

Heritage Referral Response

Application Number:	DA2025/1230
Proposed Development:	Alterations and additions to a residential flat building
Date:	22/09/2025
To:	Ainsley Eakins
Land to be developed (Address):	Lot 14 SP 1595 , 14 / 2 Queenscliff Road QUEENSCLIFF NSW 2096

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
The proposal has been referred to Heritage as the subject site located adjacent to a HCA and a heritage item and in the vicinity of a heritage item: C13 Heritage Conservation Area - Coastal cliffs - Southern side of Freshwater Beach to Queenscliff Item I122 - Queenscliff Tunnel - Queenscliff Headland Item I123 - Queenscliff Rock Pool - Queenscliff Beach
Details of heritage items affected

C13 Heritage Conservation Area - Coastal cliffs

Statement of Significance

The Queenscliff-Freshwater headland cliffs have existence value as a major coastline promontory, protecting adjacent beaches and estuarine lagoon and providing dramatic landforms and viewing points. The Freshwater View Reserve on its northern face is a former landscaped garden with heritage significance. The headland's associated rock platform is host to an ocean swimming bath on the Queenscliff side, and these combined with the cliffs' high aesthetic qualities have a high level of community esteem.

Physical Description

The Queenscliff-Freshwater Cliffs are high, steep, and much sheared, with substantial talus deposits on the rock platform at their base. They are higher and steeper on their northern side, where they abut deep water, and lower and more benched on the Queenscliff side. This southern face of the headland has borne the brunt of the most severe storms, which usually come from the south-east. The ridgetop contains very little of the original heath cover, as the greater part of the ridge/crest has been built upon. At the base of the southern face of the headland is the outlet to the Manly Lagoon, separating it from North Steyne beach. A tunnel was constructed through the headland in 1908 making easy access between its northern and southern faces.

Item I122 - Queenscliff Tunnel

Statement of Significance

The tunnel is the only one of its type in Warringah and is considered very rare. Historically it is associated with the early recreational use of foreshore areas in Warringah and is a well known feature held in high esteem by the community.

Physical Description

A hand cut tunnel approximately 15 metres in length through the sandstone cliff providing access to the rock platform between Queenscliff and Harbord beaches.

Item I123 - Queenscliff Rock Pool

Statement of Significance

One of a number of ocean rock pools which were developed to provide safe swimming areas for the community. Historically evidence of the importance of beach culture for the early residents of the area.

Physical Description

Rock pool in the shape of a trapezium with long unparallel side. Approx. dimensions 50m x 14m. Cut into rock platform with formed concrete walls to all sides.

Other relevant heritage listings

SEPP (Biodiversity and Conservation) 2021	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	Yes	Pool is on the register.
RAIA Register of 20th Century Buildings of Significance	No	
Other	No	

Consideration of Application

The proposal seeks consent for internal refurbishment works to an existing apartment, including the demolition of two internal walls to create a new, open-plan kitchen and laundry area. New structural steel beams and posts are proposed to be installed as specified by the structural engineer to support the existing structure.

Given the proposed works are minor and contained within the existing apartment, the proposal is considered to not impact upon the Coastal Cliffs Conservation Area (Queenscliff) or the heritage items.

Therefore no objections are raised on heritage grounds and no conditions required.

Consider against the provisions of CL5.10 of WLEP.

Is a Conservation Management Plan (CMP) Required? No Has a CMP been provided? No

Is a Heritage Impact Statement required? No Has a Heritage Impact Statement been provided? No

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Heritage Advisor Conditions:

Nil.