

Heritage Referral Response

Application Number:	DA2021/1636
Date:	09/10/2021
To:	David Auster
Land to be developed (Address):	Lot 2 DP 514296 , 7 Crown Road QUEENSCLIFF NSW 2096

Officer comments

HERITAGE COMMENTS
Discussion of reason for referral
<p>The proposal has been referred to Heritage as the site contains C13 - Coastal Cliffs Conservation Area, adjoins Freshwater View Reserve and is in the vicinity of heritage items, listed in the Warringah LEP 2011.</p> <p>Item I126 - Freshwater View Reserve - 21–29 Pavilion Street, Queenscliff.</p> <p>Item I118 – House - 17A Crown Road</p> <p>Item I124 - Front sandstone boundary wall and rear sandstone retaining wall - 31 Pavilion Street</p> <p>Item I125 - Rear sandstone retaining wall and sandstone access stairway - 33 Pavilion Street</p>
Details of heritage items affected
<p>Details of the items as contained within the Northern Beaches Inventory is as follows:</p> <p>C13 - Coastal Cliffs Conservation Area</p> <p><u>Statement of significance:</u></p> <p>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.</p> <p><u>Physical description:</u></p> <p>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. A section of the northern (Freshwater) face of the headland was developed in the period 1910-1920 by Arthur Costin as an elaborate terraced garden and following acquisition by Council, has recently been re-landscaped to form Freshwater View Reserve. Most of the land on the top of the headland has been subdivided into lots of varying sizes, and many homes and apartment blocks have been built close to the cliff edge. This</p>

is well illustrated by the aerial photographs at the end of this inventory.

Item I126 - Freshwater View Reserve

Statement of significance:

The Freshwater View Reserve has local significance as a cultural landscape developed from the outset of the settlement of the land around Freshwater beach from 1905 following land subdivisions behind it and the provision of a tunnel in 1908 providing direct access to it from Manly and Queenscliff beaches to the south. It represents an early creative endeavour to establish terraced gardens on the rugged headland slopes by a successful businessman and engineer Mr Arthur Costin, who was also a founding and executive member of the first Freshwater Surf Life Saving Club. The establishment of a weekender hut on the rugged slope was a skilful feat; and its purpose was representative of many who set up camps at the beach for week-end recreation.

Item – I118 – House

Statement of significance:

A locally rare survivor of a number of small cottages which were built on the cliff face between Freshwater and Queenscliff. Historically represents the nature of early development in the area.

Physical description:

Single storey weatherboard dwelling located on cliffside. Corrugated metal gabled roof with skillion roofed verandah structures which have been enclosed. The building has been altered by the enclosure of the verandah. Sandstone block foundations appear in good condition and are an important feature of the building. Termite damage to some weatherboards is evident.

Item I124 - Front sandstone boundary wall and rear sandstone retaining wall

Item I125 - Rear sandstone retaining wall and sandstone access stairway

Statement of significance:

The front and rear sandstone boundary wall of the Freshwater view reserve extends from the front of 31 Pavilion street, Queenscliff, and includes its rear sandstone access stairway. It is significant because it was built by Arthur Costin as part of his former estate, connecting the house and his cliff top hut. It represents an early creative effort to overcome obstacles of the slip and slope of the land, as well as technical achievements in his use of locally quarried sandstone.

Physical description:

Adjacent to the western end (on approximately the same alignment) is a high sandstone stack wall that extends across the north facing backyard of no.33 Pavilion Street. The wall is well constructed with no evidence of bowing or structural failure. It appears to have been built under the direction of Arthur Costin as a garden terrace retaining wall.

Other relevant heritage listings

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	No	
Australian Heritage Register	No	
NSW State Heritage Register	No	
National Trust of Aust (NSW) Register	No	
RAIA Register of 20th Century Buildings of Significance	No	
Other	N/A	

Consideration of Application

The proposal is for alterations and additions to an existing dwelling located on the cliff edge of the Queenscliff-Freshwater headland, partly on the C13 – Coastal Cliffs Conservation Area. The heritage listed Freshwater View Reserve, a heavily vegetated park, is also located to the south-west boundary of the subject site.

The proposed lower level timber deck area is located near the conservation area and the heritage listed stone walls extending out from Freshwater View Reserve. The separation provided between the existing stone retaining wall and the proposed deck is satisfactory. From a heritage point of view, considerations should be given to preserve and protect the existing landscaping including the vegetation and the cliff edge before and during the construction works. New permeable screens have been proposed to existing pool wall. It is considered that this screen could be more recessive and not extend beyond the existing rock face.

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

Consider against the provisions of CL5.10 of WLEP 2011.

Is a Conservation Management Plan (CMP) Required? No

Has a CMP been provided? No

Is a Heritage Impact Statement required? Yes

Has a Heritage Impact Statement been provided? Yes

Further Comments

COMPLETED BY: Oya Guner, Heritage Advisor

DATE: 07 October 2021

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.