

# **HERITAGE**

## **CITY OF STONNINGTON UNIFIED GRADING SYSTEM**

### **AIM**

To assign a standardised grading to all heritage properties in the City, for inclusion in the Hermes database.

### **BACKGROUND**

Over the past 30 years, various Conservation Studies have assigned gradings or levels of significance to individual buildings in the City. Different studies have used different grading systems. The City of Stonnington continues to use the former City of Prahran grading system in which buildings are assigned gradings of A1, A2, B, C or U. Some studies in the former City of Malvern used slightly different alphabetical designations. Other Malvern studies graded from National significance to Local significance. The same building may be graded Regional, B or A2 depending on the grading system employed. The following approach has been adopted to produce a Unified grading System for the entire Municipality.

### **VHR LISTED PLACES**

Where a building is included on the Victorian Heritage Register, the building has already demonstrated significance at a State level consistent with an A1 grading. This grading has been adopted irrespective of the grading provided in various heritage Studies

### **FORMER CITY OF PRAHRAN STUDIES**

In the former City of Prahran, a consistent grading system was used across all of the Heritage Studies. Where a unambiguous grading from one or more Heritage Studies using the former City of Prahran grading system is already in place this has been retained.

In the allocation of a final 'unified' grading, the following source documents were checked.

- 1983 Prahran Conservation Study
- 1985 Map
- 1992 Prahran Character and Conservation Study - Building and Streetscape Grading Register
- 1992 Map
- 1992 Building Grading Data Sheet (original)
- 1992 Building Grading Data Sheet (revised)
- Other (more recent) citation and list of building gradings.

In a relatively small number of instances, gradings of the same building across the various the studies were found to be inconsistent or other anomalies were evident. On these occasions a determination has been made by site inspection undertaken by Council's Heritage Advisor to confirm the final grading. These strive for consistent gradings for similar buildings in similar contexts.

### **FORMER CITY OF MALVERN STUDIES**

All of the recent work in the former City of Malvern has used the former City of Prahran grading system. Buildings in Heritage Overlay Areas such as the Gascoigne Estate, Villers-Brettoneaux Area undertaken c.2000 and more recently-implemented Heritage Overlay areas such as Union Street, Armadale or the Green Gables Estate in

Chadstone have graded buildings using this system. Again, on those occasions where an unambiguous grading using the former City of Prahran grading system is already in place this has been retained

Outside of these situations, built form in the former City of Malvern was typically graded using one of the alternative grading systems discussed above. The City of Malvern Heritage Study, the Malvern Urban Character Study and work undertaken in support of Amendments C5 and C6 to the Planning Scheme all used non-conforming grading systems.

#### **CITY OF MALVERN HERITAGE STUDY/MALVERN URBAN CHARACTER STUDY**

Where an existing assessment under one or more of the former City of Malvern grading systems provides the only measure of a building's significance this has been translated to the equivalent City of Prahran grading using the table below.

| <b>Former City of Prahran Studies</b>  | <b>City of Malvern Heritage Study</b> | <b>Malvern Urban Character Study</b> |
|----------------------------------------|---------------------------------------|--------------------------------------|
| The higher end of the A1 Grading range | National Significance                 | A – State importance                 |
| The lower end of the A1 Grading range  | State Significance                    | A – State importance                 |
| The higher end of the A2 Grading range | Regional significance                 | B - Regional importance              |
| The lower end of the A2 Grading range  | Local Significance                    | C - Regional interest                |
| B                                      | Local Significance                    | D - Local importance                 |

The translation provided by the table has been tested against buildings graded in multiple studies using different grading approaches. It has been found to provide a neutral translation to a unified grading system.

#### **AMENDMENTS C5 AND C6(2) TO THE PLANNING SCHEME**

These amendments applied to some 50 individual places in the former City of Malvern. Citations were prepared by Graeme Butler (heritage consultant), who assessed places as reaching the threshold of State or Local significance. In this case, an A1 grading has been applied to places assessed as of State significance and an A2 grading to places assessed as of Local significance.

#### **RECENT DEMOLITIONS**

Where buildings have been demolished since the original assessment, the grading has been changed to U (Ungraded) reflecting their non-contributory status.