

CITY OF STONNINGTON - HERITAGE GRADING DEFINITIONS

Heritage Place

Means a site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. Within the context of the planning scheme it can indicate an individually listed site or a heritage precinct.

Individually Listed Heritage Place

Means that the item of significance is typically confined to one property, or a related collection of a few contiguous properties.

Heritage Precinct

Means a group of several properties, buildings and/or structures or other works and their associated land which have heritage significance when read together.

In the City of Stonnington the level of significance of a building in a heritage precinct is represented by its grading. All graded properties in a heritage precinct contribute to the significance of the heritage precinct. Properties in heritage precincts graded A1, A2 or B are assessed as 'significant' buildings either individually or within the context of the heritage precinct. Properties in heritage precincts graded C are assessed as 'contributory' to the built form attributes of the heritage precinct. An 'Ungraded' property in a heritage precinct is assessed as not contributing to the built form attributes of the heritage precinct, although the property remains part of a significant heritage precinct.

In heritage precincts, the level of contribution depends on a combination of the property's built form attributes and non-built form attributes (such as its subdivision pattern, location, orientation, context and other matters within the heritage precinct), as identified in the citation.

The level of contribution is not necessarily more in the case of properties contributing to more than one historic theme or sub-theme in the Stonnington Thematic Environmental History.

Statement of Significance

Where a statement of significance is contained in a heritage citation, it explains those elements that underpin the significance of the heritage place. Statements of significance for heritage precincts in Stonnington also explain how the heritage place demonstrates particular key themes and sub-themes identified in the Stonnington Thematic Environmental History, and frequently contain a list of significant attributes.

Building Gradings

The level of significance of a building is represented by its grading. All individually listed places are either of State significance (equivalent A1 grading) or high local significance (equivalent A2 grading) and are significant in their own right. All graded properties in a heritage precinct are contributory to the significance of the heritage precinct. Properties in heritage precincts graded A1, A2 or B are assessed as 'significant' buildings within the context of the heritage precinct. Properties in heritage precincts graded C are assessed as 'contributory' to the built form attributes of the heritage precinct. An 'Ungraded' property in a heritage precinct is assessed as not contributing to the built form attributes of the heritage precinct, although the property remains part of the heritage precinct.

Building gradings have been ascribed to individual properties to indicate the relative significance of the building on the site, taking into account the intactness of the relevant built form heritage values and (in the case of heritage precincts) the consistency of the streetscape.

The building gradings are defined as follows:

A1 graded buildings – have been assessed as individually significant buildings of national or state importance, and are irreplaceable parts of Australia’s built form heritage. An A1 graded building will typically be of extraordinarily high significance to the municipality clearly illustrating key local historical themes.

An A1 graded building may also contribute to a heritage precinct where it reinforces one or more of the heritage precinct’s key historical themes. Its presence may elevate the significance of the heritage precinct.

A2 graded buildings – have been assessed as buildings of high local significance. They will typically stand out as important milestones in the development of the region or the municipality, and may illustrate one or more of the key local historical themes.

Some A2-graded buildings gain part of their significance from their location within a largely intact heritage precinct. Where an A2-graded building reinforces one or more of the key historical themes of the heritage precinct, its presence may enhance the significance of the heritage precinct.

The same building in isolation or on the periphery of a heritage precinct may be graded B.

B graded buildings – have been assessed as being well preserved and substantially intact representatives of particular periods or styles, which demonstrate the key historical themes of a heritage precinct. Some altered or defaced buildings which would otherwise have been graded A1 or A2 may be graded B.

B-graded buildings typically form the basis of, and make a built form contribution that is significant to, the heritage precinct. They reinforce one or more of the key historical themes of the heritage precinct.

Some B-graded buildings gain part of their significance from their location within a largely intact heritage precinct. The same building in isolation or on the periphery of a heritage precinct may be graded C.

C graded buildings – have been assessed as being either reasonably intact representatives of particular periods or styles, or they have been substantially altered but are part of a largely intact heritage precinct.

C graded buildings retain many of the key heritage attributes of the heritage precinct. They reinforce one or more of the key historical themes of the heritage precinct.

Ungraded buildings – contain no built form which contributes to the character or significance of a heritage precinct. These properties are included within a heritage precinct because they are an integral part of the heritage precinct, and development of a property may impact on the significance of the heritage precinct.

Other Significant Attributes

All sites (including ungraded sites) may reinforce one or more key historical themes of a heritage precinct.

Places may have additional significance not reflected in the building gradings, which is defined in the statement of significance, such as social significance or association with an historic person or event, or the relative location of site within a heritage precinct.

Particular properties in heritage precincts may have additional significance arising from their association with a significant pattern of subdivision, pattern of access, orientation, siting or other matters that may not be reflected in the grading of built form on the site. New development, such as road or laneway closures or realignments and fencing may impact on these heritage values.