

# Architectural Projects

1886 – 307 Sydney Road, Balgowlah  
Archival Report  
July 2022



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DRAFT

# Architectural Projects \*

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1886 - 307 Sydney Road, Balgowlah  
- ARCHIVAL REPORT

## Document Control

Version	Date	Status	Author	Verification
01	18-07-22	Draft	Jennifer Hill Director, Registered Architect 4811	Gary O'Reilly Director, Registered Architect 4796

Gary O'Reilly - registered architect no. 4796, nominated architect

Jennifer Hill - registered architect no.4811, nominated architect

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## 1. INTRODUCTION

### 1.1. PROJECT DESCRIPTION

This archival Photographic Record of 307 Sydney Road, 12 Boyle Street, Balgowlah was prepared by Architectural Projects Pty Limited, Architects for Sun Property Balgowlah Pty Ltd in June 2022 to fulfil a Development Application & Conditions of Consent No. 19, and 20.

#### *19. Heritage photographic archival record – 307 Sydney Road*

*The following is to be provided on the existing building at 307 Sydney Road:*

*(a) A layout plan of the existing building; identifying rooms and features shown in the photographs.*

*(b) Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan and elevations of the building; and a set of negatives. All photographs are to be mounted in acid-free photographic corner mountings and photographs are to be fixed into acid-free corner mounting.*

*These documents are to be provided to Council's historical archives.*

*Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.*

*Reason: To provide a historical record of a heritage item, an example of modern style architecture, prior to the proposed construction of alterations and additions.*

### 1.2. LOCATION OF SITE AND DESCRIPTION

The site is listed as a Heritage Item 1-124 Houses 303 and 305 Sydney Rd in the Manly LEP 2013.

The site is rectangular shaped and defined by 307 Sydney Road Lot D, DP 335027 1270.7 m<sup>2</sup> with frontages to Sydney Rd and Boyle St as indicated in the aerial photograph.

The site of 307 Sydney Road falls 5.36 metres to the rear and has views to the water.

Fabric from the Heritage Item 305 Sydney Road Balgowlah is the focus of this Record.

The location is shown in Section 4.1

### 1.3. AUTHORSHIP

This recording was prepared by Neil Hopkins and Jennifer Hill of Architectural Projects Pty Limited.

### 1.4. SUPPLEMENTARY SOURCES

Architectural Projects Pty Ltd prepared a Heritage Report for the site in February 2021 for Sun Property Balgowlah Pty Ltd.

### 1.5. METHOD OF DOCUMENTATION

Methodology for the recording is based on the Heritage Branch, NSW Department of Planning Publications "Photographic Recording of Heritage Items Using Film or Digital Capture" and "How to Prepare Archival Records of Heritage Items". The following notes relate the steps taken:

Photography was carried out from the general to the specific. Context photographs and site photography show the relationship of building to site. The exterior and then the interior were photographed to document each elevation, each room and indicate views of and through the building. Further photographs of equipment and notable details were taken.

The photographs were cross-referenced to a plan of the site.

Photographs are taken with a 35mm digital SLR camera at the highest quality, recorded in RAW format and converted to TIFF format.

Photographs are recorded in Photographic Catalogue Sheets and Photographic Base Plans (Section 3 of this report).

Thumbnail image sheets, DC-R / DVD of electronic image files (TIFF) and one set of A6 prints are provided.

The photos have been organised by Image File No. and cross referenced to catalogue sheets.

#### 1.6 LIMITATIONS OF THE PHOTOGRAPHIC RECORD

The recording was carried out while the building was occupied.

Some removal of finishes had occurred prior to record.

#### 1.7 CONFIRMATION OF COPYRIGHT

The images contained within this record are copyright Architectural Projects Pty Limited, Architects. Any use should be with the attribution "Architectural Projects Pty Limited, Architects, 2022".

The images are provided for use in research for Heritage purpose. Copy under the general conditions of copyright for research purposes is permitted at the discretion of the Archivist / Librarian.

Exhibition or Copying in any other medium or publication for benefit or profit by persons, companies or organisations is not permitted without release in writing from Architectural Projects Pty Limited, Architects.

#### 1.8 CONFIRMATION OF COPYRIGHT TO NORTHERN BEACHES COUNCIL

Architectural Projects and the Applicant authorise the Council a perpetual non-exclusive licence to make use of the copyright in all images supplied in the Photographic Archival Recording 30.5.22 including the right to make copies available to third parties as though they were Council's images.

## 2 HISTORY OF THE BUILDING/PLACE

### 2.1 BUILDING TIMELINE

YEAR	DESCRIPTION
1857	February 5, originally granted Robert Adams by Crown
1921	Knight sold Lot 2 to Ida Jane Purves thus Lot 2 became a part of Purves "Alkoomie: Sydney Road
1933	Sands shows J.K Purves JP at 261 Sydney Road which included 307 Sydney Road
1937	Lot 2 was subdivided, as 4 blocks. Block A and B front Sydney Road, divided by a 20 ft easement to 2 rear lots C and D, by Purves who was in ownership of Lot 2 and 3 from 1921
1937	March - Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required: "for a period of ten years from 19 <sup>th</sup> March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes"
1937	June - Lot A to Anne Edith Phillip, Lot B to John and Elsie Marshall.
1938	Lots C and D to William MacMahon of Sydney
1938	Otto Philip (Lots C and D)
1939,	October 18, a notice in Construction." Building and Works Approved"
1940	Otto Philip sold Lot D to John Adam
1943	3 Houses are evident before extensions to 305 and 307
1955	Lots A and C – Chester Philip Lot C subdivided into Lots X and Y
1956	Lot Y purchased by Eva McDonald
1969	Lot Y transmitted to Stella McDonald, widow
1970	Strata Plan 5090 registered
1980	Lots A and X transmitted to Gwenda Philips
1981	Lots A and X Stanley and Laura Atkinson

### 2.2 BUILDING HISTORY

The sites were Part of Suburban Portion 31 in the Village of Manly, originally granted to Robert Adams by Crown grant 5th February 1857. A Primary Application No.3592 was made c 1874

#### 307 Sydney Road

In 1874, a Certificate of Title was issued to Emily Mary Pile a minor, of Petersham for Lot 2 of the Subdivision of Portion 31.<sup>1</sup>

In 1893, George Lillie a civil servant of Sydney and his wife Mary purchased Lot 2. The land comprised 3 roods and 24 perches with frontage to Electra St (now Sydney Road). The land was transferred to Augustus Sydney Knight a Newspaper Proprietor of Manly in May 1908.

<sup>1</sup> Certificate of Title 183-172

Lot 3 was in the ownership of Andrew Mercer junior, a stonemason of Manly in 1877, who sold to Janet Buchanan in 1884. Lot 3 was sold several more times before 1916 when it was purchased by James Kirk Purves.<sup>2</sup> Purves is listed in the Sands directories at "Alkoomie" on Sydney Road, between Railton's "Hillcrest" and Miss Mercer "Edinboro".

in 1921, Knight sold Lot 2 to Ida Jane Purves, the wife of James Kirk Purves a Baker of Manly. Thus Lot 2 became a part of Purves "Alkoomie" Sydney Road property. The 1930 and 1943 Aerial photos show the grand house "Alkoomie" (now demolished) set in expansive grounds. The newspapers of the late 1920s and early 1930s record Fetes and Garden Parties held in the grounds of "Alkoomie", hosted by Mrs Purves for the Manly Presbyterian Church, Far West Children's Home, Order of the Eastern Star, Deaf and Dumb society.<sup>3</sup>

It appears that Lot 2 was subdivided as 4 blocks, blocks A and B fronting Sydney Rd divided by a 20 ft easement to 2 rear blocks, C and D, around 1937 by Purves, who was in ownership of Lot 2 and 3 from 1921. The 1933 Sands show J.K. Purves JP at 261 Sydney Road, the next listing is A Railton at 269 the corner of Boyle St.

In March 1937, Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required: "for a period of ten years from 19<sup>th</sup> March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes" and "the land to which the benefit of the covenant is appurtenant is CoT 280-109" which referred to Lot 3 of the Subdivision, owned by Purves.

Lots A and B were sold individually in June 1937, Lot A to Anne Edith Philip, Lot B to John and Elsie Marshall. William MacMahon of Sydney, gentleman, purchased Lots C and D in December 1938.<sup>4</sup> McMahon sold Lots C and D to Otto George Phillip a builder of Manly in December 1938. In November 1939, Lot C was transferred to Anne Philip.<sup>5</sup> By 1939 Otto and Ann Philip had acquired lots A, C and D. This resulted in Lot A, C and D being in the one ownership of Otto George Phillip, a builder.

A notice in Construction, Wed 18 October 1939, "Buildings and Works Approved" lists 2 houses at 263 Sydney Road Manly for Mrs Phillips, of 263 Sydney Road. The builder is listed as OG Phillips of 263 Sydney Road, Manly and the cost of works is 1850 pounds.<sup>6</sup> 1850 pounds is a significant figure for 1939 and may have related to all 3 buildings. All 3 buildings have a stylistic relationship and are dated to the same period by the same designer.

In March 1940, a Certificate of Title was issued for Lot D to Otto George Philip. Philip sold to John Adam, retiree in June 1940. In 1958, John Ross Walker Christensen of Balgowlah, pilot purchased the property from the public trustee.<sup>7</sup>

In June 1955, Lots A and C were transmitted to Chester William Phillip of Balgowlah. Chester Phillip subdivided Lot C into Lot X and Lot Y.

In 1956, Lot Y of (305 Sydney Rd) was transferred to Eric McDonald, insurance broker of Epping.<sup>8</sup>

<sup>2</sup> Certificate of Title 280-109

<sup>3</sup> (SMH Mon 31 Mar 1930 Page 5 FETE AT MANLY )(The Sydney Morning Herald (NSW : 1842 - 1954) Friday 15 November 1929)

<sup>4</sup> Certificate of Title 1089-53

<sup>5</sup> Certificate of Title 5005-139

<sup>6</sup> Construction, Wed 18 October 1939, "Buildings and Works Approved" p2

<sup>7</sup> Certificate of Title 5123-71

<sup>8</sup> Certificate of Title 5123 - 114

In 1969, Lot Y passed to Eric McDonald's widow, Stella McDonald. A Strata Plan 5090 was registered at 305 Sydney St in 1970.

The residue of Lot C, Lot X, was retained by Chester Phillip. Lots A and X passed to Chester's widow, Gwenda Phillip in 1980.

The land known as 303 Sydney Rd was sold in 1981 to Stanley and Laura Atkinson (Transfer 5605623).

### 2.3 DESCRIPTION OF THE SITE AND SETTING

The site is rectangular shaped and defined by 307 Sydney Road Lot D, DP 335027 1270.7 m<sup>2</sup> with frontages to Sydney Rd and Boyle St as indicated in the aerial photograph.

The site of 307 Sydney Road falls 5.36 metres to the rear and has views to the water.

### 2.4 DESCRIPTION OF THE BUILDING

307 has been extended to the north and the porch has been infilled. The lawn to the north with circular end point path is still extant. The open connecting lawn is a feature of the setting. There are mature Camelia bushes defining the boundaries which contribute to the overall setting.

The north elevation is defined by its cubic form articulated by a dado. The original window appears to be relocated in the extension. The extension has aluminium sliding doors to the next opening on to the terrace.

The east and west façades repeat the simple cubic form but are barely visible due to the narrow setback. The rear façades repeat the simple cubic form and utilizes similar windows. Due to the site fall the building is approximately 2 metres above the ground at the rear. There is a series of basement rooms below.

### 2.5 STATEMENT OF SIGNIFICANCE

The building has historical associative significance because of its ability to evidence subdivision and development of 3 properties by the same developer.

The building has aesthetic significance as a representative example of a streamline modern residence and one of 3 related such buildings.

The building has rarity significance as a surviving example of 3 related streamline modern residences which reflect their execution by the same developer.

The building has representative significance because it demonstrates principal characteristics of streamlined modern residence.

### 2.6 HERITAGE LISTINGS

The site is listed as a State Heritage Item 1 24 Houses 303, 305 and 307 Sydney Road in the Northern Beaches LEP 2016.

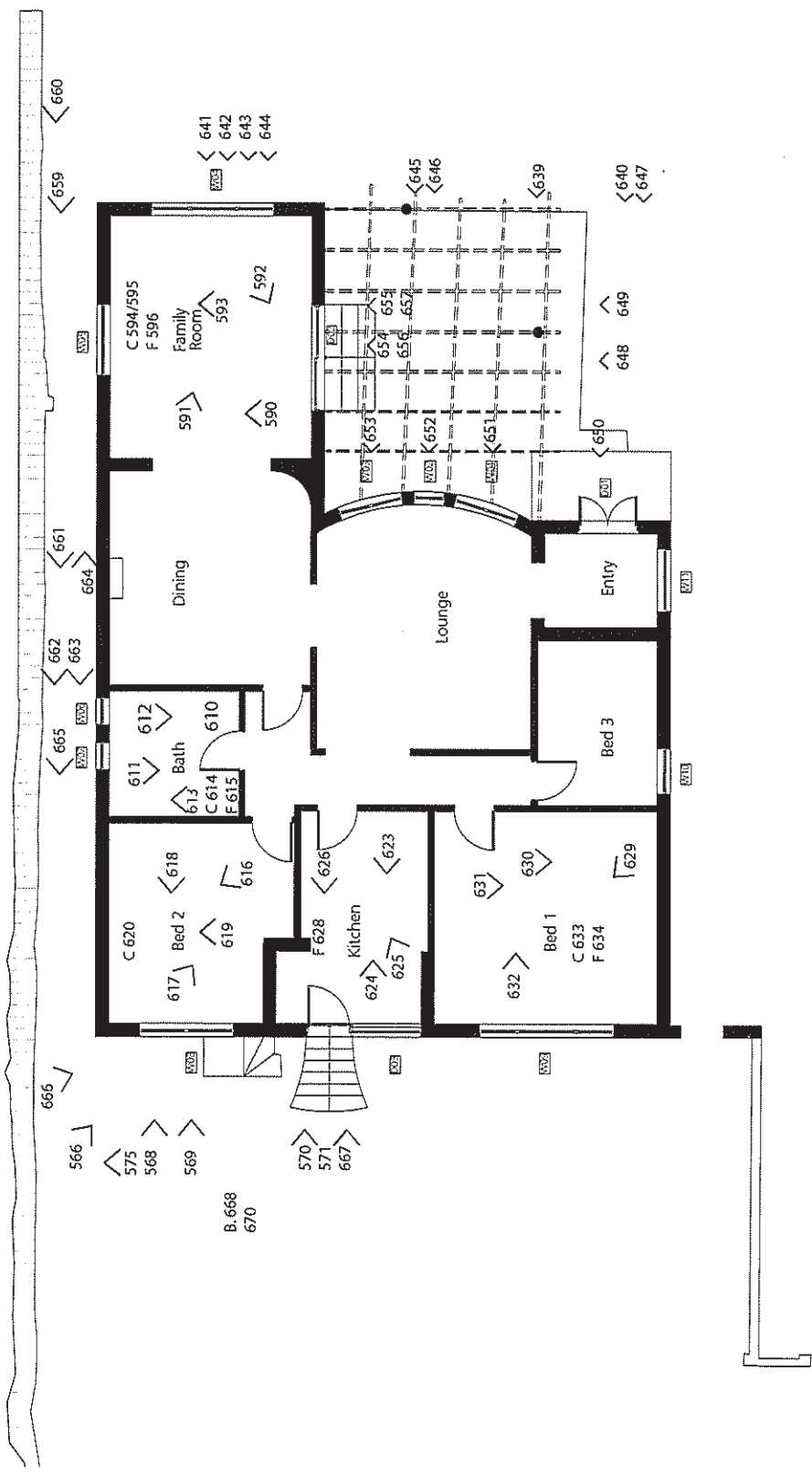


3 PHOTOGRAPHIC SURVEY  
3.1 PHOTOGRAPHIC BASE PLANS

SK 1886.01

307 Sydney Road, Balgowlah  
Context, Site, and Exterior Elevational Photographs and Ground Floor Plan  
By Architectural Projects dated 30.5.22

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## 3.2 DIGITAL IMAGE CATALOGUE SHEETS

Site Name / Address: 307 Sydney Road, Balgowlah

Camera: Canon IXUS 190

Lenses: 4.3

Photographer: Jennifer Hill

Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

Exterior Image File No.	Date	Site	Details
IMG_3558	10.05.2022		East Façade W5
IMG_3559	10.05.2022		East Façade W6,7
IMG_3560	10.05.2022		East Façade
IMG_3561	10.05.2022		East Façade
IMG_3562	10.05.2022		East Façade Arch
IMG_3563	10.05.2022		East Façade W10
IMG_3564	10.05.2022		East Façade W10
IMG_3565	10.05.2022		East Façade W11
IMG_3566	10.05.2022		South Façade
IMG_3567	10.05.2022		South Façade
IMG_3568	10.05.2022		South Façade W8
IMG_3569	10.05.2022		South Façade W8, BW12, BD4
IMG_3570	10.05.2022		South Façade D3
IMG_3571	10.05.2022		South Façade D3
IMG_3572	10.05.2022		South Façade W9
IMG_3573	10.05.2022		South Façade W9
IMG_3574	10.05.2022		South Façade Arch
IMG_3575	10.05.2022		Dry stone wall looking west
IMG_3576	10.05.2022		Arch boundary looking east
IMG_3639	10.05.2022		North Façade D1 W1, W2, W3, D2
IMG_3640	10.05.2022		North Façade D1 W1, W2, W3
IMG_3641	10.05.2022		North Façade Extension W4
IMG_3642	10.05.2022		North Façade Extension
IMG_3643	10.05.2022		North Façade Extension W4
IMG_3644	10.05.2022		North Façade Extension W2, W3, W4
IMG_3645	10.05.2022		North Façade D1, W1, D2
IMG_3646	10.05.2022		North Façade D1 W1, W2, W3
IMG_3647	10.05.2022		North Façade D1 W1, W2, W3
IMG_3648	10.05.2022		East Façade Extension D2
IMG_3649	10.05.2022		East Façade Extension D2
IMG_3650	10.05.2022		East Façade D1
IMG_3651	10.05.2022		East Façade W1
IMG_3652	10.05.2022		East Façade W1, W2

IMG_3653	10.05.2022	East Façade W2,3
IMG_3654	10.05.2022	East Façade D2
IMG_3655	10.05.2022	East Façade D2
IMG_3656	10.05.2022	East Façade D2
IMG_3657	10.05.2022	East Façade D2
IMG_3658	10.05.2022	No Photo
IMG_3659	10.05.2022	West Façade
IMG_3660	10.05.2022	West Façade
IMG_3661	10.05.2022	West Façade
IMG_3662	10.05.2022	West Façade W6 W7
IMG_3663	10.05.2022	West Façade W6 W7
IMG_3664	10.05.2022	West Façade W6 W7
IMG_3665	10.05.2022	West Façade
IMG_3666	10.05.2022	South Façade W8 BW1,BW2 D4
IMG_3667	10.05.2022	South Façade Stairs
IMG_3668	10.05.2022	Basement Laundry
IMG_3669	10.05.2022	No photo
IMG_3670	10.05.2022	Basement Laundry
Interior		
IMG_3577	10.05.2022	R1 Entry looking west
IMG_3578	10.05.2022	R1 looking north D1
IMG_3579	10.05.2022	R1 looking east W11
IMG_3580	10.05.2022	R1 looking west D1
IMG_3581	10.05.2022	R1 Ceiling
IMG_3582	10.05.2022	R1 Floor
IMG_3583	10.05.2022	R2 Lounge looking south
IMG_3584	10.05.2022	R2 Lounge looking north W1,W2,W3
IMG_3585	10.05.2022	R2 Lounge looking east
IMG_3586	10.05.2022	R2 Lounge looking north W1,W2,W3
IMG_3587	10.05.2022	R2 Lounge Ceiling
IMG_3588	10.05.2022	R2 Lounge Ceiling
IMG_3589	10.05.2022	R2 Lounge Floor
IMG_3590	10.05.2022	R3 looking south W5
IMG_3591	10.05.2022	R3 looking north W4
IMG_3592	10.05.2022	R3 looking east D2
IMG_3593	10.05.2022	R3 looking west W5,W4
IMG_3594	10.05.2022	R3 Ceiling
IMG_3595	10.05.2022	R3 Ceiling
IMG_3596	10.05.2022	R3 Floor
IMG_3597	10.05.2022	R4 Dining looking south
IMG_3598	10.05.2022	R4 Dining looking north
IMG_3599	10.05.2022	R4 Dining looking east

IMG_3600	10.05.2022	R4 Dining looking west
IMG_3601	10.05.2022	R4 Dining ceiling
IMG_3602	10.05.2022	R4 Dining ceiling
IMG_3603	10.05.2022	R4 Dining floor
IMG_3604	10.05.2022	R5 Corridor looking south
IMG_3605	10.05.2022	R5 Corridor looking north
IMG_3606	10.05.2022	R5 Corridor looking east
IMG_3607	10.05.2022	R5 Corridor looking west
IMG_3608	10.05.2022	R5 Corridor ceiling
IMG_3609	10.05.2022	R5 Corridor floor
IMG_3610	10.05.2022	R6 looking west W6
IMG_3611	10.05.2022	R6 looking west north
IMG_3612	10.05.2022	R6 looking west east
IMG_3613	10.05.2022	R6 looking north W6, W7
IMG_3614	10.05.2022	R6 Ceiling
IMG_3615	10.05.2022	R6 Floor
IMG_3616	10.05.2022	R7 Bedroom 2 looking south W8
IMG_3617	10.05.2022	R7 Bedroom 2 looking north
IMG_3618	10.05.2022	R7 Bedroom 2 looking east W8
IMG_3619	10.05.2022	R7 Bedroom 2 looking west
IMG_3620	10.05.2022	R7 Bedroom 2 ceiling
IMG_3621	10.05.2022	R8 Corridor looking east
IMG_3622	10.05.2022	R8 Corridor looking west
IMG_3623	10.05.2022	R9 Kitchen looking south D3
IMG_3624	10.05.2022	R9 Kitchen looking north
IMG_3625	10.05.2022	No photo
IMG_3626	10.05.2022	R9 Kitchen looking south D3
IMG_3627	10.05.2022	R9 Kitchen looking north
IMG_3628	10.05.2022	Kitchen floor
IMG_3629	10.05.2022	R10 Bedroom 1 looking south W9
IMG_3630	10.05.2022	R10 Bedroom 1 looking east
IMG_3631	10.05.2022	R10 Bedroom 1 looking south W9
IMG_3632	10.05.2022	R10 Bedroom 1 looking west
IMG_3633	10.05.2022	R10 Bedroom 1 ceiling
IMG_3634	10.05.2022	R10 Bedroom 1 floor
IMG_3635	10.05.2022	R11 looking south
IMG_3636	10.05.2022	R11 looking north
IMG_3637	10.05.2022	R11 looking east W10
IMG_3638	10.05.2022	R11 looking north

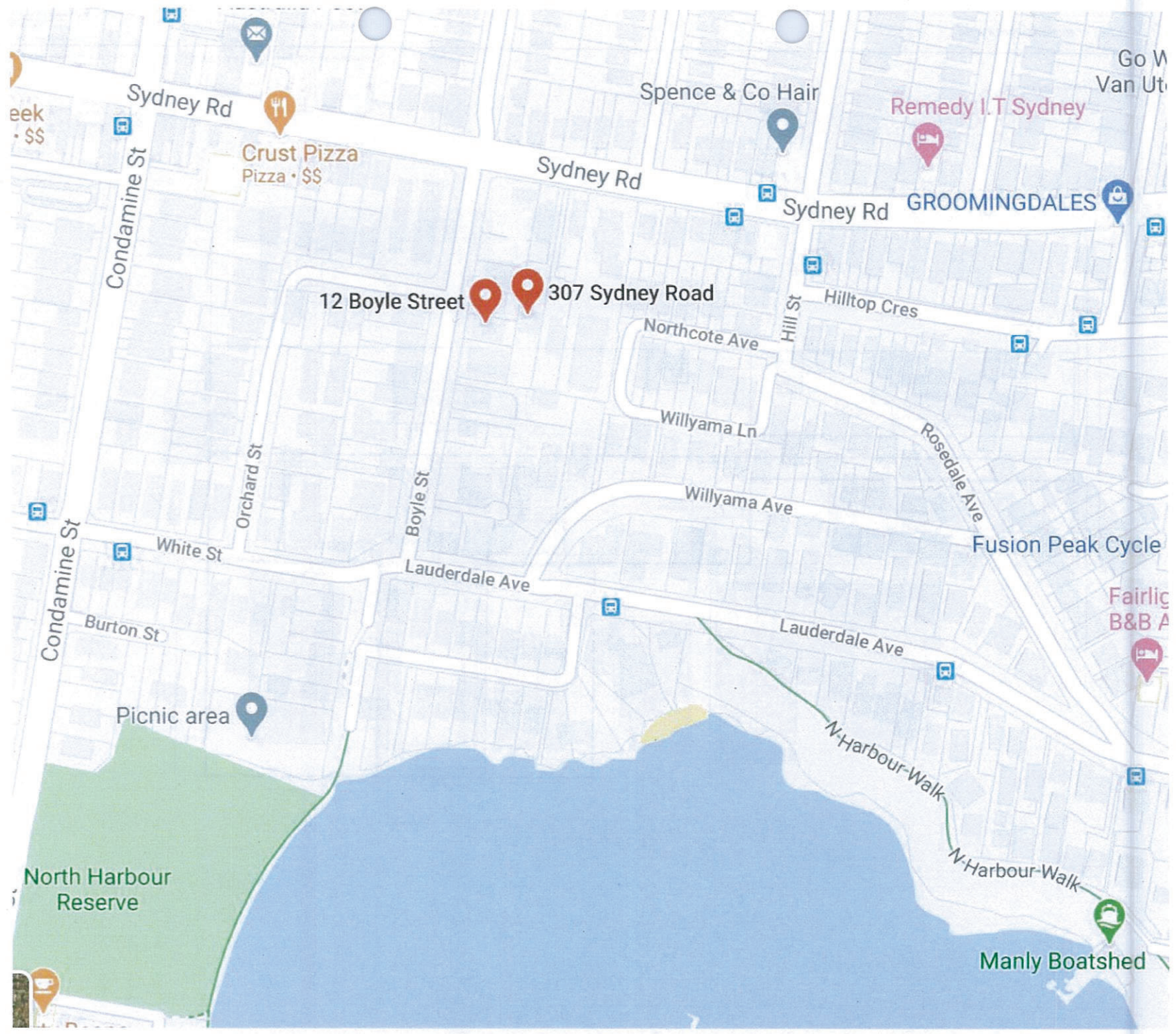
4 RECORD DRAWING

4.1 LOCATION PLAN

4.2 SITE PLAN

4.3 MEASURED DRAWINGS

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eeek  
- \$\$

Sydney Rd

Crust Pizza  
Pizza • \$\$

Spence & Co Hair

Remedy I.T Sydney

Go W  
Van Ut

Sydney Rd

Sydney Rd GROOMINGDALES

12 Boyle Street

307 Sydney Road

Hilltop Cres

Northcote Ave

Willyama Ln

Willyama Ave

Rosedale Ave

Fusion Peak Cycle

Condamine St

White St

Lauderdale Ave

Lauderdale Ave

Fairlig  
B&B A

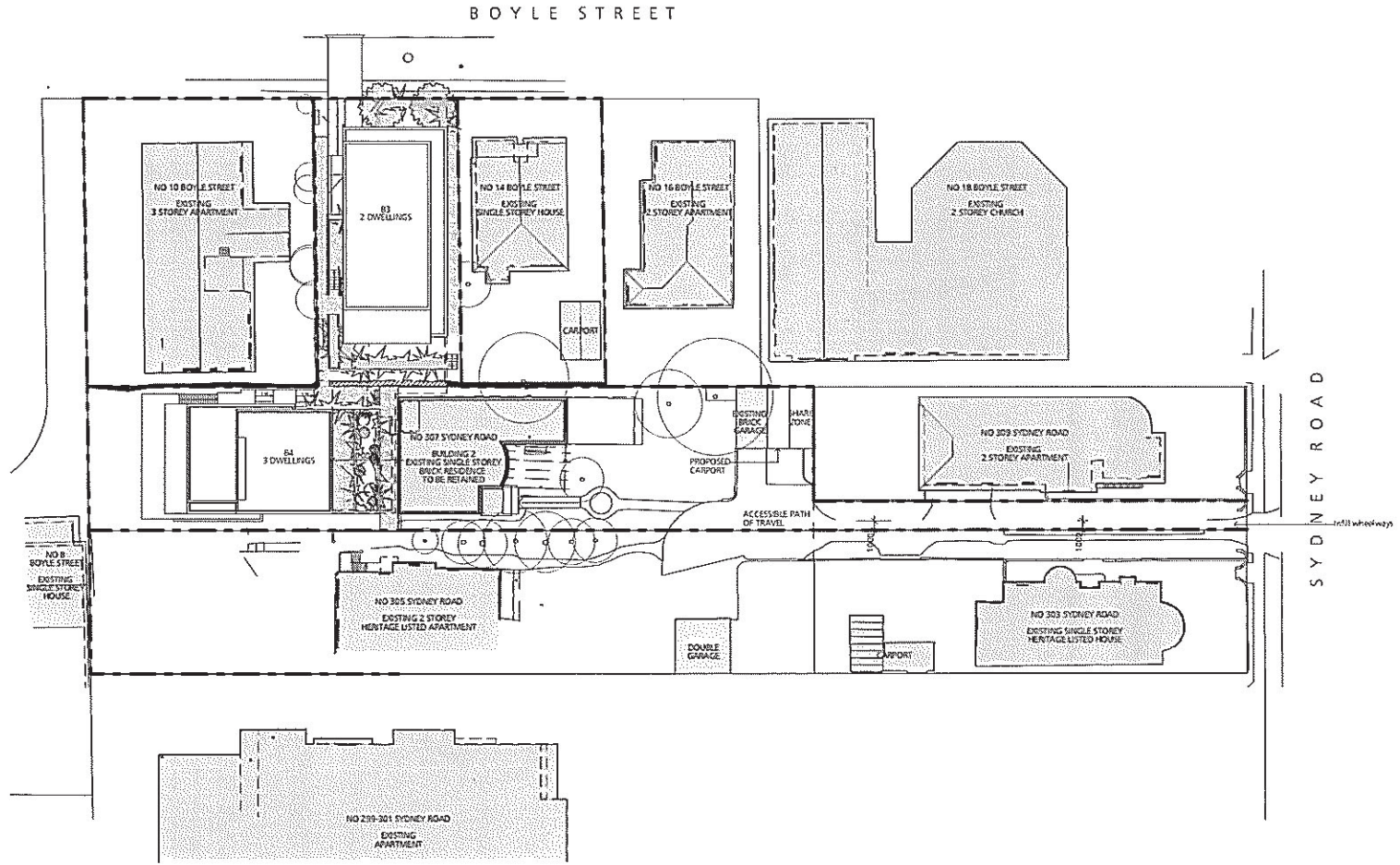
Picnic area

North Harbour  
Reserve

N-Harbour-Walk

N-Harbour-Walk

Manly Boatshed



File Path: \\C:\Users\Server Files\04 CAD\Current projects\1886 12 Boyle Street & 307 Sydney Road, Balgowlah\02 Models\1886 12 Boyle Street & 307 Sydney Road, Balgowlah\220209.dgn

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 Gary O'Reilly Registered Architect no. 4796

12 Boyle Street & 307 Sydney Road, Balgowlah

Site Plan



1:500

DRAFT PLANS & INTERIORS

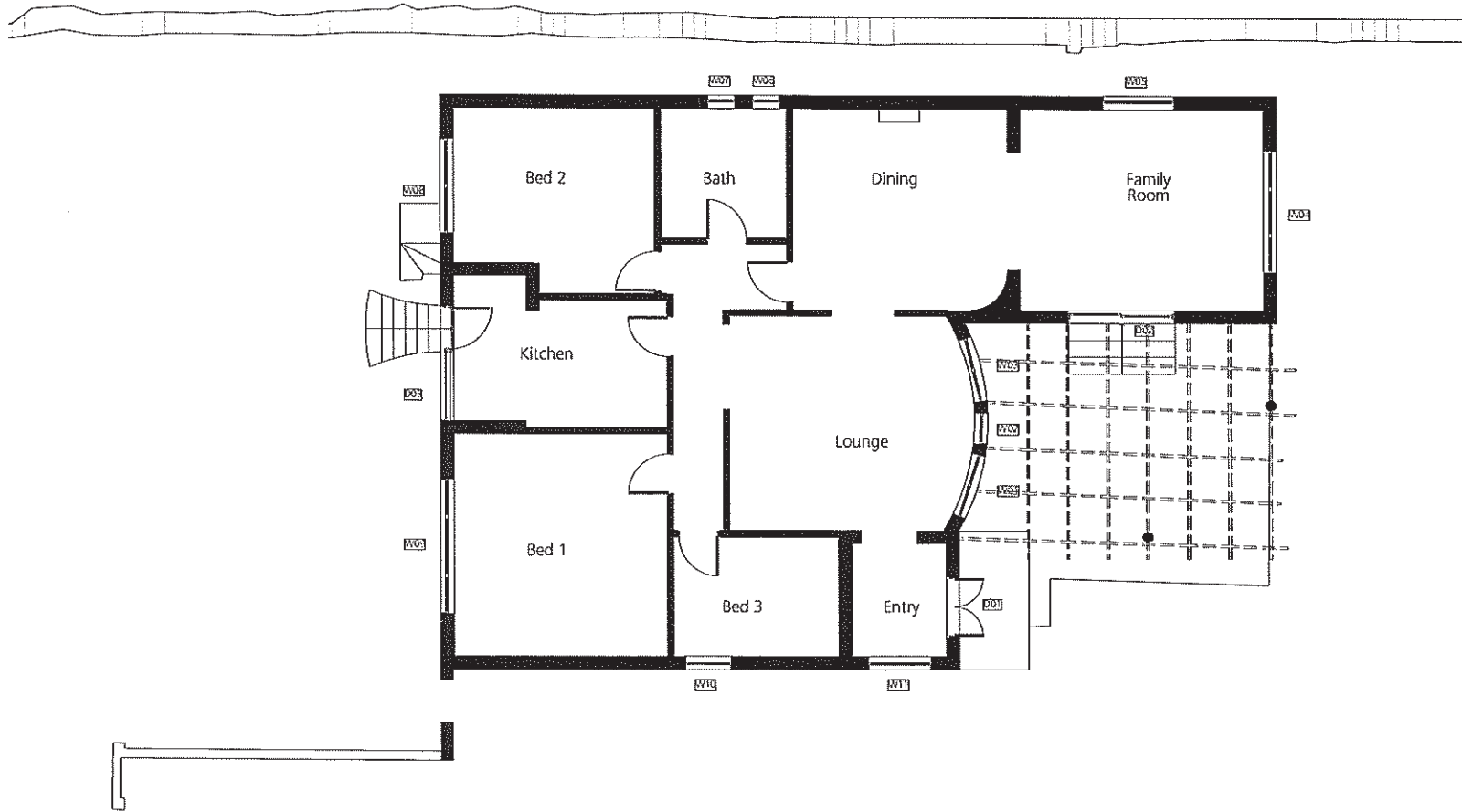
18/7/22

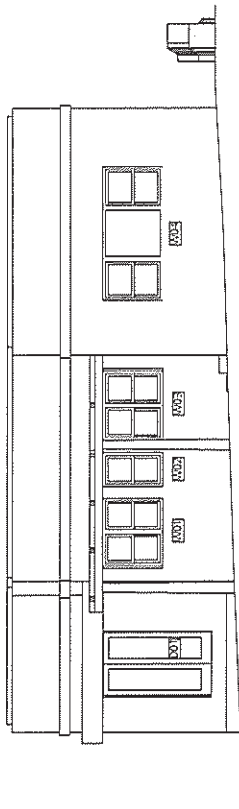
1886 DA-103

P9

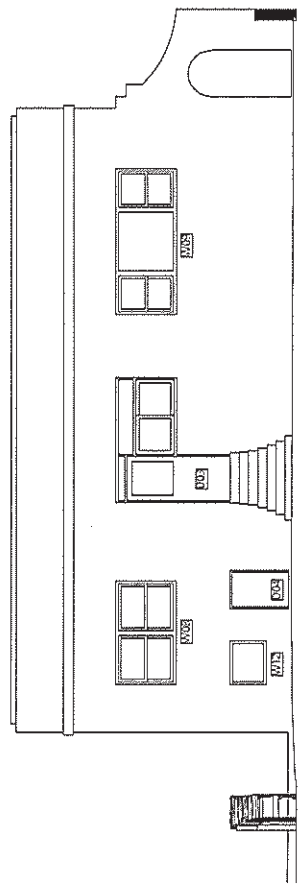
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 Gary O'Reilly Registered Architect No. 4796  
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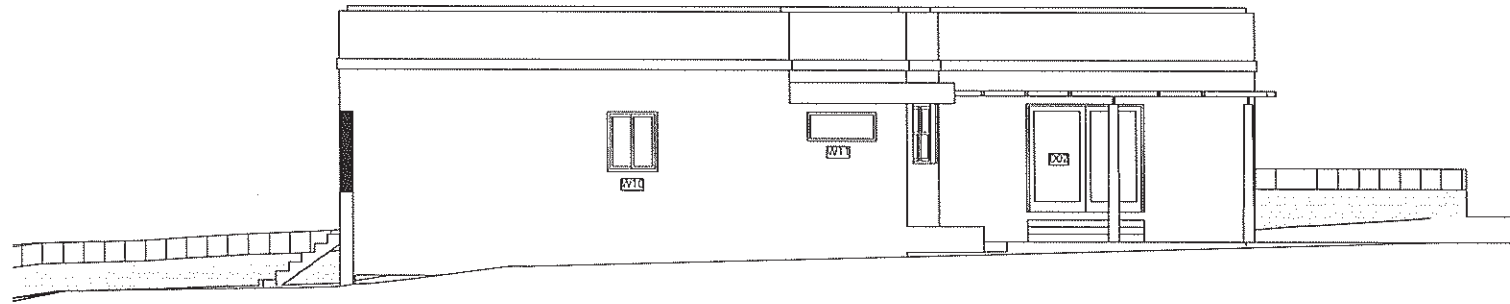




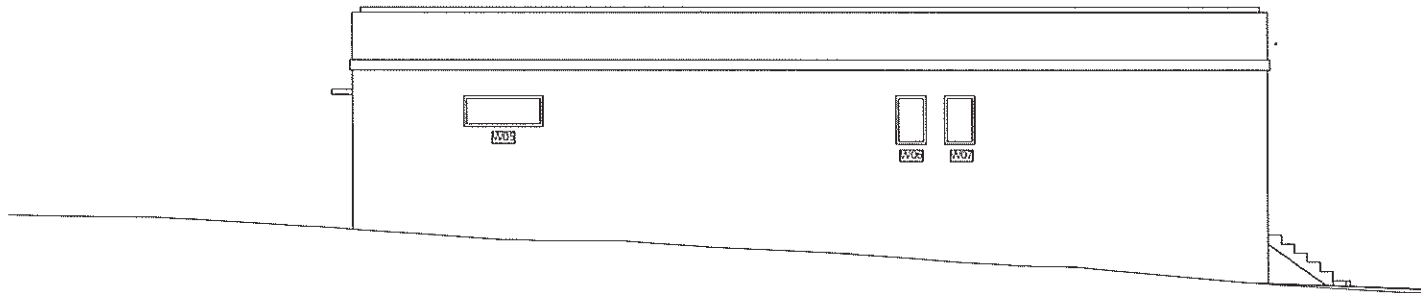
01 NORTH ELEVATION  
1"=10'



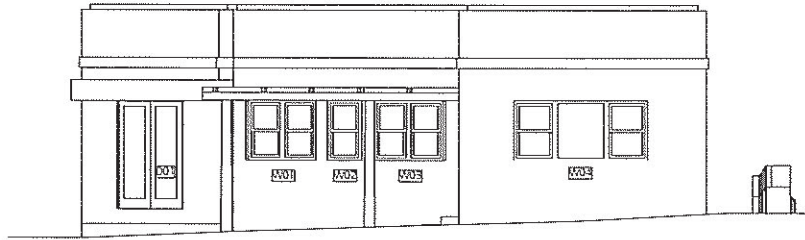
02 SOUTH ELEVATION  
1"=10'



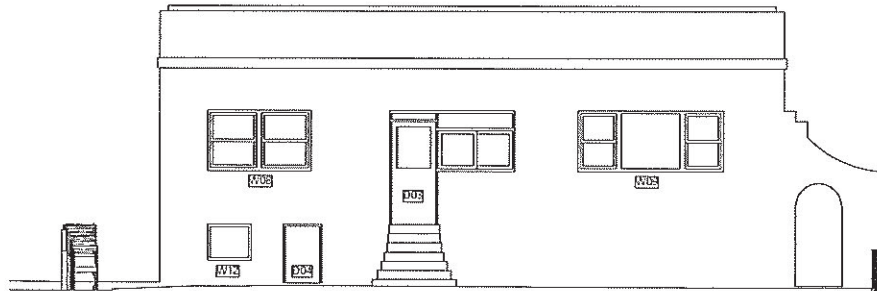
01 EAST ELEVATION  
1:100



02 WEST ELEVATION  
1:100

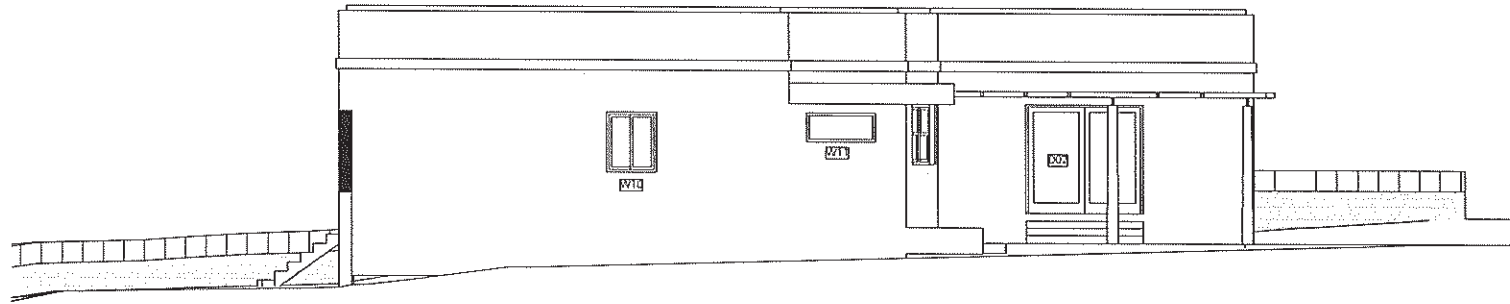


01 NORTH ELEVATION  
1:100

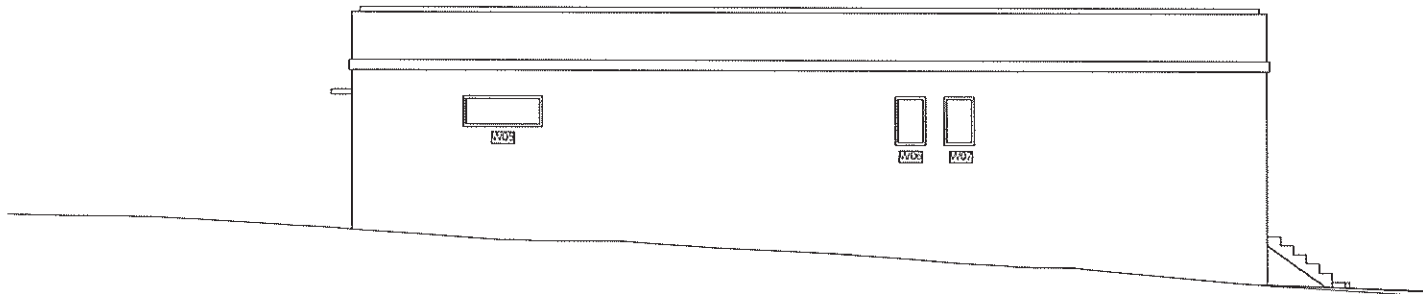


02 SOUTH ELEVATION  
1:100





01 EAST ELEVATION  
1:100



02 WEST ELEVATION  
1:100



## 5. INDEX TO ZIP FOLDER OF ELECTRONIC IMAGES

Site Name / Address: 307 Sydney Road, Balgowlah  
 Camera: Canon IXUS 190 Lenses: 4.3  
 Photographer: Jennifer Hill  
 Comments.: Numbers on the plan indicate the last 3 digits of the image File No.

Image File No.	Date	Site	Details
IMG_3558	10.05.2022		East Façade W5
IMG_3559	10.05.2022		East Façade W6,7
IMG_3560	10.05.2022		East Façade
IMG_3561	10.05.2022		East Façade
IMG_3562	10.05.2022		East Façade Arch
IMG_3563	10.05.2022		East Façade W10
IMG_3564	10.05.2022		East Façade W10
IMG_3565	10.05.2022		East Façade W11
IMG_3566	10.05.2022		South Façade
IMG_3567	10.05.2022		South Façade
IMG_3568	10.05.2022		South Façade W8
IMG_3569	10.05.2022		South Façade W8, BW12, BD4
IMG_3570	10.05.2022		South Façade D3
IMG_3571	10.05.2022		South Façade D3
IMG_3572	10.05.2022		South Façade W9
IMG_3573	10.05.2022		South Façade W9
IMG_3574	10.05.2022		South Façade Arch
IMG_3575	10.05.2022		Dry stone wall looking west
IMG_3576	10.05.2022		Arch boundary looking east
IMG_3639	10.05.2022		North Façade D1 W1, W2, W3, D2
IMG_3640	10.05.2022		North Façade D1 W1, W2, W3
IMG_3641	10.05.2022		North Façade Extension W4
IMG_3642	10.05.2022		North Façade Extension
IMG_3643	10.05.2022		North Façade Extension W4
IMG_3644	10.05.2022		North Façade Extension W2, W3, W4
IMG_3645	10.05.2022		North Façade D1, W1, D2
IMG_3646	10.05.2022		North Façade D1 W1, W2, W3
IMG_3647	10.05.2022		North Façade D1 W1, W2, W3
IMG_3648	10.05.2022		East Façade Extension D2
IMG_3649	10.05.2022		East Façade Extension D2
IMG_3650	10.05.2022		East Façade D1
IMG_3651	10.05.2022		East Façade W1

IMG_3652	10.05.2022	East Façade W1, W2
IMG_3653	10.05.2022	East Façade W2,3
IMG_3654	10.05.2022	East Façade D2
IMG_3655	10.05.2022	East Façade D2
IMG_3656	10.05.2022	East Façade D2
IMG_3657	10.05.2022	East Façade D2
IMG_3658	10.05.2022	No Photo
IMG_3659	10.05.2022	West Façade
IMG_3660	10.05.2022	West Façade
IMG_3661	10.05.2022	West Façade
IMG_3662	10.05.2022	West Façade W6 W7
IMG_3663	10.05.2022	West Façade W6 W7
IMG_3664	10.05.2022	West Façade W6 W7
IMG_3665	10.05.2022	West Façade
IMG_3666	10.05.2022	South Façade W8 BW1,BW2 D4
IMG_3667	10.05.2022	South Façade Stairs
IMG_3668	10.05.2022	Basement Laundry
IMG_3669	10.05.2022	No photo
IMG_3670	10.05.2022	Basement Laundry

## Interior

IMG_3577	10.05.2022	R1 Entry looking west
IMG_3578	10.05.2022	R1 looking north D1
IMG_3579	10.05.2022	R1 looking east W11
IMG_3580	10.05.2022	R1 looking west D1
IMG_3581	10.05.2022	R1 Ceiling
IMG_3582	10.05.2022	R1 Floor
IMG_3583	10.05.2022	R2 Lounge looking south
IMG_3584	10.05.2022	R2 Lounge looking north W1,W2,W3
IMG_3585	10.05.2022	R2 Lounge looking east
IMG_3586	10.05.2022	R2 Lounge looking north W1,W2,W3
IMG_3587	10.05.2022	R2 Lounge Ceiling
IMG_3588	10.05.2022	R2 Lounge Ceiling
IMG_3589	10.05.2022	R2 Lounge Floor
IMG_3590	10.05.2022	R3 looking south W5
IMG_3591	10.05.2022	R3 looking north W4
IMG_3592	10.05.2022	R3 looking east D2
IMG_3593	10.05.2022	R3 looking west W5,W4
IMG_3594	10.05.2022	R3 Ceiling
IMG_3595	10.05.2022	R3 Ceiling
IMG_3596	10.05.2022	R3 Floor
IMG_3597	10.05.2022	R4 Dining looking south

IMG_3598	10.05.2022	R4 Dining looking north
IMG_3599	10.05.2022	R4 Dining looking east
IMG_3600	10.05.2022	R4 Dining looking west
IMG_3601	10.05.2022	R4 Dining ceiling
IMG_3602	10.05.2022	R4 Dining ceiling
IMG_3603	10.05.2022	R4 Dining floor
IMG_3604	10.05.2022	R5 Corridor looking south
IMG_3605	10.05.2022	R5 Corridor looking north
IMG_3606	10.05.2022	R5 Corridor looking east
IMG_3607	10.05.2022	R5 Corridor looking west
IMG_3608	10.05.2022	R5 Corridor ceiling
IMG_3609	10.05.2022	R5 Corridor floor
IMG_3610	10.05.2022	R6 looking west W6
IMG_3611	10.05.2022	R6 looking west north
IMG_3612	10.05.2022	R6 looking west east
IMG_3613	10.05.2022	R6 looking north W6, W7
IMG_3614	10.05.2022	R6 Ceiling
IMG_3615	10.05.2022	R6 Floor
IMG_3616	10.05.2022	R7 Bedroom 2 looking south W8
IMG_3617	10.05.2022	R7 Bedroom 2 looking north
IMG_3618	10.05.2022	R7 Bedroom 2 looking east W8
IMG_3619	10.05.2022	R7 Bedroom 2 looking west
IMG_3620	10.05.2022	R7 Bedroom 2 ceiling
IMG_3621	10.05.2022	R8 Corridor looking east
IMG_3622	10.05.2022	R8 Corridor looking west
IMG_3623	10.05.2022	R9 Kitchen looking south D3
IMG_3624	10.05.2022	R9 Kitchen looking north
IMG_3625	10.05.2022	No photo
IMG_3626	10.05.2022	R9 Kitchen looking south D3
IMG_3627	10.05.2022	R9 Kitchen looking north
IMG_3628	10.05.2022	Kitchen floor
IMG_3629	10.05.2022	R10 Bedroom 1 looking south W9
IMG_3630	10.05.2022	R10 Bedroom 1 looking east
IMG_3631	10.05.2022	R10 Bedroom 1 looking south W9
IMG_3632	10.05.2022	R10 Bedroom 1 looking west
IMG_3633	10.05.2022	R10 Bedroom 1 ceiling
IMG_3634	10.05.2022	R10 Bedroom 1 floor
IMG_3635	10.05.2022	R11 looking south
IMG_3636	10.05.2022	R11 looking north
IMG_3637	10.05.2022	R11 looking east W10
IMG_3638	10.05.2022	R11 looking north



6. **BIBLIORGRAPHY**

NSW Heritage Office, "How to Prepare Archival Records on Heritage Items", 2004  
"Photographic recording of Heritage Item Using Film or Digital Capture"

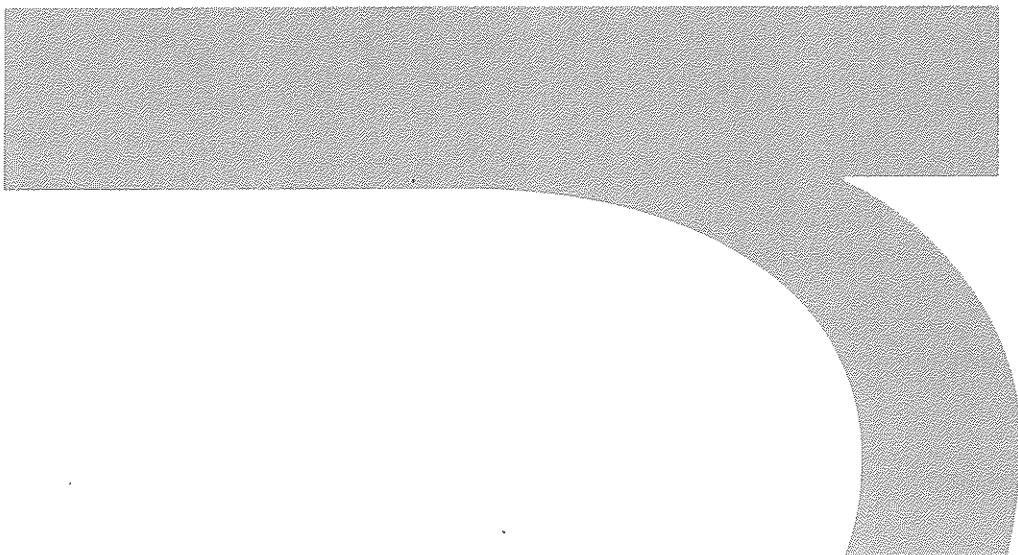
DRAFT





# Architectural Projects<sup>®</sup>

1886 –12 Boyle Street, Balgowlah  
Archival Report  
July 2022



# Architectural Projects \*

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1886 - 12 Boyle Street, Balgowlah  
- ARCHIVAL REPORT

## Document Control

Version	Date	Status	Author	Verification
01	09-07-22	Draft	Jennifer Hill Director, Registered Architect 4811	Gary O'Reilly Director, Registered Architect 4796

Gary O'Reilly - registered architect no. 4796, nominated architect

Jennifer Hill - registered architect no.4811, nominated architect

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## 1. INTRODUCTION

### 1.1. PROJECT DESCRIPTION

This archival Photographic Record of 12 Boyle Street, Balgowlah was prepared by Architectural Projects Pty Limited, Architects for Sun Property Balgowlah Pty Ltd in June 2022 to fulfil a Development Application & Conditions of Consent No. 17.

#### *17. Heritage Photographic Survey – 12 Boyle Street*

*A black and white photographic survey of the existing building at 12 Boyle Street, in accordance with the guidelines of the Heritage Council, is to be submitted in an unbound report format. The report shall contain:*

*(a) A front cover marked with:*

*(i) the name/location of the property;*

*(ii) the date of the survey;*

*(iii) the name of the Company or persons responsible for the survey.*

*(b) A layout plan of the existing building; identifying rooms and features shown in the photographs.*

*(c) Photographs of the interior, exterior, and streetscape view of the building, labelled to indicate their location in relation to the layout plan and elevations of the building; and a set of negatives. All photographs are to be mounted in acid-free photographic corner mountings and photographs are to be fixed into acid-free corner mounting.*

*(d) Where colour is a feature of the building (for example, the building features stained glass, leadlight or polychrome brickwork), additional colour photographs (with negatives) are to be included in the photographic survey report.*

*These documents are to be provided to Council's historical archives.*

*Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.*

*Reason: To provide a historical record of heritage significant works on the site for archival purposes.*

### 1.2. LOCATION OF SITE AND DESCRIPTION

The site is rectangular shaped, 459.4m<sup>2</sup> and defined by 12 Boyle Street Lot 1, DP 115705 as indicated in the aerial photograph.

The site of 12 Boyle Street rises 700 mm to the rear and has views to the water.

A dry stone wall is located on the adjacent sites at 10, 12, 14 and 16 Boyle St.

A better block wall is located on part of the adjacent sites at 16 Boyle St.

The location is shown in Section 4.1.

### 1.3. AUTHORSHIP

This recording was prepared by Neil Hopkins and Jennifer Hill of Architectural Projects Pty Limited.

1.4 SUPPLEMENTARY SOURCES

Architectural Projects Pty Ltd prepared the following Heritage Report/s for the site in February 2021 for Sun Property Balgowlah Pty Ltd.

1.5 METHOD OF DOCUMENTATION

Methodology for the recording is based on the Heritage Branch, NSW Department of Planning Publications "Photographic Recording of Heritage Items Using Film or Digital Capture" and "How to Prepare Archival Records of Heritage Items". The following notes relate the steps taken:

Photography was carried out from the general to the specific. Context photographs and site photography show the relationship of building to site. The exterior and then the interior were photographed to document each elevation, each room and indicate views of and through the building. Further photographs of equipment and notable details were taken.

The photographs were cross-referenced to a plan of the site.

Photographs are taken with a 35mm digital SLR camera at the highest quality, recorded in RAW format and converted to TIFF format.

Photographs are recorded in Photographic Catalogue Sheets and Photographic Base Plans (Section 3 of this report).

Thumbnail image sheets, DC-R / DVD of electronic image files (TIFF) and one set of A6 prints are provided.

The photos have been organised by Image File No. and cross referenced to catalogue sheets.

1.6 LIMITATIONS OF THE PHOTOGRAPHIC RECORD

The recording was carried out while the building was occupied.

Some removal of finishes had occurred prior to record.

1.7 CONFIRMATION OF COPYRIGHT

The images contained within this record are copyright Architectural Projects Pty Limited, Architects. Any use should be with the attribution "Architectural Projects Pty Limited, Architects, 2022".

The images are provided for use in research for Heritage purpose. Copy under the general conditions of copyright for research purposes is permitted at the discretion of the Archivist / Librarian.

Exhibition or Copying in any other medium or publication for benefit or profit by persons, companies or organisations is not permitted without release in writing from Architectural Projects Pty Limited, Architects.

1.8 CONFIRMATION OF COPYRIGHT TO NORTHERN BEACHES COUNCIL

Architectural Projects and the Applicant authorise the Council a perpetual non-exclusive licence to make use of the copyright in all images supplied in the Photographic Archival Recording 30.5.22 including the right to make copies available to third parties as though they were Council's images.

## 2 HISTORY OF THE BUILDING/PLACE

### 2.1 BUILDING TIMELINE

#### 12 Boyle Street

YEAR	DESCRIPTION
1874	Certificate of Title issued to Percy Robert Adams of Balmain for Lot 1 of the Subdivision of Portion 31.
1877	Adams sold to William Morris Esquire of Sydney
1883	Morris sold to Gillian, a miner of Manly.
1908	The land passed to Mary Ann Gillian and Andrew Mercer.
1909	They sold to Arthur Railton.
1910	Arthur Railton subdivided the land into lots, fronting Boyle Street, retaining the block at the corner of Sydney Road for himself. The 1910 Sand Directories list Railton at "Hillcrest".
1911	First sale of the subdivision.
1916	George William Fewster, builder of Manly, purchased the site.
1917,	Fewster sold the property to Henderson Black.
1920	Henderson Black sold the property to Joseph Thompson in July 1920; Thompson sold the property to George John Power and Arthur Farrington Power in September 1920.
1933	The 1933 Sand show "A Railton" at 269 Sydney Road.
1952	The property was transmitted to Emma Florence Power.
1983	The property was transmitted to Verne Prescott Power.
1984	Jeremy and Joanne Thompson were registered proprietors.
1990	Sold to John O'Grady and Van der Merwe.

### 2.2 BUILDING HISTORY

#### 12 Boyle St

In 1874, a Certificate of Title was issued to Percy Robert Adams of Balmain, for Lot 1 of the Subdivision of Portion 31 at the corner of Boyle and Electra Street (now Sydney Road). The land comprised 3 roods and 24 perches and had a frontage of 99ft to Sydney Rd and 396 feet to Boyle St. Adams sold to William Morris Esquire of Sydney in April 1877. Morris sold to Gillian a miner of Manly Beach in September 1883. In 1908, the land passed to Mary Anne Gillian, Widow and Andrew Mercer a stonemason of Manly. They sold to Arthur Railton, gentleman in March 1909. With the first sale of the subdivision occurring in 1911, it appears Arthur Railton subdivided the land into lots fronting Boyle Street around 1910, retaining the block at the corner of Sydney Road for himself.<sup>1</sup> The 1910 Sand Directories list Railton at "Hillcrest" Sydney Rd at the corner of Boyle St, and he is still there in the last directory of 1933 Sands show "A Railton" at 269 Sydney Road.<sup>2</sup>

<sup>1</sup> Certificate of Title 178-129

<sup>2</sup> Sands Directory



In 1916, George William Fewster, builder of Manly purchased the site of 12 Boyle Street, comprising 18 perches, from Arthur Railton. Fewster sold the property to Henderson Black, gentleman of Manly in December 1917, who sold to Joseph Thompson, Gentleman of Manly in July 1920.<sup>3</sup>

George John Power of Sydney Window dresser and Arthur Farrington Power, Hatter also of Sydney purchased the site of 12 Boyle Street from Joseph Thompson in September 1920. (3110-13, 14) George Power bought out Arthur and a new Certificate of Title 3494-23 was issued in August 1923. The property was transmitted to George Powers widow Emma Florence Power in April 1952. In 1983, the property was transmitted to Verne Prescott Power. The following year, 1884, Jeremy and Joanne Thompson were registered proprietors. The property sold again in 1990 to John O'Grady Van der Merwe as joint tenants.<sup>4</sup>

### 2.3 DESCRIPTION OF THE SITE AND SETTING

The site is rectangular shaped 459.4 m<sup>2</sup> and defined by 12 Boyle Street Lot 1, DP 115705 as indicated in the aerial photograph.

The site of 12 Boyle Street rises 700 mm to the rear and has views to the water.

A dry stone wall is located on the adjacent sites at 10, 12, 14 and 16 Boyle St.

A better block wall is located on part of the adjacent sites at 16 Boyle St.

### 2.4 DESCRIPTION OF THE BUILDING

12 Boyle Street is a 1.5 storey turn of the century bungalow which has since been extended into the roof space. It has a step plan typical of a building of this period.

### 2.5 STATEMENT OF SIGNIFICANCE

The building has historical associative significance because of its ability to evidence subdivision and development of 3 properties by the same developer.

The building has aesthetic significance as a representative example of a streamline modern residence and one of 3 related such buildings.

The building has rarity significance as a surviving example of 3 related streamline modern residences which reflect their execution by the same developer.

The building has representative significance because it demonstrates principal characteristics of streamlined modern residence.

### 2.6 HERITAGE LISTINGS

XXXXX

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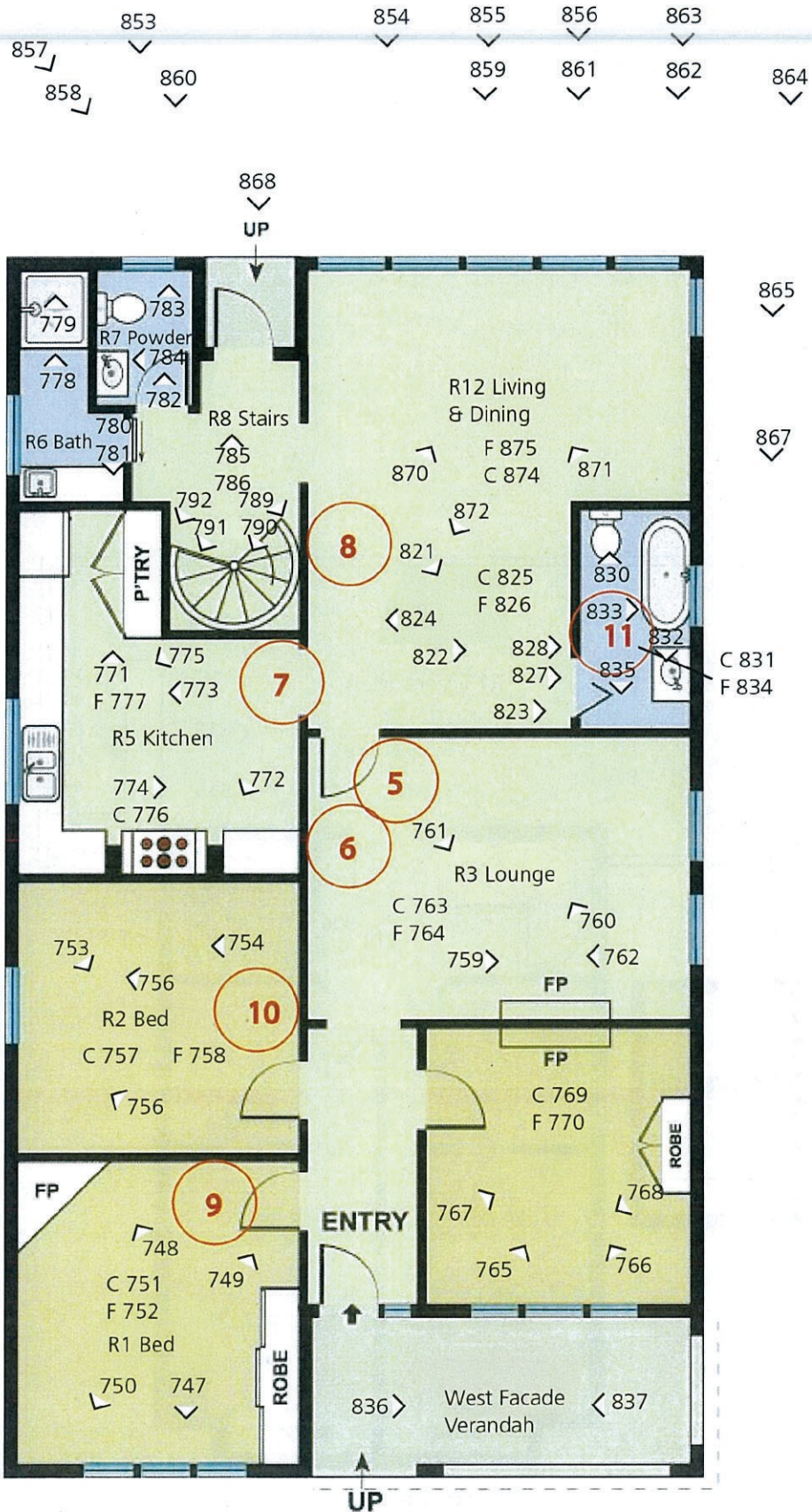
<sup>3</sup> Certificate of Title 2656-121

<sup>4</sup> Certificate of Title 3494-23

3 PHOTOGRAPHIC SURVEY  
3.1 PHOTOGRAPHIC BASE PLANS

SK 1886.01

12 Boyle Street, Balgowlah  
Context, Site, and Exterior Elevational Photographs and Ground Floor Plan  
By Architectural Projects dated 30.5.22



Ground Floor



842

839

838

840

841



First Floor

## 3.2 DIGITAL IMAGE CATALOGUE SHEETS

Site Name / Address: 12 Boyle Street, Balgowlah  
 Camera: Canon IXUS 190 Lenses: 4.3  
 Photographer: Jennifer Hill  
 Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

Image File No.	Date	Site	Details
1_West Façade			West Façade
1a_West Façade			West Façade
1b_First Floor Balcony			First Floor Balcony
2_East Façade			East Façade
3_Rear Garden			Rear Garden
4_Rear Garden			Rear Garden
5_GF Lounge			Lounge
6_GF Lounge			Lounge
7_GF Kitchen			Kitchen
8_GF Dining & Living			Dining & living
9_GF Bedroom 1			Bedroom 1
10_GF Bedroom 2			Bedroom 2
11_GF Bathroom			Bathroom
IMG_4747	05.07.2022		Room 1 Bedroom
IMG_4748	05.07.2022		Room 1 Bedroom
IMG_4749	05.07.2022		Room 1 Bedroom
IMG_4750	05.07.2022		Room 1 Bedroom
IMG_4751	05.07.2022		Room 1 Ceiling
IMG_4752	05.07.2022		Room 1 Floor
IMG_4753	05.07.2022		Room 2 Bedroom
IMG_4754	05.07.2022		Room 2 Bedroom
IMG_4755	05.07.2022		Room 2 Bedroom
IMG_4756	05.07.2022		Room 2 Bedroom
IMG_4757	05.07.2022		Room 2 Ceiling
IMG_4758	05.07.2022		Room 2 Floor
IMG_4759	05.07.2022		Room 3 Lounge
IMG_4760	05.07.2022		Room 3 Lounge
IMG_4761	05.07.2022		Room 3 Lounge
IMG_4762	05.07.2022		Room 3 Lounge
IMG_4763	05.07.2022		Room 3 Ceiling
IMG_4764	05.07.2022		Room 3 Floor
IMG_4765	05.07.2022		Room 4 Bedroom
IMG_4766	05.07.2022		Room 4 Bedroom
IMG_4767	05.07.2022		Room 4 Bedroom
IMG_4768	05.07.2022		Room 4 Bedroom
IMG_4769	05.07.2022		Room 4 Floor
IMG_4770	05.07.2022		Room 4 Ceiling
IMG_4771	05.07.2022		Room 5 Kitchen

IMG_4772	05.07.2022	Room 5 Kitchen
IMG_4773	05.07.2022	Room 5 Kitchen
IMG_4774	05.07.2022	Room 5 Kitchen
IMG_4775	05.07.2022	Room 5 Kitchen
IMG_4776	05.07.2022	Room 5 Ceiling
IMG_4777	05.07.2022	Room 5 Floor
IMG_4778	05.07.2022	Room 6 Bath
IMG_4777	05.07.2022	Room 6 Bath
IMG_4778	05.07.2022	Room 6 Bath
IMG_4779	05.07.2022	Room 6 Bath
IMG_4780	05.07.2022	Room 6 Bath
IMG_4781	05.07.2022	Room 6 Bath
IMG_4782	05.07.2022	Room 6 Guest
IMG_4783	05.07.2022	Room 6 Guest
IMG_4784	05.07.2022	Room 6 Guest
IMG_4785	05.07.2022	Room 7 Stair
IMG_4786	05.07.2022	Room 7 Stair
IMG_4789	05.07.2022	Room 8 Stair
IMG_4790	05.07.2022	Room 8 Stair
IMG_4791	05.07.2022	Room 8 Stair
IMG_4792	05.07.2022	Room 8 Stair
IMG_4793	05.07.2022	Room 9 Bedroom
IMG_4794	05.07.2022	Room 9 Bedroom
IMG_4795	05.07.2022	Room 9 Bedroom
IMG_4796	05.07.2022	Room 9 Bedroom
IMG_4797	05.07.2022	Room 9 Bedroom
IMG_4798	05.07.2022	Room 9 Bedroom
IMG_4799	05.07.2022	Room 10 Bedroom
IMG_4800	05.07.2022	Room 10 Bedroom
IMG_4801	05.07.2022	Room 10 Bedroom
IMG_4802	05.07.2022	Room 10 Bedroom
IMG_4803	05.07.2022	Room 10 Bedroom
IMG_4804	05.07.2022	Room 10 Bedroom
IMG_4805	05.07.2022	Room 11 Bathroom
IMG_4806	05.07.2022	Room 11 Bathroom
IMG_4807	05.07.2022	Room 11 Bathroom
IMG_4808	05.07.2022	Room 11 Bathroom
IMG_4870	05.07.2022	Room 12 Family
IMG_4871	05.07.2022	Room 12 Family
IMG_4872	05.07.2022	Room 12 Family
IMG_4874	05.07.2022	Room 12 Ceiling
IMG_4875	05.07.2022	Room 12 Floor

1886 12 BOYLE STREET, BALGOWLAH

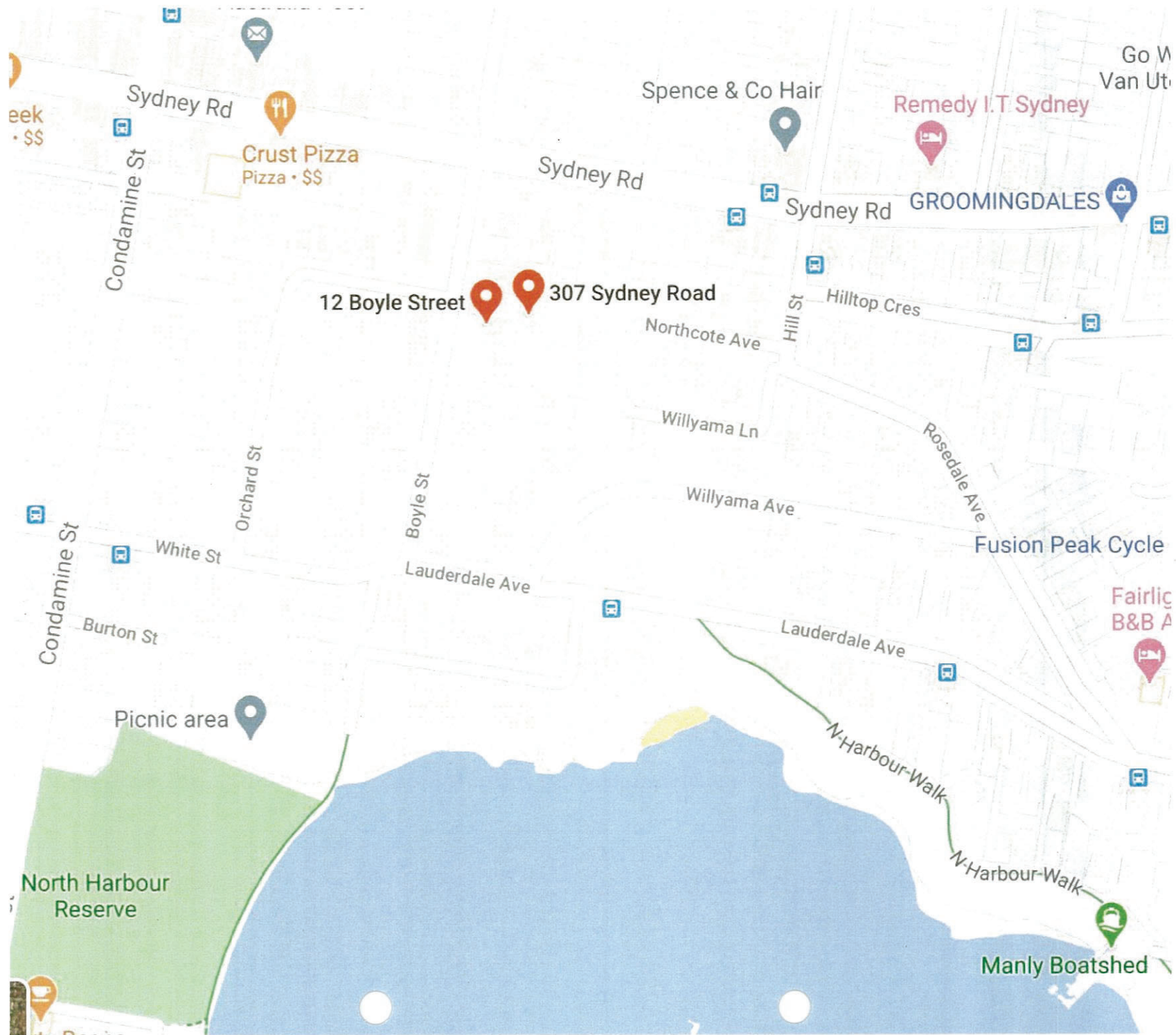
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#### 4 RECORD DRAWING

##### 4.1 LOCATION PLAN

##### 4.2 SITE PLAN

##### 4.3 MEASURED DRAWINGS



Peak  
• \$\$

Sydney Rd

Condamine St

Crust Pizza  
Pizza • \$\$

Spence & Co Hair

Remedy I.T Sydney

Go M  
Van Ut

Sydney Rd

Sydney Rd

GROOMINGDALES

12 Boyle Street

307 Sydney Road

Northcote Ave

Hilltop Cres

Willyama Ln

Willyama Ave

Rosedale Ave

Fusion Peak Cycle

Condamine St

White St

Orchard St

Boyle St

Lauderdale Ave

Lauderdale Ave

Fairlie  
B&B A

Burton St

Picnic area

North Harbour  
Reserve

N-Harbour-Walk

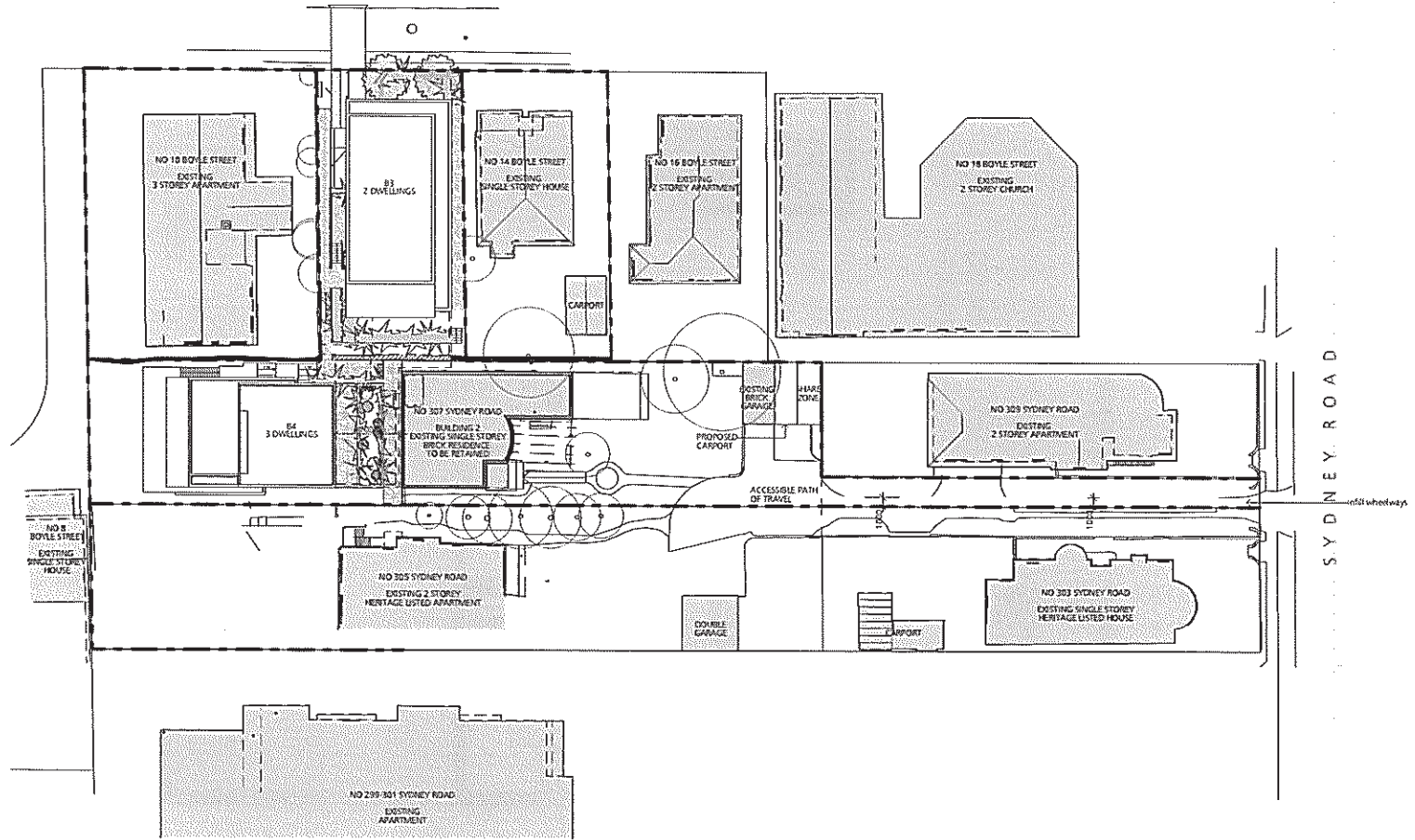
N-Harbour-Walk

Manly Boatshed





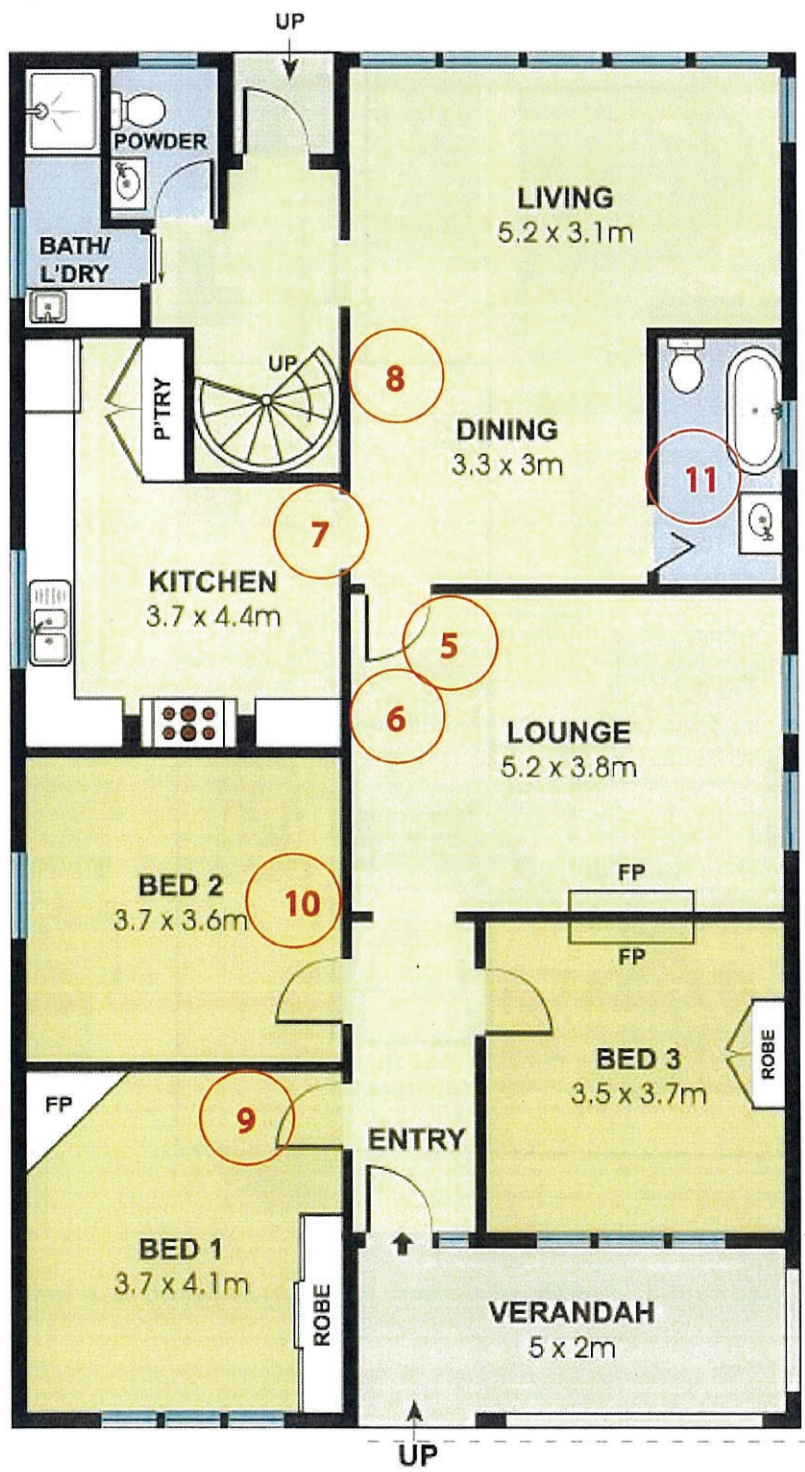
BOYLE STREET



SYDNEY ROAD

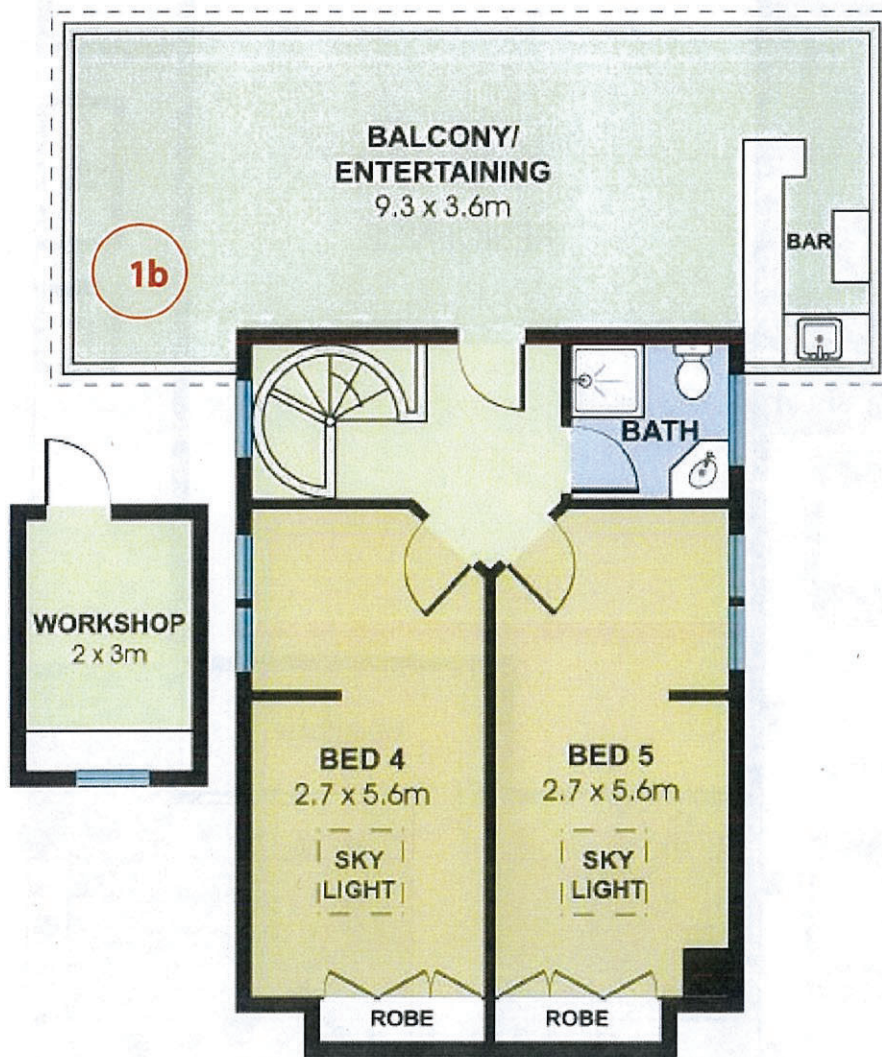
10m wheelways





Ground Floor





First Floor



Site Plan

1 1a

## 5. INDEX TO ZIP FOLDER OF ELECTRONIC IMAGES

Site Name / Address: 12 Boyle Street, Balgowlah  
 Camera: Canon IXUS 190 Lenses: 4.3  
 Photographer: Jennifer Hill  
 Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

Image File No.	Date	Site	Details
1_West Façade			West Façade
1a_West Façade			West Façade
1b_First Floor Balcony			First Floor Balcony
2_East Facade			East Facade
3_Rear Garden			Rear Garden
4_Rear Garden			Rear Garden
5_GF Lounge			Lounge
6_GF Lounge			Lounge
7_GF Kitchen			Kitchen
8_GF Dining & Living			Dining & living
9_GF Bedroom 1			Bedroom 1
10_GF Bedroom 2			Bedroom 2
11_GF Bathroom			Bathroom
IMG_4747	05.07.2022		Room 1 Bedroom
IMG_4748	05.07.2022		Room 1 Bedroom
IMG_4749	05.07.2022		Room 1 Bedroom
IMG_4750	05.07.2022		Room 1 Bedroom
IMG_4751	05.07.2022		Room 1 Ceiling
IMG_4752	05.07.2022		Room 1 Floor
IMG_4753	05.07.2022		Room 2 Bedroom
IMG_4754	05.07.2022		Room 2 Bedroom
IMG_4755	05.07.2022		Room 2 Bedroom
IMG_4756	05.07.2022		Room 2 Bedroom
IMG_4757	05.07.2022		Room 2 Ceiling
IMG_4758	05.07.2022		Room 2 Floor
IMG_4759	05.07.2022		Room 3 Lounge
IMG_4760	05.07.2022		Room 3 Lounge
IMG_4761	05.07.2022		Room 3 Lounge
IMG_4762	05.07.2022		Room 3 Lounge
IMG_4763	05.07.2022		Room 3 Ceiling
IMG_4764	05.07.2022		Room 3 Floor
IMG_4765	05.07.2022		Room 4 Bedroom
IMG_4766	05.07.2022		Room 4 Bedroom
IMG_4767	05.07.2022		Room 4 Bedroom
IMG_4768	05.07.2022		Room 4 Bedroom
IMG_4769	05.07.2022		Room 4 Floor
IMG_4770	05.07.2022		Room 4 Ceiling

IMG_4771	05.07.2022	Room 5 Kitchen
IMG_4772	05.07.2022	Room 5 Kitchen
IMG_4773	05.07.2022	Room 5 Kitchen
IMG_4774	05.07.2022	Room 5 Kitchen
IMG_4775	05.07.2022	Room 5 Kitchen
IMG_4776	05.07.2022	Room 5 Ceiling
IMG_4777	05.07.2022	Room 5 Floor
IMG_4778	05.07.2022	Room 6 Bath
IMG_4777	05.07.2022	Room 6 Bath
IMG_4778	05.07.2022	Room 6 Bath
IMG_4779	05.07.2022	Room 6 Bath
IMG_4780	05.07.2022	Room 6 Bath
IMG_4781	05.07.2022	Room 6 Bath
IMG_4782	05.07.2022	Room 6 Guest
IMG_4783	05.07.2022	Room 6 Guest
IMG_4784	05.07.2022	Room 6 Guest
IMG_4785	05.07.2022	Room 7 Stair
IMG_4786	05.07.2022	Room 7 Stair
IMG_4789	05.07.2022	Room 8 Stair
IMG_4790	05.07.2022	Room 8 Stair
IMG_4791	05.07.2022	Room 8 Stair
IMG_4792	05.07.2022	Room 8 Stair
IMG_4793	05.07.2022	Room 9 Bedroom
IMG_4794	05.07.2022	Room 9 Bedroom
IMG_4795	05.07.2022	Room 9 Bedroom
IMG_4796	05.07.2022	Room 9 Bedroom
IMG_4797	05.07.2022	Room 9 Bedroom
IMG_4798	05.07.2022	Room 9 Bedroom
IMG_4799	05.07.2022	Room 10 Bedroom
IMG_4800	05.07.2022	Room 10 Bedroom
IMG_4801	05.07.2022	Room 10 Bedroom
IMG_4802	05.07.2022	Room 10 Bedroom
IMG_4803	05.07.2022	Room 10 Bedroom
IMG_4804	05.07.2022	Room 10 Bedroom
IMG_4805	05.07.2022	Room 11 Bathroom
IMG_4806	05.07.2022	Room 11 Bathroom
IMG_4807	05.07.2022	Room 11 Bathroom
IMG_4808	05.07.2022	Room 11 Bathroom
IMG_4870	05.07.2022	Room 12 Family
IMG_4871	05.07.2022	Room 12 Family
IMG_4872	05.07.2022	Room 12 Family
IMG_4874	05.07.2022	Room 12 Ceiling
IMG_4875	05.07.2022	Room 12 Floor

6. **BIBLIOGRAPHY**

NSW Heritage Office, "How to Prepare Archival Records on Heritage Items", 2004  
"Photographic recording of Heritage Item Using Film or Digital Capture"







# Architectural Projects<sup>®</sup>

1886 – 307 Sydney Road, Balgowlah /  
12 Boyle Street, Balgowlah / Dry Stone Wall  
Archival Report  
July 2022

# Architectural Projects \*

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1886 - 307 Sydney Road, Balgowlah / 12 Boyle Street, Balgowlah / Dry Stone Wall  
- ARCHIVAL REPORT

## Document

Version	Date	Status	Author	Verification
01	18-07-22	Draft	Jennifer Hill Director, Registered Architect 4811	Gary O'Reilly Director, Registered Architect 4796

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Jennifer Hill - registered architect no.4811, nominated architect

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1. INTRODUCTION

1.1. PROJECT DESCRIPTION

This archival Photographic Record of 307 Sydney Road, 12 Boyle Street, Dry Stone Wall Balgowlah was prepared by Architectural Projects Pty Limited, Architects for Sun Property Balgowlah Pty Ltd in June 2022 to fulfil a Development Application & Conditions of Consent No. 20.

*19. Heritage photographic archival record - Dry Stone Wall*

The following is to be provided on the existing stone wall at 307 Sydney Road:

- (a) A detailed layout plan, including photographs from each side along the length of the wall.

These documents are to be provided to Council's historical archives.

Details demonstrating compliance are to be submitted to the Certifying Authority prior to the issue of the Construction Certificate.

Reason: To provide a historical record of a heritage item, an example of modern style architecture and dry stone wall, prior to the proposed construction of alterations and additions.

1.2. LOCATION OF SITE AND DESCRIPTION

The site is listed as a Heritage Item 1-124 Houses 303 and 305 Sydney Rd in the Manly LEP 2013.

The site is L shaped and defined by 2 Lots 12 Boyle Street Lot 1, DP 115705 459.4 m<sup>2</sup> and 307 Sydney Road Lot D, DP 335027 1270.7 m<sup>2</sup> with frontages to Sydney Rd and Boyle St as indicated in the aerial photograph.

The site of 307 Sydney Road falls 5.36 metres to the rear and has views to the water.

The site of 12 Boyle Street rises 700 mm to the rear and has views to the water.

A dry stone wall is located on the adjacent sites at 10, 12, 14 and 16 Boyle St.

A besser block wall is located on part of the adjacent sites at 16 Boyle St.

Fabric from the Heritage Item 305 Sydney Road Balgowlah is the focus of this Record.

The location is shown in Section 4.1.

1.3. AUTHORSHIP

This recording was prepared by Neil Hopkins and Jennifer Hill of Architectural Projects Pty Limited.

1.4. SUPPLEMENTARY SOURCES

Architectural Projects Pty Ltd prepared the following Heritage Report/s for the site in February 2021 for Sun Property Balgowlah Pty Ltd.

1.5. METHOD OF DOCUMENTATION

Methodology for the recording is based on the Heritage Branch, NSW Department of Planning Publications "Photographic Recording of Heritage Items Using Film or Digital Capture" and "How to Prepare Archival Records of Heritage Items". The following notes relate the steps taken:

Photography was carried out from the general to the specific. Context photographs and site photography show the relationship of building to site. The exterior and then the interior were photographed to document each elevation, each room and indicate views of and through the building. Further photographs of equipment and notable details were taken.

The photographs were cross-referenced to a plan of the site.

Photographs are taken with a 35mm digital SLR camera at the highest quality, recorded in RAW format and converted to TIFF format.

Photographs are recorded in Photographic Catalogue Sheets and Photographic Base Plans (Section 3 of this report).

Thumbnail image sheets, DC-R / DVD of electronic image files (TIFF) and one set of A6 prints are provided.

The photos have been organised by Image File No. and cross referenced to catalogue sheets.

#### 1.6 LIMITATIONS OF THE PHOTOGRAPHIC RECORD

The recording was carried out while the building was occupied.

Some removal of finishes had occurred prior to record.

#### 1.7 CONFIRMATION OF COPYRIGHT

The images contained within this record are copyright Architectural Projects Pty Limited, Architects. Any use should be with the attribution "Architectural Projects Pty Limited, Architects, 2022".

The images are provided for use in research for Heritage purpose. Copy under the general conditions of copyright for research purposes is permitted at the discretion of the Archivist / Librarian.

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#### 1.8 CONFIRMATION OF COPYRIGHT TO NORTHERN BEACHES COUNCIL

Architectural Projects and the Applicant authorise the Council a perpetual non-exclusive licence to make use of the copyright in all images supplied in the Photographic Archival Recording 30.5.22 including the right to make copies available to third parties as though they were Council's images.

## 2 HISTORY OF THE BUILDING/PLACE

### 2.1 BUILDING TIMELINE

YEAR	DESCRIPTION
1857	February 5, originally granted Robert Adams by Crown
1921	Knight sold Lot 2 to Ida Jane Purves thus Lot 2 became a part of Purves "Alkoomie: Sydney Road
1933	Sands shows J.K Purves JP at 261 Sydney Road which included 307 Sydney Road
1937	Lot 2 was subdivided, as 4 blocks. Block A and B front Sydney Road, divided by a 20 ft easement to 2 rear lots C and D, by Purves who was in ownership of Lot 2 and 3 from 1921
1937	March - Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required: "for a period of ten years from 19 <sup>th</sup> March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes"
1937	June - Lot A to Anne Edith Phillip, Lot B to John and Elsie Marshall.
1938	Lots C and D to William MacMahon of Sydney
1938	Otto Philip (Lots C and D)
1939,	October 18, a notice in Construction." Building and Works Approved"
1940	Otto Philip sold Lot D to John Adam
1943	3 Houses are evident before extensions to 305 and 307
1955	Lots A and C – Chester Philip Lot C subdivided into Lots X and Y
1956	Lot Y purchased by Eva McDonald
1969	Lot Y transmitted to Stella McDonald, widow
1970	Strata Plan 5090 registered
1980	Lots A and X transmitted to Gwenda Phillips
1981	Lots A and X Stanley and Laura Atkinson

#### 12 Boyle Street

YEAR	DESCRIPTION
1874	Certificate of Title issued to Percy Robert Adams of Balmain for Lot 1 of the Subdivision of Portion 31.
1877	Adams sold to William Morris Esquire of Sydney
1883	Morris sold to Gillian, a miner of Manly.
1908	The land passed to Mary Ann Gillian and Andrew Mercer.
1909	They sold to Arthur Railton.
1910	Arthur Railton subdivided the land into lots, fronting Boyle Street, retaining the block at the corner of Sydney Road for himself. The 1910 Sand Directories list Railton at "Hillcrest".
1911	First sale of the subdivision.
1916	George William Fewster, builder of Manly, purchased the site.
1917,	Fewster sold the property to Henderson Black.
1920	Henderson Black sold the property to Joseph Thompson in July 1920;

	Thompson sold the property to George John Power and Arthur Farrington Power in September 1920.
1933	The 1933 Sand show "A Railton" at 269 Sydney Road.
1952	The property was transmitted to Emma Florence Power.
1983	The property was transmitted to Verne Prescott Power.
1984	Jeremy and Joanne Thompson were registered proprietors.
1990	Sold to John O'Grady and Van der Merwe.

## 2.2 BUILDING HISTORY

The sites were Part of Suburban Portion 31 in the Village of Manly, originally granted to Robert Adams by Crown grant 5th February 1857. A Primary Application No.3592 was made c 1874.

### 12 Boyle St

In 1874, a Certificate of Title was issued to Percy Robert Adams of Balmain, for Lot 1 of the Subdivision of Portion 31 at the corner of Boyle and Electra Street (now Sydney Road). The land comprised 3 roods and 24 perches and had a frontage of 99ft to Sydney Rd and 396 feet to Boyle St. Adams sold to William Morris Esquire of Sydney in April 1877. Morris sold to Gillian a miner of Manly Beach in September 1883. In 1908, the land passed to Mary Anne Gillian, Widow and Andrew Mercer a stonemason of Manly. They sold to Arthur Railton, gentleman in March 1909. With the first sale of the subdivision occurring in 1911, it appears Arthur Railton subdivided the land into lots fronting Boyle Street around 1910, retaining the block at the corner of Sydney Road for himself.<sup>1</sup> The 1910 Sand Directories list Railton at "Hillcrest" Sydney Rd at the corner of Boyle St, and he is still there in the last directory of 1933 Sands show "A Railton" at 269 Sydney Road.<sup>2</sup>

In 1916, George William Fewster, builder of Manly purchased the site of 12 Boyle Street, comprising 18 perches, from Arthur Railton. Fewster sold the property to Henderson Black, gentleman of Manly in December 1917, who sold to Joseph Thompson, Gentleman of Manly in July 1920.<sup>3</sup>

George John Power of Sydney Window dresser and Arthur Farrington Power, Hatter also of Sydney purchased the site of 12 Boyle Street from Joseph Thompson in September 1920. (3110-13, 14) George Power bought out Arthur and a new Certificate of Title 3494-23 was issued in August 1923. The property was transmitted to George Powers widow Emma Florence Power in April 1952. In 1983, the property was transmitted to Verne Prescott Power. The following year, 1984, Jeremy and Joanne Thompson were registered proprietors. The property sold again in 1990 to John O'Grady Van der Merwe as joint tenants.<sup>4</sup>

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<sup>1</sup> CoT 178-129

<sup>2</sup> Sands Directory

<sup>3</sup> CoT 2656-121

<sup>4</sup> CoT 3494-23

### 307 Sydney Road

In 1874, a Certificate of Title was issued to Emily Mary Pile a minor, of Petersham for Lot 2 of the Subdivision of Portion 31.<sup>5</sup>

In 1893, George Lillie a civil servant of Sydney and his wife Mary purchased Lot 2. The land comprised 3 roods and 24 perches with frontage to Electra St (now Sydney Road). The land was transferred to Augustus Sydney Knight a Newspaper Proprietor of Manly in May 1908.

Lot 3 was in the ownership of Andrew Mercer junior, a stonemason of Manly in 1877, who sold to Janet Buchanan in 1884. Lot 3 was sold several more times before 1916 when it was purchased by James Kirk Purves.<sup>6</sup> Purves is listed in the Sands directories at "Alkoomie" on Sydney Road, between Ralton's "Hillcrest" and Miss Mercer "Edinboro".

In 1921, Knight sold Lot 2 to Ida Jane Purves, the wife of James Kirk Purves a Baker of Manly. Thus Lot 2 became a part of Purves "Alkoomie" Sydney Road property. The 1930 and 1943 Aerial photos show the grand house "Alkoomie" (now demolished) set in expansive grounds. The newspapers of the late 1920s and early 1930s record Fetes and Garden Parties held in the grounds of "Alkoomie", hosted by Mrs Purves for the Manly Presbyterian Church, Far West Children's Home, Order of the Eastern Star, Deaf and Dumb society.<sup>7</sup>

It appears that Lot 2 was subdivided as 4 blocks, blocks A and B fronting Sydney Rd divided by a 20 ft easement to 2 rear blocks, C and D, around 1937 by Purves, who was in ownership of Lot 2 and 3 from 1921. The 1933 Sands show J.K. Purves JP at 261 Sydney Road, the next listing is A Railton at 269 the corner of Boyle St.

In March 1937, Purves sold Lot 2 to Frederick Deaton a Hotelkeeper of Manly with a covenant which required: "for a period of ten years from 19<sup>th</sup> March 1937 no building erected on the land hereby transferred shall be used otherwise than for residential purposes" and "the land to which the benefit of the covenant is appurtenant is CoT 280-109" which referred to Lot 3 of the Subdivision, owned by Purves.

Lots A and B were sold individually in June 1937, Lot A to Anne Edith Philip, Lot B to John and Elsie Marshall. William MacMahon of Sydney, gentleman, purchased Lots C and D in December 1938.<sup>8</sup> McMahon sold Lots C and D to Otto George Philip a builder of Manly in December 1938. In November 1939, Lot C was transferred to Anne Philip.<sup>9</sup> By 1939 Otto and Ann Philip had acquired lots A, C and D. This resulted in Lot A, C and D being in the one ownership of Otto George Phillip, a builder.

A notice in Construction, Wed 18 October 1939, "Buildings and Works Approved" lists 2 houses at 263 Sydney Road Manly for Mrs Phillips, of 263 Sydney Road. The builder is listed as OG Phillips of 263 Sydney Road, Manly and the cost of works is 1850 pounds.<sup>10</sup> 1850 pounds is a significant figure for 1939 and may have related to all 3 buildings. All 3 buildings have a stylistic relationship and are dated to the same period by the same designer.

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<sup>5</sup> CoT 183-172

<sup>6</sup> CoT 280-109

<sup>7</sup> (SMH Mon 31 Mar 1930 Page 5 FETE AT MANLY)(The Sydney Morning Herald (NSW : 1842 - 1954) Friday 15 November 1929)

<sup>8</sup> (CoT 1089-53)

<sup>9</sup> (CoT 5005-139)

<sup>10</sup> Construction, Wed 18 October 1939, "Buildings and Works Approved" p2



In March 1940, a Certificate of Title was issued for Lot D to Otto George Philip. Philip sold to John Adam, retiree in June 1940. In 1958, John Ross Walker Christensen of Balgowlah, pilot purchased the property from the public trustee.<sup>11</sup>

In June 1955, Lots A and C were transmitted to Chester William Phillip of Balgowlah. Chester Phillip subdivided Lot C into Lot X and Lot Y.

In 1956, Lot Y of (305 Sydney Rd) was transferred to Eric McDonald, insurance broker of Epping. (Co T 5123 – 114)

In 1969, Lot Y passed to Eric McDonald's widow, Stella McDonald. A Strata Plan 5090 was registered at 305 Sydney St in 1970.

The residue of Lot C, Lot X, was retained by Chester Phillip. Lots A and X passed to Chester's widow, Gwenda Phillip in 1980.

The land known as 303 Sydney Rd was sold in 1981 to Stanley and Laura Atkinson (Transfer 5605623).

### 2.3 DESCRIPTION OF THE SITE AND SETTING

The site is rectangular shaped and defined by 2 Lots 12 Boyle Street Lot 1, DP 115705 459.4 m<sup>2</sup> (This site is rectangular, 459.4m<sup>2</sup>)

and 307 Sydney Road Lot D, DP 335027 1270.7 m<sup>2</sup> (This site is rectangular, 1270.7m<sup>2</sup>) with frontages to Sydney Rd and Boyle St as indicated in the aerial photograph.

The site of 307 Sydney Road falls 5.36 metres to the rear and has views to the water.

The site of 12 Boyle Street rises 700 mm to the rear and has views to the water.

A dry stone wall is located on the adjacent sites at 10, 12, 14 and 16 Boyle St.

A besser block wall is located on part of the adjacent sites at 16 Boyle St.

### 2.4 DESCRIPTION OF THE WALL

The dry stone wall is 1100mm high and capped with a 300mm stone vertical capping..

<sup>11</sup> (CoT 5123-71)

2.5 STATEMENT OF SIGNIFICANCE

The dry stone wall is representative of the early development of the 2 sites

2.6 HERITAGE LISTINGS

The site is listed as a State Heritage Item | 24 Houses 303, 305 and 307 Sydney Road in the Northern Beaches LEP 2016.

DRAFT

3 PHOTOGRAPHIC SURVEY  
3.1 PHOTOGRAPHIC BASE PLANS

SK 1886.01

307 Sydney Road, 12 Boyle Street, Dry Stone Balgowlah  
Context, Site, and Exterior Elevational Photographs and Ground Floor Plan  
By Architectural Projects dated 30.5.22

DRAFT

3.2 DIGITAL IMAGE CATALOGUE SHEETS

Site Name / Address: 307 Sydney Road and 12 Boyle Street Balgowlah

Camera: Canon IXUS 190 Lenses: 4.3

Photographer: Jennifer Hill

Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

Image File No.	Date	Site	Details
IMG_2904	20.05.2020		Concrete besser wall on boundary
IMG_2905	20.05.2020		Drystone wall front garden
IMG_2906	20.05.2020		Drystone wall driveway
IMG_2907	20.05.2020		Drystone wall front garden
IMG_2908	20.05.2020		Drystone wall front garden
IMG_2909	20.05.2020		Drystone wall from 307 Sydney Road
IMG_2910	20.05.2020		Drystone wall
IMG_2911	20.05.2020		Drystone wall
IMG_2912	20.05.2020		Drystone wall
IMG_2913	20.05.2020		Drystone wall
IMG_2914	20.05.2020		South Façade
IMG_2915	20.05.2020		Drystone wall to South
IMG_2916	20.05.2020		Drystone wall to South
IMG_2917	20.05.2020		Drystone wall to South
IMG_2918	20.05.2020		Drystone wall to South
IMG_5149	25.03.2021		Drystone wall from Boyle Street Properties
IMG_5150	25.03.2021		Drystone wall to South
IMG_5151	25.03.2021		Drystone wall to South
IMG_5152	25.03.2021		Drystone wall to South
IMG_5153	25.03.2021		Drystone wall to South
IMG_5154	25.03.2021		Drystone wall to South
IMG_5155	25.03.2021		Drystone wall to South
IMG_5156	25.03.2021		Drystone wall to South
IMG_5157	25.03.2021		Drystone wall West to South
IMG_5164	25.03.2021		Drystone wall to South
IMG_5165	25.03.2021		Drystone wall to North

4 RECORD DRAWING

4.1 LOCATION PLAN

4.2 SITE PLAN

4.3 MEASURED DRAWINGS

DRAFT



Sydney Rd

Spence & Co Hair

Remedy I.T S

EI

q

crust Pizza  
Pizza \$\$

Sydney Rd



EI EI Sydney Rd GROOMING

0 100 200 300 400 500 600 700 800 900 1000

12 Boyle Street **ft** **ft** 307 Sydney Road

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Nonh f t Hilltop Cres  
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Wilfyarna Ln

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Orchard St

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Willyarna Ave

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Fusic

EI Whitesr.

Lauderdale Ave

EI

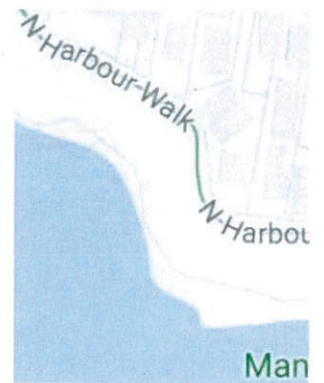
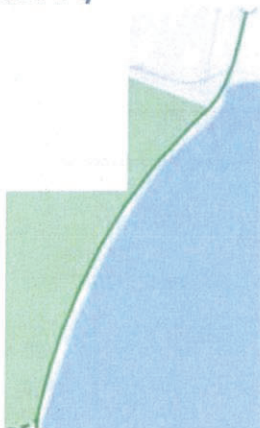
Lauderdale Ave

EI

Bunon St

Picnic area q

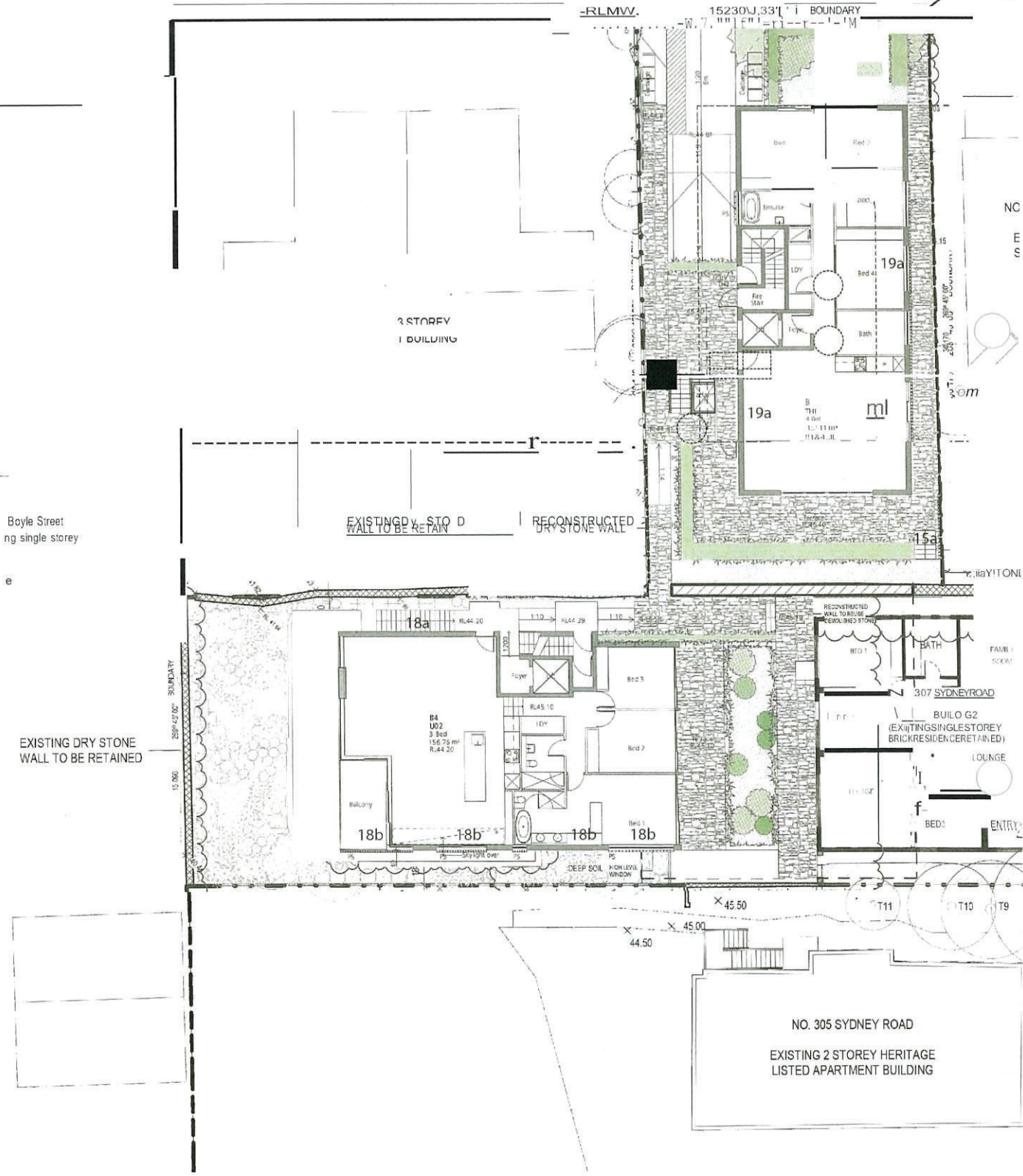
Harbour  
serve



RL 45.00

-RLMV-

15230VJ.331'1" BOUNDARY



Boyle Street  
single storey

EXISTING DRY STONE WALL TO BE RETAINED | RECONSTRUCTED DRY STONE WALL

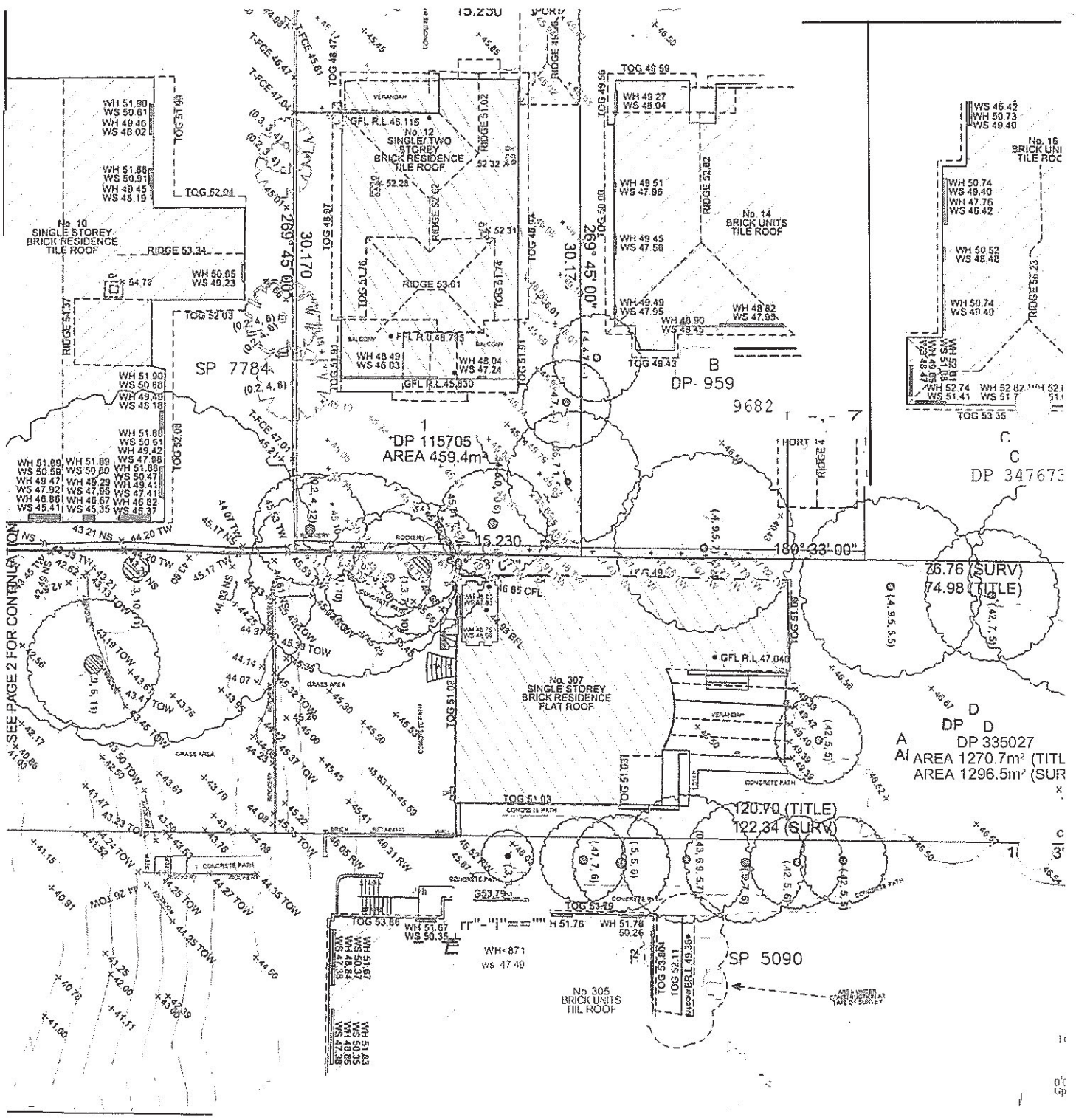
EXISTING DRY STONE WALL TO BE RETAINED

NO. 305 SYDNEY ROAD  
EXISTING 2 STOREY HERITAGE  
LISTED APARTMENT BUILDING

307 SYDNEY ROAD  
BUILD G2  
(EXISTING SINGLE STOREY  
BRICK RESIDENCE RETAINED)





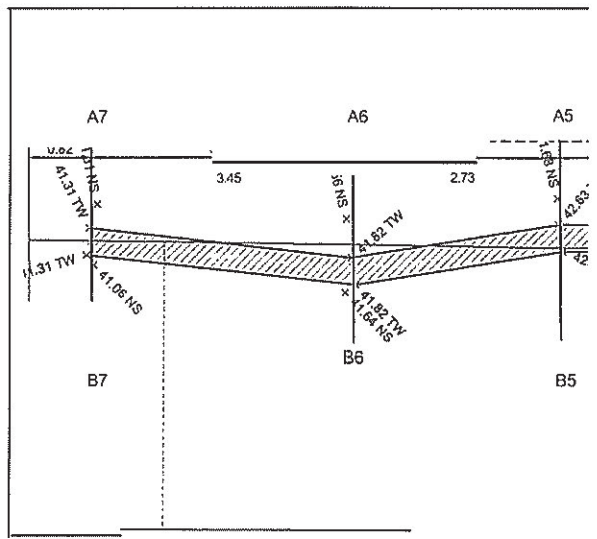
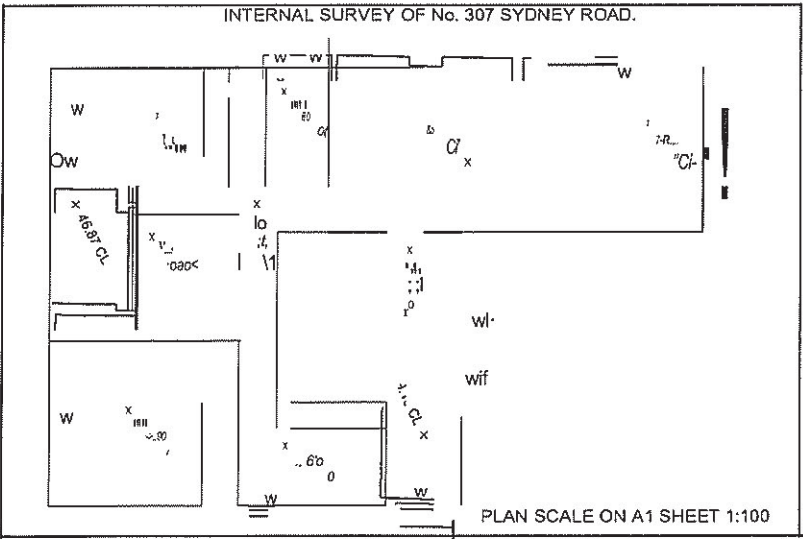
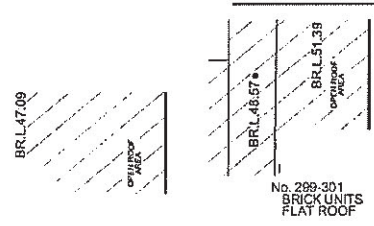
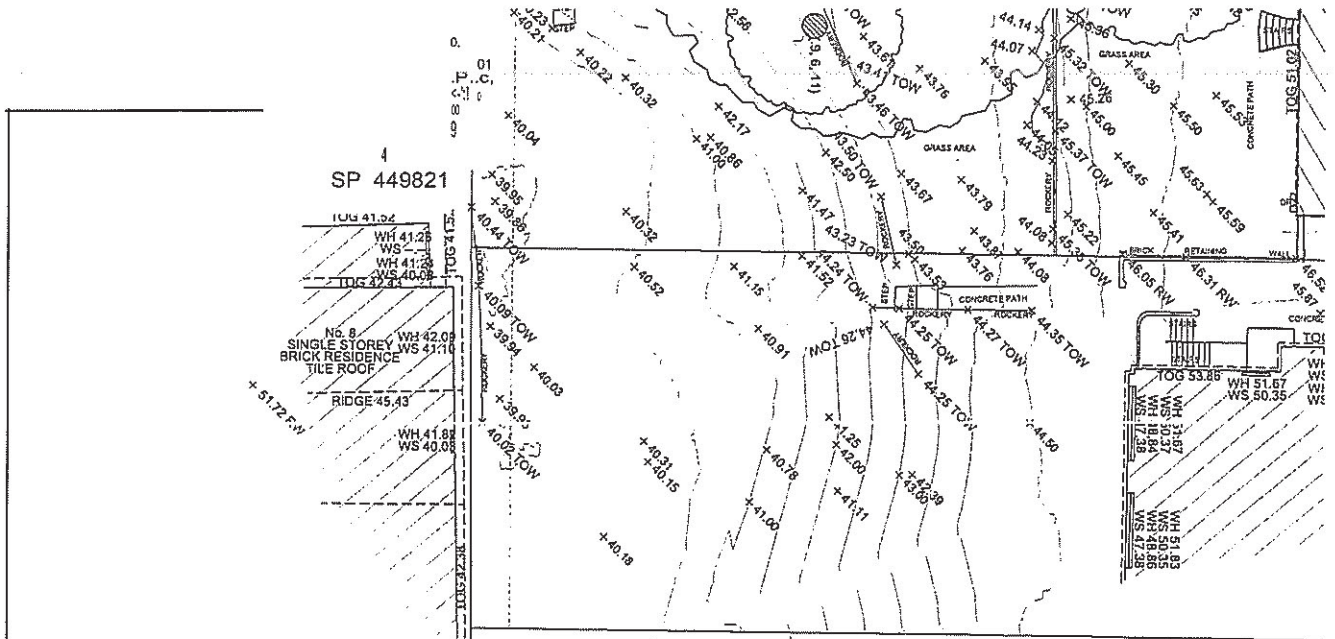


SP 13820 SEEPAG OR CONTINUATION

100% (100) APPROVED TO THE BUILDING DEPARTMENT

NOTE: POINTS ADDED FROM SCAN DATA AND FIELD MEASUREMENTS TO CORRECT PROJ LEVELS NEAR

LLGLND



ONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.  
 GGS AND DISTANCES OF BOUNDARIES ARE BY THE LAND OR DEED ONLY.

LEGEND:  
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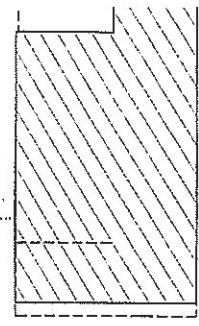
BOYLE

STREET

0° 33' 00"

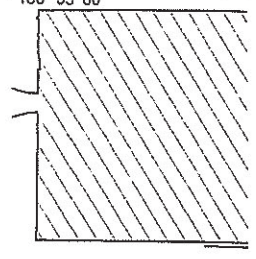
15.230

SP 7784



1  
DP 115705  
AREA 459.4m<sup>2</sup>

15.230



4  
SP 449821

SP 13820

SEE PAGE 2 FOR CONTINUATION

LEGEND:

POSITION OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.  
DIMENSIONS AND DISTANCES OF BOUNDARIES ARE BY TITLE AND/OR DEED ONLY.

5. INDEX TO ZIP FOLDER OF ELECTRONIC IMAGES

Site Name / Address: 307 Sydney Road and 12 Boyle Street Balgowlah

Camera: Canon IXUS 190 Lenses: 4.3

Photographer: Jennifer Hill

Comments.: Numbers on the plan indicate the last 3 digits of the Image File No.

Image File No.	Date	Site	Details
IMG_2904	20.05.2020		Concrete besser wall on boundary
IMG_2905	20.05.2020		Drystone wall front garden
IMG_2906	20.05.2020		Drystone wall driveway
IMG_2907	20.05.2020		Drystone wall front garden
IMG_2908	20.05.2020		Drystone wall front garden
IMG_2909	20.05.2020		Drystone wall from 307 Sydney Road
IMG_2910	20.05.2020		Drystone wall
IMG_2911	20.05.2020		Drystone wall
IMG_2912	20.05.2020		Drystone wall
IMG_2913	20.05.2020		Drystone wall
IMG_2914	20.05.2020		South Façade
IMG_2915	20.05.2020		Drystone wall to South
IMG_2916	20.05.2020		Drystone wall to South
IMG_2917	20.05.2020		Drystone wall to South
IMG_2918	20.05.2020		Drystone wall to South
IMG_5149	25.03.2021		Drystone wall from Boyle Street Properties
IMG_5150	25.03.2021		Drystone wall to South
IMG_5151	25.03.2021		Drystone wall to South
IMG_5152	25.03.2021		Drystone wall to South
IMG_5153	25.03.2021		Drystone wall to South
IMG_5154	25.03.2021		Drystone wall to South
IMG_5155	25.03.2021		Drystone wall to South
IMG_5156	25.03.2021		Drystone wall to South
IMG_5157	25.03.2021		Drystone wall West to South
IMG_5164	25.03.2021		Drystone wall to South
IMG_5165	25.03.2021		Drystone wall to North

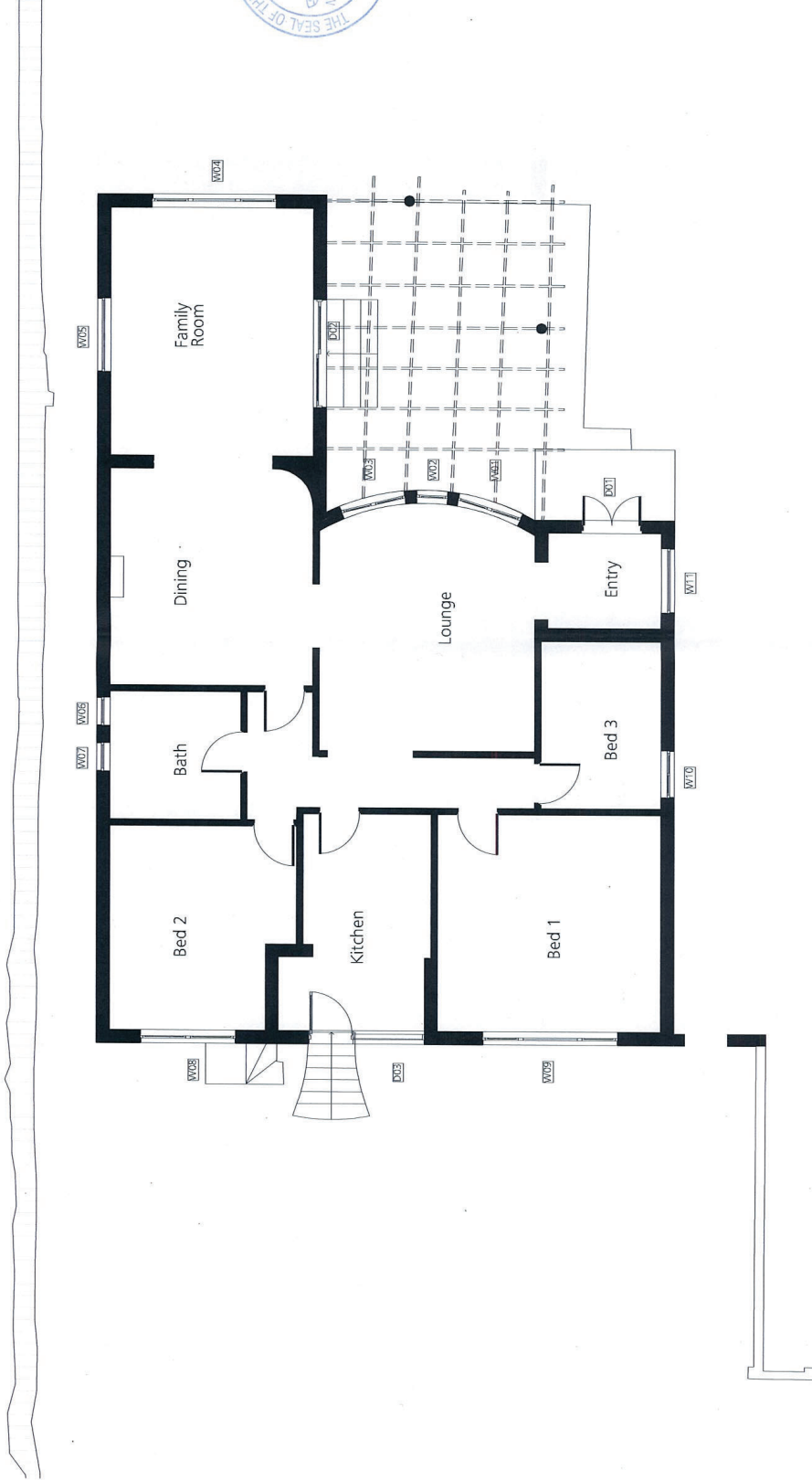
6. **BIBLIOGRAPHY**

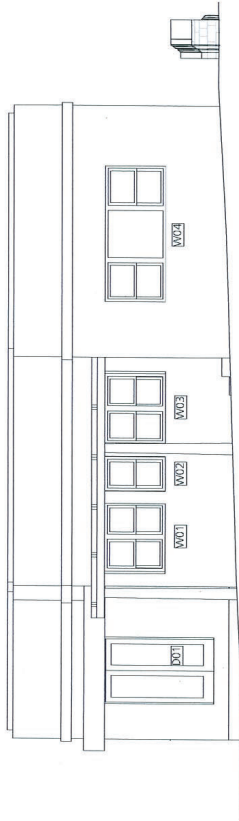
NSW Heritage Office, "How to Prepare Archival Records on Heritage Items", 2004  
"Photographic recording of Heritage Item Using Film or Digital Capture"

DRAFT

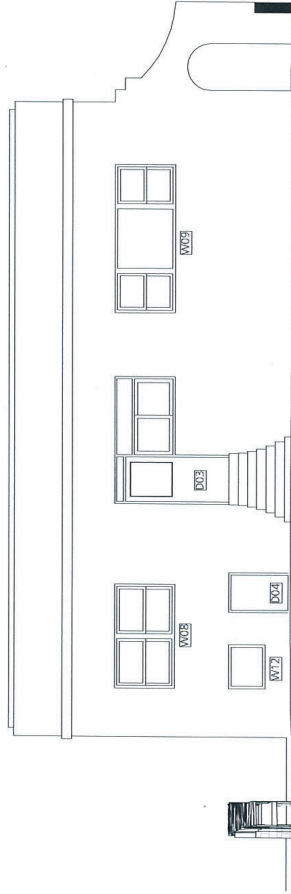


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21 DEC 2022





01 NORTH ELEVATION  
1:100



02 SOUTH ELEVATION  
1:100



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21 DEC 2022







01 EAST ELEVATION  
1:100



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21 DEC 2022



02 WEST ELEVATION  
1:100