

Clause 5.10 – Heritage Conservation

The building is listed under the LEP as having heritage significance. The site is identified as: **2270430 - Lochhead House**. The statement of significance as identified within the State Heritage Register is as follows:

“Lochhead House, built in 1965 at 99 Riverview Road, Avalon Beach to the design of Allen, Jack & Cottier, demonstrates a high level of historic, technical and aesthetic significance as an early example of the Late Twentieth-Century Sydney Regional style and as part of the body of the residential works of the Sydney office Allen, Jack & Cottier.

The residence portrays the early stages of a significant movement by Sydney architects to adapt the International Style and design theory to a local and regional language concerned with improving the quality of housing for average Australians. The Sydney Regional architectural style is evident in the use of materials, open plan, geometric relationship between wall and roof planes and its response to the native bush site. The residence is an early example of Cottier's work and retains a substantial proportion of original integrity.

The listing includes the interiors of the house, however, detailed analysis and assessment should be undertaken at the time of any future changes to the interior in order to ascertain the relative heritage significance.”

The recommended management summary is as follows:

“The building should be retained and conserved. A Heritage Impact Statement, or a Heritage Assessment, should be prepared for the building prior to any major works being undertaken.”

The proposed works are sufficiently distant from Lochhead House and are unlikely to have a significant impact on the building’s heritage significance. The existing building retains and conserves its historic, technical, and aesthetic values within limited impacts to the heritage curtilage as a result of the proposed development. Additionally, the pool and decking design appropriately respond to the native bush site and its natural slope, reinforcing the site's overall stepped landscape approach through both the cabana roof structure and raised pool. Consequently, the proposed works have minimal adverse impacts on the significance of the heritage item.

Clause 5.21 – Flood Planning

The site is not identified as flood prone on Council’s Flood Hazard Map.

Clause 7.1 – Acid Sulfate Soils

The site is within a Class 5 Acid Sulfate soil area. A Class 1 Acid Sulfate Soil area is within 500m of the site. The proposed works are unlikely to lower the watertable by below 1 metre Australian Height Datum on the adjacent Class 1 land. As such, the proposed development is not identified as works that require development consent under this clause.

Clause 7.2 – Earthworks

(1) The objective of this clause is to ensure that earthworks for which development consent is required will not have a detrimental impact on environmental functions and processes, neighbouring uses, cultural or heritage items or features of the surrounding land.

(2) Development consent is required for earthworks unless—

(a) the earthworks are exempt development under this Plan or another applicable environmental planning instrument, or

(b) the earthworks are ancillary to development that is permitted without consent under this Plan or to development for which development consent has been given.

(3) In deciding whether to grant development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—

(a) the likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,

(b) the effect of the development on the likely future use or redevelopment of the land,

(c) the quality of the fill or the soil to be excavated, or both,