

**STATEMENT OF SIGNIFICANCE**

The precinct is of significance as an excellent and largely intact grouping of Federation period residential buildings on a common sub-division oriented to the water and set above a densely vegetated natural reserve. In combination with the waterfront structures noted as heritage items the precinct provides a rare glimpse of the pattern of development that predominated around 1900 and which has remained until the present day. The strong relationship of these buildings to views and the water; the location of the buildings in relation to a split level street to accommodate the steep terrain; their principal orientation to the water rather than the street and the grouping on a prominent and highly visible headland combine to create an unusual and increasingly rare precinct around the Mosman waterfront. Even though several buildings have undergone some adaptation their overall form contributes to the setting. *(Mosman Heritage Review 2007)*

The sandstone walls, kerbs, fences and features are key elements of the character of the Mosman Council area. They collectively contribute to the heritage and urban values of their settings. While not all features are of equal heritage value, it is the range and collective value that is most important in retaining the character of the area.

Heritage fences are a very important streetscape element of the conservation area. Fences vary in style and material and include stone fences, stone and iron fences, timber fences or timber and metal fences. In a number of locations fences are a continuous feature across a number of properties reflecting a common design and construction, in other areas the use of a material such as stone links a range of properties. *(Mosman Heritage Review 2007)*

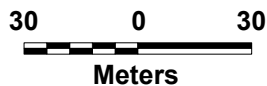


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**C13  
LOWER BOYLE STREET  
HERITAGE CONSERVATION  
AREA RANKING MAP  
2017**