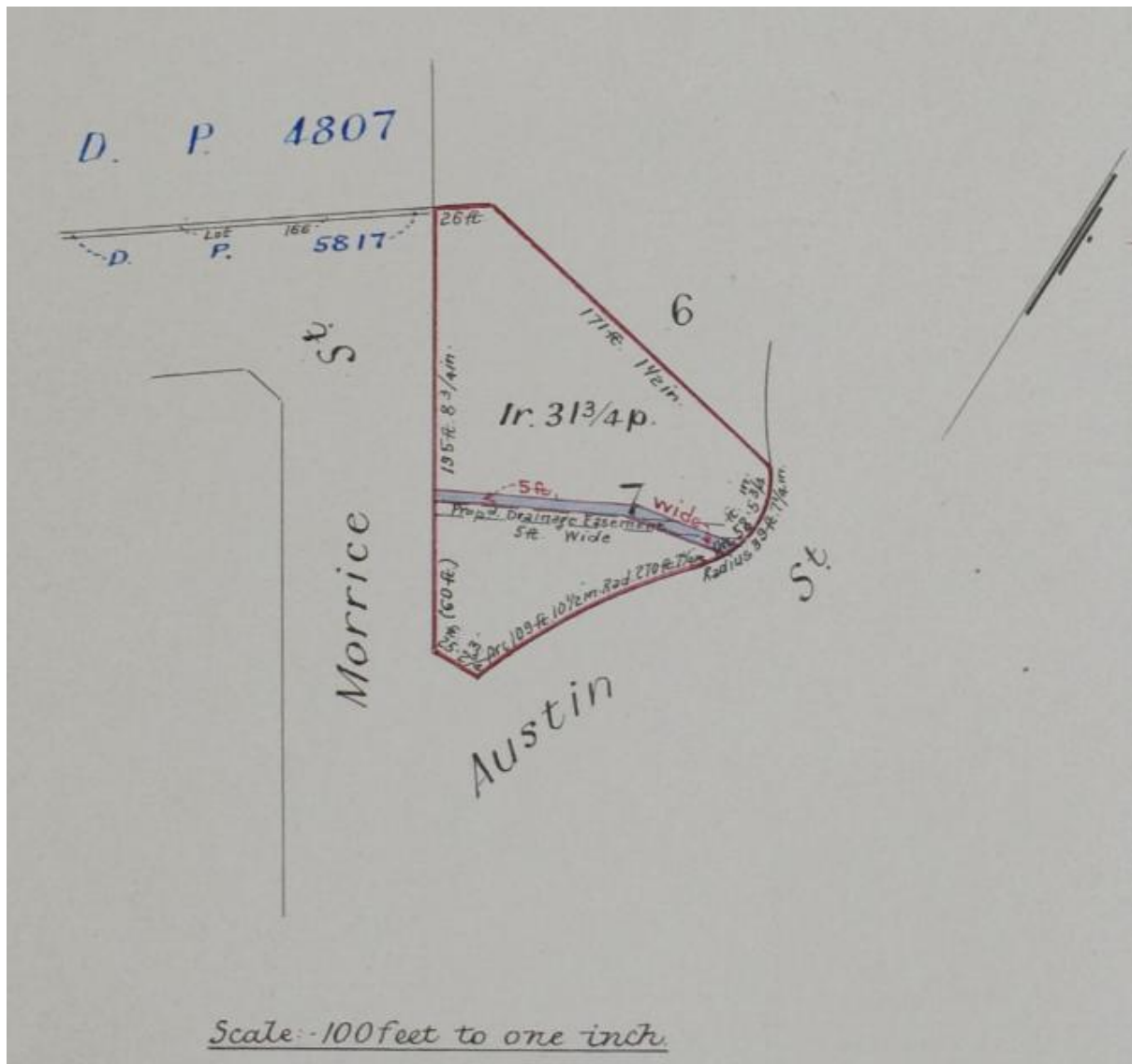


Figure 13: Manual title sketch of lands transferred to Norman Wakefield Bennet in 1939. (Source: NSW Historical Land Records Viewer, Certificate of Title, Volume 5071, Folio 68)

In February of that year, Lots 1 and 2 were purchased by Raymond Baines and Dorothy Alice Trenholm respectively,¹³ while Lot 3 was purchased by Edward Greethead in April. Upon her purchase of Lot 2 (Figure 14), Dorothy Trenholm, wife of Rudolf Clifford Trenholm of Auburn, tiler and slater, immediately transferred Lot 2 to the same Raymond Baines who had purchased the adjoining Lot 1.¹⁴ The addresses at the time related to Morrice Street rather than Austin Street, and Austin Crescent had not yet been defined.

¹³ Certificate of Title, Volume 5071, Folio 68.

¹⁴ Certificate of Title, Volume 5208, Folio 199.

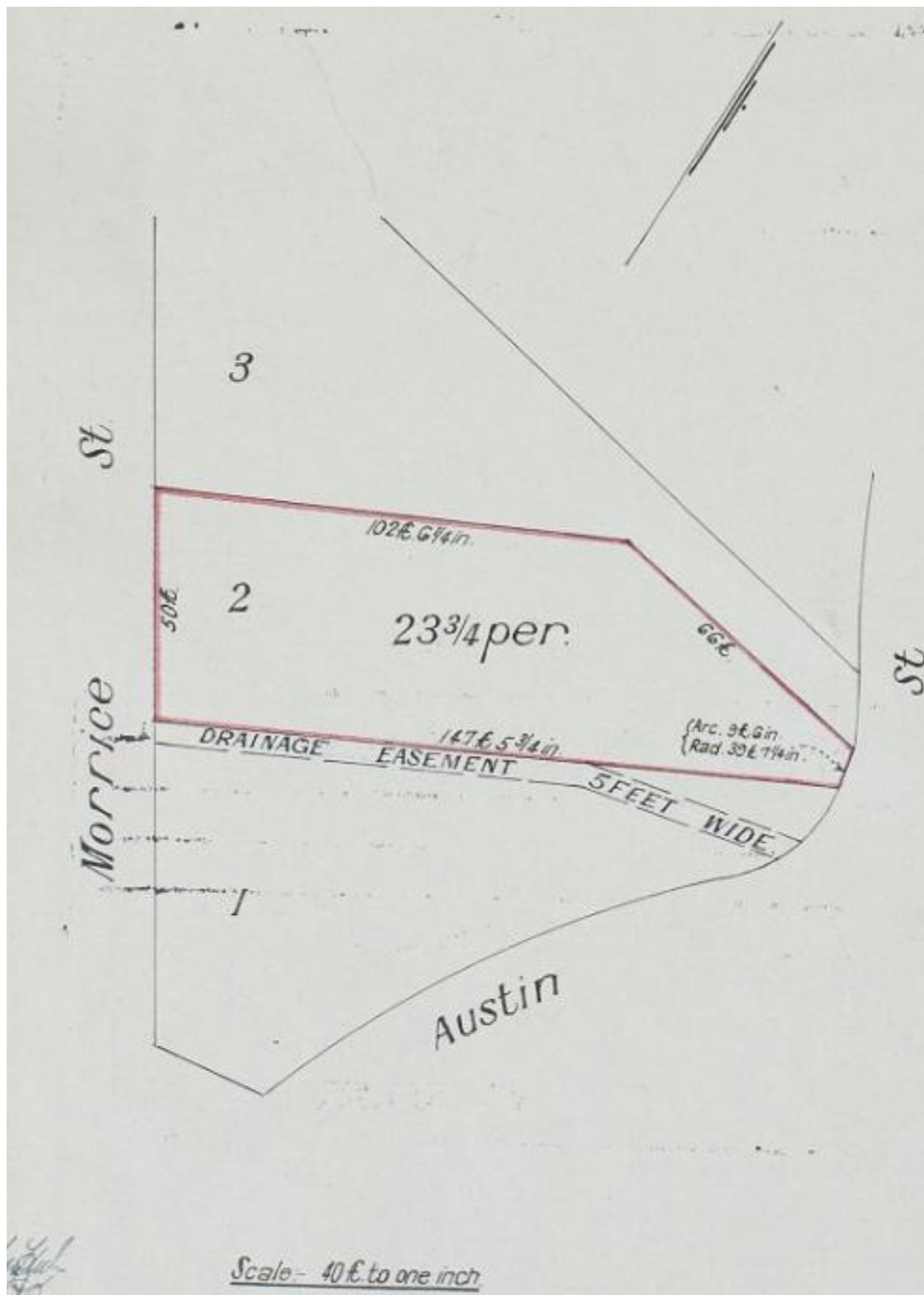


Figure 14: Manual title sketch of lands transferred to Dorothy Alice Trenholm and then to Richard Baines in 1941. (Source: NSW Historical Land Records Viewer, Certificate of Title, Volume 5208, Folio 199)

Baines did not take long to sell-on both his lots, with Lot 1 (the site of 1 Austin Crescent) sold in February 1941 to John Patrick Guinane of Cremorne, School Master, and his wife, Alice Eugenie Guinane, and Lot 2 (the site of 3 Austin Crescent) sold in July 1941 to Avice Edna Myra Ross, wife of Malcolm Ross of Cremorne, commercial traveller.¹⁵

However, a Council Building Applications Register shows that in February 1941, applicant Raymond Baines had proposed to construct a dwelling and garage of Brick with Tiled Roof, with an indication that he would live in the premises.¹⁶ It is possible, given several coinciding factors (the similarities

¹⁵ Certificate of Title, Volume 5208, Folio 199.

¹⁶ "Statement of Heritage Impact, 3 Austin Crescent Lane Cove", September 2019, Sydney Heritage Consultants, p. 12.

between the dwellings at no. 1 and no. 3 Austin Crescent; the ownership of both lots by Raymond Baines; and Baines' application to build a dwelling that matches the description of both houses presently on the land), that Baines was responsible for the construction of both houses ca. 1941.

On the other hand, it is unusual that Baines sold-on the land so soon after his purchase and proposal to build, presumably before any construction could have been completed, or perhaps even begun. It also may be significant that the purchases of Baines' lots, enacted within a few months of each other, were made by buyers who individually hailed from Cremorne, and that both parties owned the lots for approximately the same duration of time (no. 1 was next sold in 1954; no. 3 in 1957).¹⁷

In any case, there is evidence that the houses at numbers 1, 3, and 5 Austin Crescent were already standing by February 1942 (Figure 17), in addition it is also noted that John Patrick Guinane, who had purchased Lot 1 from Baines, is recorded as residing on Morrice Street (i.e. Austin Crescent), Lane Cove, in a newspaper announcement of the time.¹⁸ It is reasonable to assume that the house at no. 3, constructed to a similar design, was erected at approximately the same time.

The Council Rates Book records that in 1952, Avice Edna Myra Ross changed her surname to Kerswill.¹⁹ Kerswill died in 1956 and the property was then owned by the Kerswill Estate. In September 1957, the property at no. 3 was transferred to Arthur Harold Nance-Rivell of Elizabeth Bay, manager, as joint tenant with the Perpetual Trustee Company. Both had been listed as the executors of Avice Kerswill's will.²⁰ In November 1964 it was sold to Robert Ford of Lane Cove, carrier.²¹

Ford owned the property for 36 years, selling it in 1998 to Michael Dean Biddle and Jocelyn Kate Biddle. In 2005, the Biddles sold the property to Philip Andrew Quin Conroy and Rebecca Jane Lynch. Conroy and Lynch owned the property until 2015 when it was sold to Virginia Ruth Winton. The current owners are Hongbin Yan and Wenjing Zou, who purchased the property in 2016.²²

A photograph taken in 1987 for the Lane Cove Heritage Study²³ shows the close similarities between the houses at 1 and 3 Austin Crescent (Figure 15). A comparison of this photograph and the present appearance of the dwelling at 1 Austin Crescent shows that this property has been so heavily altered that it no longer retains its defining characteristics (Figure 16). The house at no. 3 Austin Crescent has also undergone various modifications, most significantly alterations and additions to the rear of the property in 2019 and the application of render to the brick facing of the house more recently (Figure 16). Comparison of historical aerial imagery and a photograph from 2013 held by Lane Cove Council (Figure 18) suggests that these recent modifications were the primary changes made to the exterior of the property.

Analysis of the internal fabric indicates that one long internal partition wall at the rear of the property has been modified to open and join the original small kitchen and dining area. The retained bulkhead allows the original layout to remain legible (Figure 24). Within the original building envelope, the presence of a series of decorative ceiling mouldings/cornices to many of the rooms (Figure 21 to Figure 25) suggests that the dwelling has not undergone other significant internal modifications, other than the installation of a contemporary kitchen and bathroom fit-out.

¹⁷ Certificate of Title, Volume 5208, Folio 199, and Volume 5208, Folio 151.

¹⁸ Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 13 October 1944 (No.100), page 1760 (<https://trove.nla.gov.au/newspaper/article/225098752/14149081>, retrieved 16/04/2025).

¹⁹ "Statement of Heritage Impact, 3 Austin Crescent Lane Cove", September 2019, Sydney Heritage Consultants, p. 12.

²⁰ Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 16 November 1956 (No.124), page 3429 (<https://trove.nla.gov.au/newspaper/article/220347456>, retrieved 16/04/2025).

²¹ Certificate of Title, Volume 5208, Folio 199.

²² "Statement of Heritage Impact, 3 Austin Crescent Lane Cove", September 2019, Sydney Heritage Consultants, pp. 12-13.

²³ *Lane Cove Heritage Study*, Robert Moore, Penelope Pike and Lester Tropman & Associates 1987.



Figure 15: From left to right: no. 5, no. 3, and no.1 Austin Crescent in 1987, Lane Cove Council. (Source: NSW State Heritage Inventory form for listing 1920009, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920009>, retrieved 16/04/2025)



Figure 16: No. 3 (left) and no. 1 (right) Austin Crescent in October 2024. (Source: Google Street View)

Figure 17: 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)



1930



1942



1955



1965



1970



1986



1991



1994



2005



2025



Figure 18: 3 Austin Crescent in 2013. (Source: State Heritage Inventory Database, "House", 3 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/View/Item?itemId=1920294>)

4.0 SITE DESCRIPTION

4.1 Summary Description

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 rectangular in shape with a skewed edge to the northeast, and generally oriented west to east. The site slopes upward from the street. The site contains one single-storey residential dwelling.

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 19 and Figure 20 show the appearance of the principal façade of the property and its rear.



- 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 19: 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 20: 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.

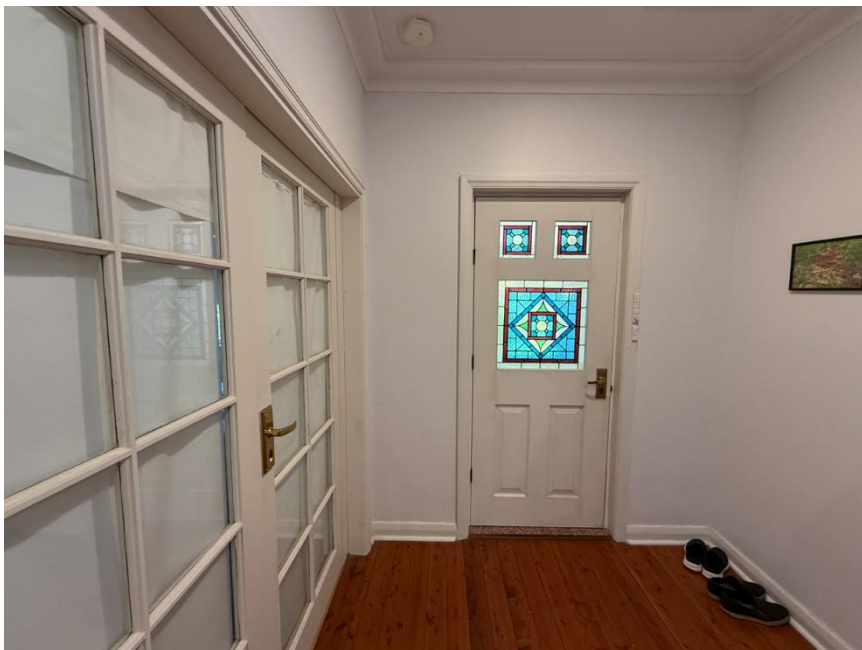
Bedroom floors are covered in low-pile grey carpet, while the corridors, living and kitchen areas feature timber floorboards throughout. The main bedroom contains a painted brick-faced fireplace.

Select features of the interior are shown in Figure 21 to Figure 26.



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

Figure 21: 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 22: Front hallway (Source: Three + One Heritage, 04/07/2025)



Figure 23: Front bathroom (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 ventilators



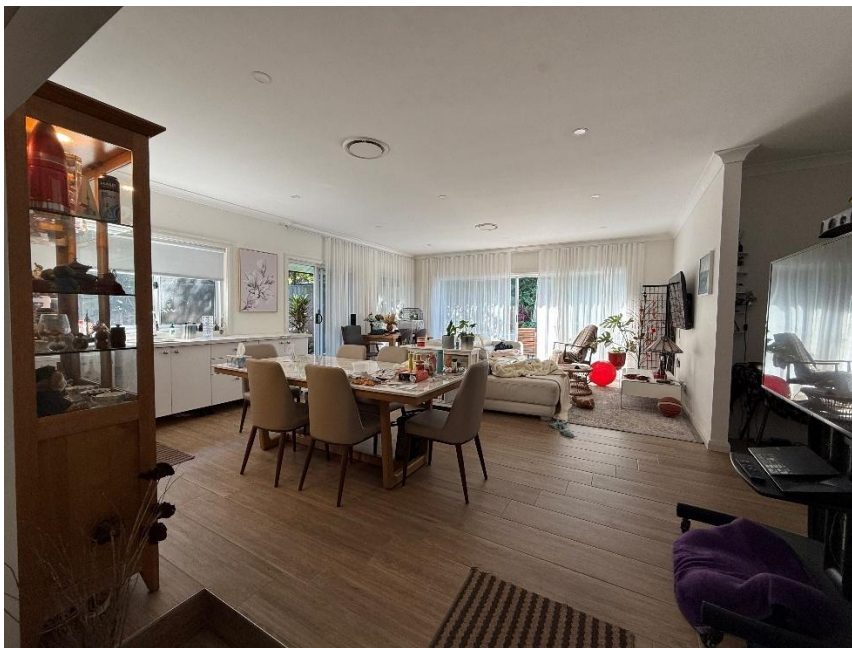
Figure 24: Original kitchen and dining rooms unified into combined open space (Source: Three + One Heritage, 11/04/2025)

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



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

Figure 25: Kitchen (Source: Three + One Heritage, 04/07/2025)



- Contemporary rear extension

Figure 26: Contemporary rear extension (Source: Three + One Heritage, 11/04/2025)

5.0 COMPARATIVE ANALYSIS

In order to ascertain the degree of significance of 3 Austin Crescent, it is important to undertake a comparative analysis against like items in terms of their thematic context, architectural features, authenticity and integrity, and other relevant characteristics. This comparison is critical in determining the relative significance of a place against other items identified as being of significance. This analysis is guided by the NSW Department of Planning and Environment publication - *Assessing Heritage Significance, Guidelines for assessing places and objects against the Heritage Council of NSW criteria (2023)*.

Specifically, this analysis assists in determining the item's relative 'representative' value and 'rarity' at both a State and Local level, helping to inform the Statement of Significance for the site in Section 6.0 of this document. The following section presents a selection of 6 places of similar historical context, description, and general characteristics that are considered comparable to the subject site.

Comparative Examples

Item	Listing	SHR No.	LEP Item No.
"House", 1 Austin Crescent, Lane Cove	Local	-	I151 (Lane Cove LEP 2009)
"House", 1 Hinkler Street, Greenwich	Local	-	I87 (Lane Cove LEP 2009)
"House", 30 Stuart Street, Longueville	Local	-	I270 (Lane Cove LEP 2009)
"Post-War house", 14 Blandford Avenue, Waverley	Local	-	I264 (Waverley LEP 2010)
"1950s brick house", 69 Meeks Street, Kingsford	Local	-	I156 (Randwick LEP 2012)
5 Austin Crescent, Lane Cove	-	-	-

5.1 “House”, 1 Austin Crescent, Lane Cove



Figure 27: 1 Austin Crescent, Lane Cove (Source: State Heritage Inventory Database, “House”, 1 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920009>)

Statement of Significance:

*Intact examples of post-war suburban development. Important because intact.*²⁴

A note in the inventory entry further explains:

*“Originally listed with No. 3 as intact examples of simple austere brick cottages of the post war period. Associated with the theme of suburban consolidation for the period 1920-1945.”*²⁵

Comment:

The dwelling at 1 Austin Crescent neighbours the subject property and was constructed around 1941.²⁶ It originally shared an almost identical design to no. 3 (Figure 15). However, significant modifications, including the application of cement render to the building’s masonry exterior, and the addition of a second floor as well as a balcony above the projecting porch, have altered the original design to such a high degree that it no longer retains its defining characteristics. Previous Council correspondence in 2018 (Ref 62432/18) references an assessment of the property prepared by Conybeare Morrison International Pty Ltd prepared around 2014 which found that *‘this property has been substantially altered from its original form and as such is no longer recognisable as a c.1940s single-storey face brick residence’* Ultimately recommending that the property is delisted.²⁷

²⁴ State Heritage Inventory Database, “House”, 1 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920009>

²⁵ State Heritage Inventory Database, “House”, 1 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920009>

²⁶ As determined in the historical research for the subject property above.

²⁷ Lane Cove Council, letter correspondence, 8/10/2018 (REF62432/18)

5.2 “House”, 1 Hinkler Street, Greenwich



Figure 28: 1 Hinkler Street, Greenwich (Source: State Heritage Inventory database, “House”, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920088>)

Statement of Significance:

Fine modest inter-war cottage, typical of the suburban buildings which covered Lane Cove after WWI. Distinguished by the attention to detail on the facade.²⁸

Comment:

The house at 1 Hinkler Street, Greenwich shares some design features with 3 Austin Crescent and belongs to the same period of development in Lane Cove. However, 1 Hinkler Street retains a greater number and variety of aesthetic details characteristic of late Interwar styles than 3 Austin Street and appears to have undergone much less modification.

²⁸ State Heritage Inventory Database, “House”, Heritage Item ID No. 1920088, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920088>

5.3 “House”, 30 Stuart Street, Longueville



Figure 29: 30 Stuart Street, Longueville (Source: State Heritage Inventory database, “House”, 30 Stuart Street, Longueville, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920194>)



Figure 30: Historic photograph of 30 Stuart Street, Longueville (Source: State Heritage Inventory database, “House”, 30 Stuart Street, Longueville, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920194>)

Statement of Significance

The State Heritage Inventory database listing for “House” at 30 Stuart Street, Longueville does not present a Statement of Significance.²⁹ However, the brief note on its history explains:

“Early Longueville Post Office belonging to the suburb’s period of midwar suburban consolidation.”

Comment:

Similar to the dwelling at 3 Austin Crescent, Lane Cove, the house at 30 Stuart Street, Longueville presents evidence of mid-war development of the area. Both properties are of brick construction in an austere design and have been modified. However, whilst the brick façade of 3 Austin Cres has been rendered, removing its characteristic late Interwar brick detailing, 30 Stuart Street’s brick façade has been painted allowing some visibility of the raw material to be retained. The building is also noted as being an early Longueville Post Office, pointing towards some additional historical importance due to its earlier civic or public function.

²⁹ State Heritage Inventory database, “House”, 30 Stuart Street, Longueville, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920194>

5.4 “Post-War house”, 14 Blandford Avenue, Waverley



Figure 31: 14 Blandford Avenue, Waverley (Source: State Heritage Inventory database, “Post-War house”, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620044>)

Statement of Significance

Post-War house with both typical and unusual features. Very good example of Art Deco styling, the exception for single dwellings in the Waverley area. Local significance.³⁰

Comment:

The dwelling at 14 Blandford Avenue, Waverley dates to the Post-war period, constructed somewhat later than the one at 3 Austin Crescent. Both properties are of brick construction however, 14 Blandford Avenue has retained more distinguishing features that contribute to its recognisable style.

³⁰ State Heritage Inventory Database, “Post-War house, Heritage Item ID No. 2620044, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620044>

5.5 “1950s brick house”, 69 Meeks Street, Kingsford



Figure 32: 69 Meeks Street, Kingsford (Source: State Heritage Inventory database, “1950s brick house”, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2620044>)

Statement of Significance

The State Heritage Inventory database listing for “1950s brick house” at 69 Meeks Street, Kingsford does not present a Statement of Significance.³¹ The following Statement of Significance was authored by Three + One Heritage following a formal assessment of significance undertaken during the preparation of a Statement of Heritage Impact:³²

The dwelling at 69 Meeks Street, Kingsford provides evidence of the subdivision and development of the land once dedicated for the Asylum for Destitute Children, which was an important institution and landmark in the establishment of present-day Randwick and Kingsford. The dwelling presents as a good, intact example of Sydney’s conventional, austere post-war housing, and is highly visible from its primary frontage onto Meeks Street. While the surrounding area has undergone significant change with an increase in mid-rise residential development, the subject dwelling adds to the architectural diversity of the area and contributes positively to the surrounding streetscape. Despite recent alterations largely contained to the interior, the characteristic form, configuration and external detailing of the dwelling remain legible.

The State Heritage Inventory Database description for the ‘1950s Brick House’ (subject site) notes that the dwelling is a “good example of early 1950s house”, that is “hardly altered”, with the most significant features including the porch, balustrade and concrete roof to the exterior.

Comment:

Like 3 Austin Crescent, Lane Cove, the house at 69 Meeks Street, Kingsford provides evidence of the austere brick housing constructed between the late Interwar to early post-war period. However, this example preserves its integrity to a greater degree than the dwelling at 3 Austin Crescent, with its external form and detailing remaining legible.

³¹ State Heritage Inventory Database entry, ‘1950s Brick House’, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2310324>

³² Three + One Heritage April 7, 2024, “Statement of Heritage Impact: 69 Meeks Street, Kingsford, Alterations and Additions”

5.6 5 Austin Crescent, Lane Cove



Figure 33: 5 Austin Crescent, Lane Cove (Source: Three + One Heritage, 11.04.25)

Comment:

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.

5.7 Examples of Late Interwar – Early Postwar Dwellings in the Lane Cove LGA

The following sites included in the table below provide a high-level overview of properties that like the subject site of 3 Austin Crescent, Lane Cove, were constructed in the late Interwar to early Postwar period and are visibly demonstrative of this era of construction.



Figure 34: 40 Cullen Street, Lane Cove West (Constructed 1930-1942) (Source: Google Maps, Nov 2020)



Figure 35: 110 Cullen Street, Lane Cove West (Constructed Post 1951) (Source: Google Maps, Dec 2024)



Figure 36: 59 Hallam Street, Lane Cove West (Constructed 1943-1951) (Source: Google Maps, Mar 2020)



Figure 37: 21 Barwon Road, Lane Cove West (Constructed 1930-42) (Source: Google Maps, Dec 2024)



Figure 38: 54 Fox Street, Riverview (Constructed 1930-1942) (Source: Real Estate.com, accessed via <https://www.realestate.com.au/property/54-fox-st-riverview-nsw-2066/>)



Figure 39: 5 Howell Avenue, Lane Cove (Constructed 1930-1942) (Source: Google Maps, Feb 2020)

5.8 Summary of Comparative Analysis

The comparative items examined are generally consistent thematically with the dwelling at 3 Austin Crescent, Lane Cove, relating to late Interwar and early Postwar suburban development and consolidation. All items also bear significant similarities in design, adhering to austere principles that limit material variety and decorative features.

The key difference between 3 Austin Crescent and the comparative items lies in its reduced integrity, due to modifications and in particular the substantial visual impact of cement render applied to the original brick exterior. Despite other items having undergone modifications, most retain a higher degree of original material and character.

Notably, the neighbouring property at No. 1 Austin Crescent originally of nearly identical design and paired with the subject site in early heritage studies has been so extensively modified that previous heritage assessments have concluded it is "no longer recognisable as a c.1940s single-storey face brick residence" (refer Section 5.1), this has somewhat diminished the built context surrounding the site that contributed to its representativeness.

In addition, the impact of the diminished representative value of 3 Austin Crescent on its overall significance is compounded by its heritage significance being largely confined to a single criterion, in contrast with properties such as 30 Stuart Street, which demonstrate significance across multiple criteria, historic, representative, etc.

6.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

6.1 Established Statement of significance – “House”, 3 Austin Crescent, Lane Cove

The State Heritage Inventory database entry for the subject site, “House” at 3 Austin Crescent, Lane Cove, does not provide a Statement of Significance.³³ However, the Statement of Significance in the listing for neighbouring 1 Austin Crescent indicates that two dwellings were considered significant as a pair:

*Intact examples of post-war suburban development. Important because intact.*³⁴

A note in the entry further explains:

“Originally listed with No. 3 as intact examples of simple austere brick cottages of the post war period. Associated with the theme of suburban consolidation for the period 1920-1945.”³⁵

This assessment appears to derive from a previous 1986 Heritage Study of the Municipality of Lane Cove which contains an Inventory Form for both 1 and 3 Austin Crescent (combined) (item no. B198) including a matching Statement of Significance:³⁶

6.2 Assessment Against Significance Criteria

The following assessment of significance of the subject site has been undertaken against the NSW Heritage Council criteria as outlined in the publication *Assessing heritage significance* (2023) prepared by the NSW Department of Planning and Environment. The assessment considers the historical context of the overall site and physical condition of the site, assessed against the criteria provided below.

Criterion (a) Historic Significance

An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area).

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.

³³ State Heritage Inventory Database, “House”, 3 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920294>

³⁴ State Heritage Inventory Database, “House”, 1 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920009>

³⁵ State Heritage Inventory Database, “House”, 1 Austin Crescent, Lane Cove, Heritage Item ID No. 5052822, accessed via <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1920009>

³⁶ Municipality of Lane Cove, Robert Moore, Penelope Pike, and Lester Tropman & Associates, Heritage Study of the Municipality of Lane Cove, 1986, Item Number B198

Criterion (b) Associative Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

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.

Criterion (c) Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/ or a high degree of creative or technical achievement in NSW (or the local area).

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.

Criterion (d) Social Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

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.

Criterion (e) Technical / Research Significance

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

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.

Criterion (f) Rarity

An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

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.

Criterion (g) Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

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.

³⁷ G. Stanley, J. Rothschild and E. Higginbotham 2009. Lane Cove Council Stage 2 Report: Heritage Review, p. 6.

6.3 Statement of Significance – 3 Austin Crescent, Lane Cove

The dwelling at 3 Austin Crescent forms part of the second wave of residential development in Lane Cove during the late Interwar and early Postwar periods. When 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 external rendering and a rear extension, which have reduced the integrity of its original presentation and diminished its ability to clearly demonstrate these representative characteristics.

The property is not known to be associated with individuals of particular historical significance, nor does it exhibit technical or creative innovation, or retain strong associative or social significance to identifiable communities. It does not appear to possess scientific or archaeological value, and given the prevalence of similar dwellings within Lane Cove, it does not meet the threshold for rarity.

Furthermore, the adjacent property at 1 Austin Crescent to which the site was initially included in the original assessment as part of a pair, has been extensively altered and no longer contributes to the understanding of this style of development. This further diminishes the collective streetscape contribution and interpretive value of 3 Austin Crescent as part of a pair.

6.4 Level of Significance

The NSW Heritage Manual 'Assessing Heritage Significance' Guidelines describe the items or places of significance as being significant to the people of NSW. The local significance is described as being significant to the people of a local area. The following table provides an outline of the relative level of significance of the site based on the NSW Heritage Assessment Criteria.

NSW Heritage Assessment Criteria		Level of Significance	Degree
Criterion (a)	Historic	Local	Little
Criterion (b)	Historic Association	Local	Little
Criterion (c)	Aesthetic	Local	Little
Criterion (d)	Social	Local	Little
Criterion (e)	Scientific/Archaeological	Local	Little
Criterion (f)	Rare	Local	Little
Criterion (g)	Representative	Local	Little

7.0 CONCLUSION

The original listing of 3 Austin Crescent as an item of local heritage significance appears to have been based on its ability to demonstrate the Postwar suburban development of Lane Cove. The listing specifically highlighted its relationship with the adjacent dwelling at 1 Austin Crescent, which shared an almost identical design, noting that the intactness and integrity of the pair were central to their heritage value.

The existing dwelling at 3 Austin Crescent whilst retaining its overall built form has undergone extensive alterations, including a rear extension, and importantly, the application of modern cement render to its exterior. This rendering has substantially diminished the integrity of the building's presentation, obscured key elements of its original design such as the face brick finish and facade detailing, impacting its ability to demonstrate its intended architectural character. This in conjunction with the heavy modifications to the adjacent property at 1 Austin Crescent, have altered the character of both properties to an extent that they no longer provide a good representation of their late Interwar construction.

Therefore, it is considered that the modifications undertaken to 3 Austin Crescent have compromised its ability to be regarded as a good representative example of late Interwar and early Postwar development. While originally assessed alongside 1 Austin Crescent as part of a complementary pair, the substantial alterations to both properties mean the site now makes only a limited contribution to illustrating the historical pattern of development in the area. Given the cumulative impact on the building's integrity and intactness, 3 Austin Crescent is no longer considered to meet the threshold for heritage listing at a local level.

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ADD APPENDICES