

Mosman Heritage Conservation Area Ranking Descriptions

The following table is an extract from the Mosman Residential Development Control Plan and the Mosman Business Centres Development Control Plan. Both plans can be accessed online at www.mosman.nsw.gov.au/planning-and-development/planning-controls/DCP.

Ranking	Description	Objectives of development control
*	Heritage item: Buildings individually listed as a heritage item in Mosman Local Environmental Plan 2012	Maintain the heritage significance of the item
1	Contributory 1: Buildings that clearly reflect a Key Period of Significance for the HCA and are key elements of the HCA. This ranking was assigned where the main front portion of the building is largely unaltered as viewed from the street. Includes houses with rear additions which do not affect the main front roof.	Maintain heritage characteristics and streetscape intactness
2	Contributory 2: Buildings that have been altered but are still identifiable as dating from a Key Period of Significance for the HCA. They retain their overall form from the original date of construction and, even though altered, are contributory to the HCA character. This ranking was assigned where a building has alterations such as cement rendering to Federation or Inter-war period brickwork or a first floor addition which affects the main front roof form, but the period and style of the house remains discernible.	Reconstruct original features by removing unsympathetic additions or using more appropriate decorative treatment
3	Neutral: Buildings that are either heavily altered to an extent where the construction period is uncertain, or are from a construction period which falls outside any Key Period of Significance for the HCA, but which reflect the predominant scale and form of other buildings within the HCA, and therefore do not detract from the character of the HCA. This ranking was assigned where the building is either so altered the period and style is no longer evident, or it is a recent building which is of a height, form and scale which is consistent with the streetscape.	Maintain benign effect
4	Detracting: Buildings from a construction period which falls outside any Key Period of Significance for the HCA and that have scale or form that is not consistent with the key characteristics of the area. This ranking was assigned where the building is recent/late 20th century and is out of scale, not consistent with the height, form and scale of buildings within the streetscape.	Encourage the ultimate replacement of the building with one less assertive, or amelioration of its adverse impact by sympathetic alterations, plantings, more appropriate colour scheme or other treatment