

275 Boundary Street, Coolangatta

Preliminary Assessment of Significance

<p>criterion a</p> <p>the place is important in demonstrating the evolution or pattern of Queensland's history</p>	<p>The place does not satisfy this criterion.</p> <p>275 Boundary Street, Coolangatta is an example of an interwar holiday residence (1921-30) and café (1936-37) constructed during a period of strong development in Coolangatta as a holiday destination, to provide accommodation and catering for tourists. During World War II (WWII), the place was requisitioned for use by the armed forces.</p> <p>While 275 Boundary Street, Coolangatta demonstrates both the development of Coolangatta as a holiday destination and the practice of the requisitioning private properties at strategic sites throughout Queensland during WWII, there is insufficient evidence that it is important in demonstrating these patterns of Queensland's history at a State level. The lack of intactness of the cafe in particular, and of the residence to a lesser degree, further illustrate the place is not of cultural heritage significance to Queensland.</p>
<p>criterion b</p> <p>the place demonstrates rare, uncommon or endangered aspects of Queensland's cultural heritage</p>	<p>The place does not satisfy this criterion.</p> <p>275 Boundary Street Coolangatta does not demonstrate rare, uncommon or endangered aspects of Queensland's cultural heritage.</p> <p>Interwar cafes and residences are not rare, uncommon or endangered place types in Queensland, although they may be rare locally.</p> <p>Buildings requisitioned for war purposes during WWII are not rare or uncommon in Queensland.</p> <p>Temporary radar station sites established during WWII are not rare or uncommon in Queensland.</p>
<p>criterion c</p> <p>the place has potential to yield information that will contribute to an understanding of Queensland's history</p>	<p>The place does not satisfy this criterion.</p> <p>The fabric of the residence and café at 275 Boundary Street, Coolangatta does not have potential to contribute new knowledge about Queensland's history; potential to contribute knowledge that will lead to a greater understanding of particular aspects of Queensland's history; or potential to contribute knowledge that will aid in comparative analysis of similar places.</p>
<p>criterion d</p> <p>the place is important in demonstrating the principal characteristics of a particular class of cultural places</p>	<p>The place does not satisfy this criterion.</p> <p>275 Boundary Street, Coolangatta is not important in demonstrating the principal characteristics of an interwar holiday residence and an interwar café.</p> <p>The residence retains its single-storey form, rectangular plan form with verandah on three sides; gable roof with projecting gables, timber framed structure clad in timber chamferboards; timber board floors; timber VJ lined internal walls; ceilings lined with flat sheets and battens and some timber joinery. However, the verandahs have been enclosed with fibre cement sheet lined walls and modern windows, a large deck added, the original entrance stairs have been removed and a new entrance created at the south east side, internal doors have been removed and an opening made in an internal wall.</p>

	<p>The café retains its two-storey form and timber frame structure and timber board floors to its first floor. However, due to substantial alterations and additions it no longer retains its roof top terrace, original exterior appearance, or original internal layout and appearance. It lacks evidence of its use as an interwar café and does not threshold for state-level significance as it is not intact, early, rare/uncommon, or exceptional.</p>
<p>criterion e</p> <p>the place is important because of its aesthetic significance</p>	<p>The place does not satisfy this criterion.</p> <p>275 Boundary Street, Coolangatta does not demonstrate or possess any particular aesthetic attributes or qualities to be sufficiently important because of its aesthetic significance. The place does not demonstrate or possess notable beautiful attributes, natural beauty or other natural aesthetic, picturesque attributes, evocative attributes, expressive attributes, landmark quality, streetscape contribution or symbolic meaning.</p>
<p>criterion f</p> <p>the place is important in demonstrating a high degree of creative or technical achievement at a particular period</p>	<p>The place does not satisfy this criterion.</p> <p>275 Boundary Street, Coolangatta does not display and has not been recognised for any particular artistic, architectural, or creative qualities or any technical, construction or design qualities to be sufficiently important in demonstrating a high degree of creative or technical achievement at a particular period.</p>
<p>criterion g</p> <p>the place has a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons</p>	<p>The place does not satisfy this criterion.</p> <p>275 Boundary Street, Coolangatta has been the site of a holiday residence for 90-100 years and a café for at least 83 years. There is insufficient evidence that the place has a strong or special association with a particular community or cultural group.</p>
<p>criterion h</p> <p>the place has a special association with the life or work of a particular person, group or organisation of importance in Queensland's history</p>	<p>The place does not satisfy this criterion.</p> <p>There is no evidence that 275 Boundary Street, Coolangatta has a special association with the life or work of an individual, group, or organisation of importance in Queensland's history.</p>

History

275 Boundary Street, Coolangatta in the City of Gold Coast, comprises a single-storey interwar timber residence (1921-30) and a two-storey timber café (c1936). It is located opposite the Captain Cook Memorial and Lighthouse on one of the highest points of Point Danger, the most southerly feature of the Queensland coastline.

The township of Coolangatta (including nearby Point Danger), located adjacent to the Queensland-New South Wales border, was surveyed as far as Petrie Street to its northeast in

1883.¹ Its town allotments were auctioned between March 1884 and June 1885, but not all were sold.

Coolangatta developed slowly until the opening of the Brisbane-Tweed Railway line to the township in 1903, which coincided with the rise of an Australian surf culture in the early years of the 20th century. Coolangatta with its surf beaches became an increasingly popular destination and the township grew rapidly.

275 Boundary Street was one of five perpetual leases, sited between Petrie Street and Tweed Terrace to the northeast, auctioned on 26 December 1920. [sch4p4(6) Personal information] and his wife purchased the 506m² allotment for £360.²

Aerial photography shows the current house was on site by 30 August 1930, however, it may have been constructed as early as 1921 when a holiday house called 'Edgecliffe' (as it was known by 1940) existed at Point Danger.³

The 'Pinnacle Café' operated by September 1936.⁴ In February 1938 the tearooms and two flats at Point Danger were advertised for lease.⁵ As the northeast and southwest elevations of the residence (facing Petrie Street and Tweed Terrace respectively) are identical in design, this supports the idea that the house was divided into two flats.⁶

In July 1940 [sch4p4(6) Personal information] were granted permission by the Coolangatta Town Council to convert a hall above their café at Point Danger into four bedrooms.⁷ After World War II, the 'Pinnacle Café' advertised serviced rooms for rent and later furnished rooms for rent (potentially the rooms created in 1940).⁸

Between 1930 and 1956 only three houses and the café stood on the five perpetual leases on Point Danger that had been sold in 1920.⁹

In early 1942, a joint US-Australian Radar Station was established at Point Danger. The Americans erected a barbed wire fence along Petrie Street and across the end of the hill above Rainbow Bay and then down into Snapper Rocks to create the radar station on the Queensland side of the border. The radar was located on the site of the Centaur Monument on Point Danger. The US Service personnel lived in a few requisitioned houses overlooking nearby Petrie Street.¹⁰

In June 1943, RAAF Radio Installation, Coolangatta, operated by 51RS, was established when the RAAF took over existing buildings previously occupied by RDF Units of the US Army, which vacated the site after November 1942.¹¹ The three houses on the perpetual leases on the northeast side of Petrie Street, Point Danger – 'Edgecliffe', 'Orion Flats', and 'Avalon' – became RAAF airmen's sleeping quarters, while the 'Pinnacle Café' became a combined mess, recreation and kitchen. Various plumbing, drainage and sewerage alterations were made and a small area in the 'Pinnacle Café' was partitioned off for an officers' mess. The RAAF also used a house on Lot 21 Petrie Street for WAAFs.¹² The RAAF Radio Installation on Point Danger closed on 20 January 1945.¹³

After World War II, the 'Pinnacle Café' began operating again and offered furnished rooms for rent.¹⁴ From September 1951, the perpetual lease of 275 Boundary Street was owned by [sch4p4(6) Personal information] and [sch4p4(6) Personal information] but mortgaged to its previous owner, [sch4p4(6) Personal information].¹⁵ From December 1951, 4.19 perches (106m²) of the property (presumably the café) was subleased.¹⁶

[sch4p4(6) Personal information] and [sch4p4(6) Personal information] obtained freehold ownership of 275 Boundary Street, Coolangatta in 1980.¹⁷ In 2000, the property was purchased by the company S & S No. 2 Pty Ltd.¹⁸

Throughout the café's lifetime, many changes have been made to its exterior and interior as shown by various photographs.¹⁹

The house has had the following exterior alterations and additions: the verandahs have been enclosed with fibre cement sheet lined walls and modern windows, a large deck added, the

original entrance stairs have been removed and a new entrance created at the south east side, internal doors have been removed and an opening made in an internal wall

275 Boundary Street, Coolangatta is not listed on the City of Gold Coast local heritage register.

There have been two news stories (April 2021) and some social media comments against the re-development approved for the site between December 2020 and June 2021 and a gofundme page created in late June 2021 to contest the development decision.²⁰

In 2021, plans for the site include demolition of the residence and cafe and construction of a 12-storey apartment block with ground and first floor café. Demolition approval for the buildings was granted on 8 December 2020 and development approval for the apartment block was given by the Gold Coast City Council on 15 April 2021.

Description

The house and café at 275 Boundary Street, Coolangatta are located on Point Danger at the border between Queensland and New South Wales. The 506m² property slopes down to the southwest and is bounded by Petrie Street to the southwest, Boundary Street to the southeast and Tweed Terrace to the northeast. The southwest half of the site contains the residence, and the northeast half contains the café, which overlooks the Point Danger Lighthouse and the sea.

Residence (1921-30)

The residence is a timber-framed building rectangular in plan with a hip and gable roof, a projecting gable to the southwest and northeast sides, and a verandah on three sides. The building is single storey on timber stumps and a deck surrounds the southwest and northwest sides with a garage at the subfloor level. The main entrance to the residence is from the Boundary Street side on to the verandah which surrounds a central core. The interior has timber board floors and walls clad in vertical jointed (VJ) timber boards with belt rails.

The residence is currently used as a retail store and has had some alterations and additions since its construction. The large deck surrounding the northwest and southeast sides is an addition which required the removal of the original front entrance stairs. The main entrance has been moved to the southeast side and an awning added. The verandah has also been enclosed with fibre cement sheet walls and modern casement windows. Original windows and window hoods have been removed. Internally, the verandah floor has been lined in floating timber boards, an opening has been created through an internal wall, internal doors have been removed and built-in cabinetry has been added.

Original/early features of the residence include:

- Single storey form raised on stumps
- Rectangular plan form with verandah on three sides
- Hip and gable roof with projecting gables on the southwest and northeast sides, and continuous verandah roof on three sides clad in corrugated metal sheets.
- Sheet and batten gable infill
- Unlined eaves
- Timber-framed structure clad in timber chamferboards
- Solid verandah balustrades clad in timber chamferboards
- Timber-framed multilight casement windows
- Timber board floors
- Timber VJ lined internal walls with belt rails and tall skirting boards

- Ceilings lined with flat sheets and battens
- Timber joinery including original multilight casement windows and transom windows above doorways.

Non-original features of the residence include:

- Fibre cement sheet enclosing southeast verandah
- Non-original casement windows enclosing southwest and northeast verandahs
- Timber deck wrapping around southwest and northwest sides with garage below
- Entrance from Boundary Street including the timber framed awning
- Floating timber floors
- Built in display shelving and cabinetry
- Electrical and light fittings.

Café (1936-37)

The café occupies the eastern half of the property overlooking the Point Danger lighthouse and the sea. The main portion of the building is two-storey with single-storey extensions to its north and northwest and an awning over the Tweed Terrace footpath. Dining space is provided under this awning and a café bar and counter open to this outdoor space through sliding doors and windows. The kitchen and other service spaces are located behind this. An internal staircase is located next to the main counter and leads to the first-floor dining room. This is an open space with glass louvres and casement windows on all sides except the west. At ground level, sliding doors open from the footpath into additional indoor dining spaces contained in the northern extension. An opening has been made through the northern wall of the café into this extension providing a servery from the kitchen. next to the servery is a bar. The dining space has casement windows and large doors on its northern and western sides and further outdoor dining space is provided in the northern and western yards.

The café has had substantial alterations and additions since its construction. An addition has been made on the northern side of the café and a second addition made to the west of this. The original roof terrace has been replaced with a skillion roof and parapet creating taller windows for the first floor which have been replaced with modern glass louvres and casements. The building has been reclad in corrugated metal sheets to the first floor and new openings have been made at the ground floor for new windows, doors, and a counter. The awning over the footpath has also been replaced. The original rear staircase has been replaced and realigned and new sunshades have been added over some windows.

Original/early features of the café include:

- Two-storey form (no longer retains roof terrace)
- Location at Tweed Terrace boundary
- Timber frame structure
- Timber board floors to first floor.

Non-original features of the café include:

- Addition to north and its extension to the west
- Skillion roof and parapet
- Awning over Tweed Terrace footpath
- Awning over northern yard
- Corrugated metal sheet cladding

- Non-original timber joinery including: fixed windows, doors, louvre windows, casement windows
- Timber-framed awnings over windows on first floor and south side of ground floor
- Internal fit-out including modern commercial kitchen, café, bar and dining rooms at ground and first floor
- Internal stairs
- External stairs
- Metal ducts for kitchen exhaust.

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Illustrations



House and café, 275 Boundary Street, Coolangatta, 1950s, from south. (Source: [sch4p4\(6\) Person](#))



House and café, c2018, from south (Boundary Street) (Source: Google)



Café, 1980s, from north (Tweed Terrace). (Source: [sch4p4\(6\) Person](#))



Café, Oct 2020, from north (Tweed Terrace). (Google business - DBar Cafe)



House and café, Sep 2019 from Boundary Street. (Source: Google business - DBar Cafe)



House and café, Point Danger, March 2018, from northeast. (Source: Google Business DBar Café.)

Endnotes

¹ Robert Longhurst, *From Tallebudgera to the Tweed: An early history of the southern Gold Coast*, Gold Coast City Council, 1996, pp. ix, 49-51; Department of Surveying, 'Town of Coolangatta, Parish of Tallebudgera, County of Ward, 1885'.

² Dept of Resources, Survey plan C28515; 'Seaside Land Sale', *Telegraph*, 31 Dec 1920, p. 2.

³ Department of Resources, aerial photograph MAP36051799, 30 Aug 1930; 'Social', *Brisbane Courier*, 22 Dec 1921, p. 11.

⁴ 'Amongst our Visitors', *Border Star*, 25 Sep 1936, p. 6; 'New Zealand Visitors Welcomed', *Tweed Daily* 26 Jun 1937, p. 9; 'Queensland Branch AWU', *Worker*, 30 Jan 1940 p. 4.

⁵ 'Advertising', *The Courier-Mail*, 18 Feb 1938, p. 24; 'Advertising', *The Courier-Mail*, 29 Jun 1938, p. 11; 'Advertising', *The Telegraph*, 2 Jul 1938, p. 29.

⁶ Images: 1950s-supplied by applicant; Google Business: DBar Café, Mar 2018; Facebook, Café DBar <<https://www.facebook.com/dbarcafe/photos>>, accessed 24 Jun 2021.

⁷ 'Designs for New Town Hall: Building', *The Border Star*, 12 Jul 1940, p. 2.

⁸ 'Advertising', *Tweed Daily*, 18 Dec 1948, p. 8; 'Advertising', *Tweed Daily*, 13 Apr 1949, p. 8.

⁹ Department of Resources, aerial photographs: MAP36051799, 30 Aug 1930; QAP0571006, 21 Apr 1956.

¹⁰ Plaque at Coolangatta Beach cited by applicant; National Archives of Australia, Air Board Recommendation. 13 Nov 1942, signed Air Vice Marshal, Chief of the Air Staff 13 Nov 1942, NAA: A14487, 28/AB/4411. A RAAF radar unit, 102RS, was also on site during early 1942. See: Echos RRWS, pp. 49-50.

¹¹ National Archives of Australia (NAA), Air Board Recommendation, signed Air Vice Marshal, Chief of the Air Staff, 13 Nov 1942, NAA: A14487, 28/AB/4411; NAA: operations record book of 51RS, sheet 1.

¹² RAAF Directorate of Works and Buildings. RAAF Serial No 1379 Coolangatta Queensland. Works Schedule, 6 Nov 1942. NAA: A14487, 28/AB/4411

¹³ National Archives of Australia (NAA) Item 1360294 RAAF, Operations Record Book of No 51 Radar Station, sheet 20.

¹⁴ 'Advertising', *Tweed Daily*, 13 Apr 1949, p. 8.

¹⁵ Auction Perpetual Lease [APL] 3986, Queensland State Archives, Item Representation ID PR162463 3986 provided by applicant 8Jul2021.]

¹⁶ Auction Perpetual Lease [APL] 3986, Queensland State Archives, Item Representation ID PR162463 3986 provided by applicant 8Jul2021.]

¹⁷ 'Coast Land Values Up', *The Courier-Mail*, 29 Aug 1952, p. 3; Department of Resources, Deed of Grant 16028022, 16028023, 16028024, 14 Aug 1980.

¹⁸ Resources: CoT 50321605, 19 Jul 2000.

¹⁹ Images: Facebook, Café DBar <<https://www.facebook.com/dbarcafe/photos>>, accessed 24 Jun 2021 ; images provided by applicant.

²⁰ ABC News, <<https://www.abc.net.au/news/2021-04-30/dbar-cafe-demolished-for-awaken-apartments-on-gold-coast/100105736>>; Ocean Road Magazine, <<https://www.oceanroadmagazine.com.au/iconic-coolangatta-cafe-to-recieve-a-new-lease-on-life-in-spectacular-point-danger-development/>>; Facebook: Tugun, Bilinga, Coolangatta, Tweed Residents Community Group. Comments on social media indicate concern about the scale of the proposed development rather than attachment to the place as a cultural heritage site. A 'Save Café D'Bar and Point Danger' gofundme page (<https://gofund.me/2339098b>) created on 22 June 2021 by Nikki Archer has raised \$1535 from 33 donors (at 14 July) to fund 'proceedings in the Planning & Environment Court to have the approval reviewed and hopefully overturned by a judge'.