

Expert Witness Statement to Panel Amendment C367 Boroondara Planning Scheme

Chesney Wolde, 57 Berkeley Street,
Hawthorn

September 2022

Prepared under instructions from Maddocks Lawyers

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1.0 Introduction

1. Under instruction from the City of Boroondara, Dr Sue Silberberg of Silberberg Consulting has been asked to provide expert opinion in relation to the proposed Amendment C367boro to the City of Boroondara Planning Scheme (The Amendment), specifically in relation to the property known as 'Chesney Wolde', 57 Berkeley Street, Hawthorn (the subject site).
2. The Amendment implements the recommendations of the Statement of Significance prepared by Peter Andrew Barrett for 'Chesney Wolde', 57 Berkeley Street, Hawthorn, August 2020.

2.0 Instructions

3. This statement has been prepared under the following instructions from Emil Dickson, Strategic Planner, City of Boroondara:
 - review of the citation,
 - review of submissions,
 - preparation of witness statement,
 - review of any other party's witness statements,
 - attendance at panel hearing as Council's expert witness and
 - provide post-panel advice.

3.0 Name and address of the expert

4. Dr. Susan (Sue) Silberberg, Principal Silberberg Consulting, 68 Dixon Street, Malvern, 3144.

4.0 Expert's qualifications and relevant experience

5. I have a PhD in History from the University of Melbourne, and I hold further post-graduate qualifications in Architectural Conservation from ICCROM (The International Centre for the Study of the Preservation and Restoration of Cultural Property, Rome) and Museum Studies, as well as a Bachelor of Arts from Monash University.
6. I began working in the heritage field in the 1980s and my career has included the assessment and conservation of sites in England and Australia. This has comprised all aspects of the assessment of the significance of sites in both metropolitan and regional areas, including research, citations and nominations

to Australia's National Heritage List. In England, this included major landscapes including those by notable landscape architects such as the eighteenth-century landscape architect Humphry Repton. I have also been responsible for the preparation of conservation and/or management plans for Gunnsbruy Park, Hogarth's House, Boston Manor (London) and Werribee Park (Victoria) and interpretation plans for several other sites. During my career, I have also developed solutions to specific conservation and restoration problems for significant sites in England and Australia. I have advised on the adaptive reuse of heritage buildings and developed design guidelines for buildings.

7. Since 2006 I have been the Principal of Silberberg Consulting, and across my career, I have gained experience working as a manager at Werribee Park, as Senior Manager, Metropolitan Conservation Programs, Parks Victoria, with the National Trust of Australia (Victoria), English Heritage and the architectural conservation firm Donald Insall and Associates (London), and as the Director of a number of historic sites in England.
8. I have been the Trustee of The Industrial Buildings Preservation Trust (England), an organisation committed to the adaptive reuse of otherwise obsolete historic industrial buildings. I have also been a member of the Mandeville Hall Restoration Advisory Committee and the Acquisitions Committee- Architectural Archive (a joint State Library of Victoria, Institute of Architects initiative).
9. As an academic, I have expertise in the field of urban and architectural history and have worked at the University of Melbourne undertaking research in this field. In this academic role, I have published books and journal articles and delivered papers at local and international conferences. My expertise was recognised, when my monography *A Networked Community* was shortlisted for the Premier's History Awards in 2020.

5.0 Declaration

10. The views expressed in this report are my own. Outside of providing heritage advice and my role as an expert advisor and witness in this matter, there is no business relationship between myself, the Council or the owners of Chesney Wolde, 57 Berkeley Street Hawthorn.



Dr Sue Silberberg

6.0 Sources of Information

11. The documents I have relied upon in the preparation of this evidence are:

Policy Documents

- Planning Practice Note 1: Applying the Heritage Overlay (updated August 2018) (PPN1)
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.
- Victorian Heritage Database and Herme Database

Boroondara Planning Scheme

- 02 Municipal Planning Strategy
- 15.03-1S Heritage Conservation
- 15.03-1L Heritage in Boroondara
- 43.01 Heritage Overlay

Boroondara Community Plan 2021-2031

Heritage Studies

Meredith Gould. "Hawthorn Heritage Study: Volume 1b Appendices." City of Hawthorn, 1993.

Lovell Chen. "Review of C* Grade Buildings in the Former City of Hawthorn: Volume 1 Main Report & Addenda." City of Boroondara 2006 Revised 2009.

Lovell Chen. "Review of C* Grade Buildings in the Former City of Hawthorn: Volume 2." City of Boroondara 2006 Revised 2009.

Lovell Chen. "Review of C* Grade Buildings in the Former City of Hawthorn: Volume 2. Individual Building Data Sheets and Data Sheet for C Property Recommended for Inclusion in Existing Heritage Precinct" City of Boroondara 2006 Revised 2009

Context. "City of Boroondara Municipal-Wide Heritage Gap Study, Vol 6: Hawthorn East." City of Boroondara, 2019.

Context. City of Boroondara Municipal-Wide Heritage Gap Study, Volume 3. Hawthorn (Revised 2020)

Built Heritage.' City of Boroondara Thematic Environmental History', City of Boroondara, May 2012

Statement of Significance

- Chesney Wolde, 57 Berkeley Street, Hawthorn
- The Gables, 1 Berkeley Street, Hawthorn (HO433)
- 54 Berkeley Street, Hawthorn (HO446)
- Avondale, 22 Berkeley Street, Hawthorn (HO15)

- 1 Montrose Street, Surrey Hills (HO627)
- Merledon, 16 Beaconsfield Road, Hawthorn East (HO851)
- 7 and 5 Higham Road, Hawthorn (HO701) and (HO867)
- Rosetta, 43 Clive Road, Hawthorn East (HO853)
- Carabacel, 41 Harcourt Street, Hawthorn East (HO855).

Primary Sources

Colins Sims Auction Notice
Land Title Documents
Newspapers including the Argus and the Herald

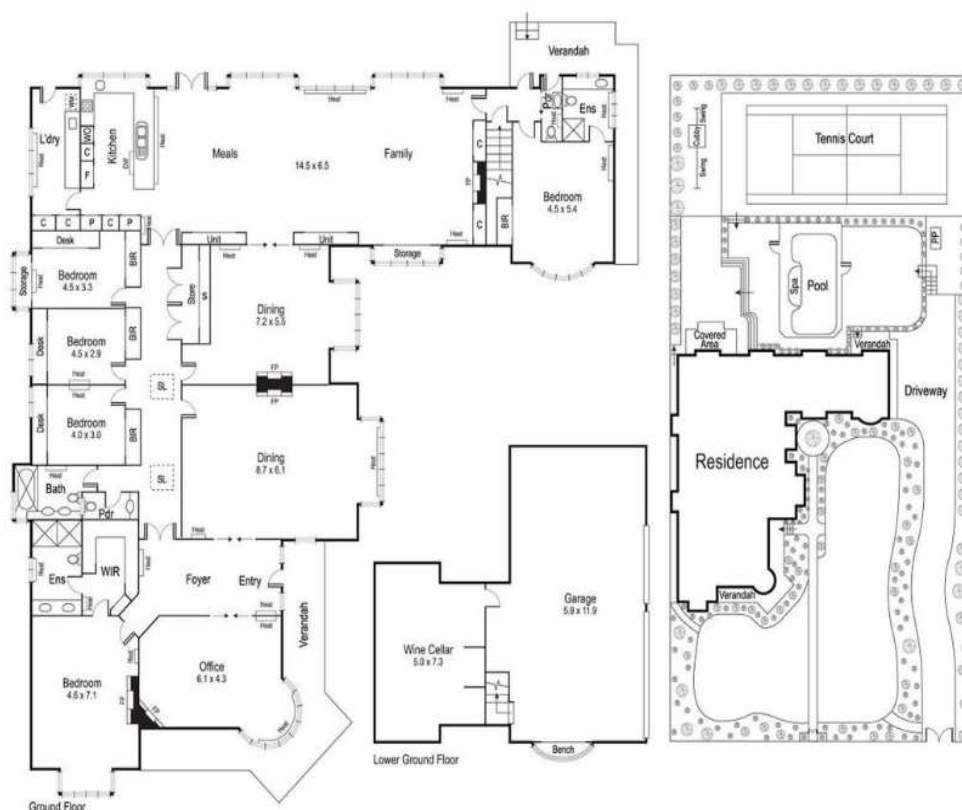
Books

de Jong, Ursula, Cristina Garduño Freeman, Bau Beza, B., Fiona Gray, and Matt Novacevski. "Histories of Urban Heritage: Emotional and Experiential Attachments across Time and Space." In *People-Centred Methodologies for Heritage Conservation: Exploring Emotional Attachments to Historic Urban Places*, edited by Rebecca Madgin and James Lesh. London: Routledge, 2021.

7.0 Summary of Views

12. My expert opinion regarding the statutory heritage controls proposed by Amendment C367boro is set out below.
13. I support the assessment by Peter Andrew Barrett and the recommendation to include 'Chesney Wolde', 57 Berkeley Street, Hawthorn on the Heritage Overlay for the City of Boroondara Planning Scheme.
14. The subject site meets criterion D and E as outlined in Planning Practice Note 1: Applying the Heritage Overlay.
15. The subject site's significance is comparable to other sites covered under Heritage Overlays in the City of Boroondara.
16. In my opinion 'Chesney Wolde', 57 Berkeley Street, Hawthorn, meets the threshold for local significance based on the available material.
17. The most controversial aspect of Chesney Wolde, 57 Berkeley Street Hawthorn, the extension built perpendicular to the original house designed by Oaten and Stanistreet in 1995 does not diminish the house's ability to meet the threshold for significance. This paper will argue that:
 - The structure does not dominate the original house which can still be read clearly.

- This structure fits within the Council's heritage guidelines and therefore does not distract from the heritage significance of the property.
- That there is considerable precedence for properties with extensions and alterations to be granted heritage overlays within the City of Boroondara.



Contemporary plan of Chesney Wolde, 57 Berkeley Street, Hawthorn, showing the original house and 1995 extension.

Source: realestate.com.au

8.0 Brief History and Description

8.1 History

18. A detailed history of the development and subdivision of Chesney Wolde, 57 Berkeley Street, Hawthorn was prepared as part of the heritage citation. In summary, the property is built in the southern part of Hawthorn that forms the Gardiners Creek valley. It is here that intensive residential development occurred between the 1910s-1940s.¹ Much of this housing was of the middle or professional classes, their substantial villas sited on larger allotments, representing the ideals of the Garden Suburb Movement.² In the case of

¹ Built Heritage, 'City of Boroondara Thematic Environmental History', May 2012, 130

² Ibid, 139, 141

Chesney Wolde, its site is formed by two allotments (allotments 6 & 7) of a residential subdivision of 1914, which subdivided 2.8 hectares of land into 21 allotments on the east side of Berkeley Street.³

19. The subject site was purchased in July 1915 by Annie Eva Silvester of Cassell Street, Hawksburn.⁴ Chesney Wolde was built by December 1917, when a notice of its pending sale was listed in the *Herald*.⁵ The name Chesney Wolde is derived from the name of the house, Chesney Wolde, in the Charles Dickens novel *Bleak House*.
20. Chesney Wolde was sold in 1918 to Albert Arthur Head, a draper.⁶ Ownership of Chesney Wolde transferred from the Heads to several others from 1949-1950.
21. In November 1950, Chesney Wolde was purchased by the distinguished orthopaedic surgeon, Bryan Tobin Keon-Cohen (1903-1974).⁷ The Keon-Cohen family lived at Chesney Wolde until the early 1970s.
22. In October 1971, Oliver John Nilsen and Penelope Dorothy Nilsen purchased the house.⁸ Oliver John Nilsen was a director of the electronics manufacturer Nilsen Industries.⁹ The Nilsen's retained ownership of the house until 1995, when Chesney Wolde was purchased by Louise Tuckwell. An auction notice in September 1994, noted the house was sited on a large block, and having generously proportioned rooms with decorative ceilings.¹⁰

³ Apart from 4 allotments, all the allotments of this subdivision are south of Callantina Road. Landata, Certificate of Title, vol 3824 folio 680.

⁴ Landata, Certificate of Title, vol 3863 folio 423

⁵ *Herald*, 20 December 1917, 13.

⁶ Landata, Certificate of Title, vol 3863 folio 423 and Certificate of Title, vol 7269 folio 631.

⁷ Landata, Certificate of Title, vol 7269 folio 631.

⁸ *Ibid*

⁹ Nilsen's grandfather was a Lord Mayor of the City of Melbourne and started radio station 3UZ. Nilsen Industries was also one of the consortia of companies to establish GTV Channel 9. <http://www.nilsen.com.au/100years.html>.

¹⁰ Collins Simms, auction notice '57 Berkeley Street, Hawthorn', dated 1994.



Chesney Wolde, 57 Berkeley Street, Hawthorn

Source: realestate.com.au

8.2 Description

23. Chesney Wolde is a detached Federation-style house, built on the north side of a double-block. Located on the higher portion of its site, the house has a slightly elevated character when viewed from the southwest. The villa is set back from its Berkeley Street frontage behind a mature garden, and this garden extends along part of the south of the site.
24. Approximately midway along the street boundary, recessed in the timber palisade front fence, is a pair of (pedestrian) gates. These access a path of concrete pavers that lead towards the verandah and front door of the house. The pavers follow the alignment of an earlier drive on this site.¹¹ Further south, on the front boundary, is a pair of timber gates that provide the contemporary vehicular access to this site, via a concrete crossover in Berkeley Street. A drive leads from the gates to the basement garage of the rear addition of the house.
25. The front, original portion of Chesney Wolde has a prominent hip and gable roof clad in unglazed terracotta tiles. The terracotta ridge cappings of the roof are extant; as are finials, although orbs or other detailing at their tops may have been removed. A tall, rendered chimney projects up from the front ridge of the roof, and this chimney has a pronounced dentilated capping. A chimney of a similar scale, materials and detailing is on a south pitch of the roof on the rear of the original portion of the house.

¹¹ This is clearly visible in the 1994 auction notice

26. The west (street-facing) elevation is asymmetrically composed. A gabled-bay projects forward at the left, and its gable end is half-timbered over a rusticated facing. A hood extends above a bay window of this bay. The timber frame casement windows of the bay window have small leaded panes. A verandah extends to the side of this bay and returns along the south elevation, terminating at another projecting bay on that elevation. The main roof of the house extends forward beyond the walls of the villa to form the roof of this verandah. The verandah is supported by square timber posts with chamfered edges terminating at capitals. A timber frieze with a flattened-arched profile and with vertical timber brackets extends between the posts of the verandah. The base of the verandah is masonry.
27. The house sits upon a brick base, the upper portion of the walls are timber framed and finished in roughcast render detail that is divided into bays by vertical battens. A moulding extends around the walls at sill height, creating a dado effect. This dado also has vertical battens. There is a small circular window on the side of the projecting bay on the west elevation, and this window faces the verandah. A gable projects at a diagonal where the verandah returns along the south elevation. Its gable end is half timbered and its posts and frieze are similar to the detailing found elsewhere on the verandah, apart from curved brackets below the gable end and a centre bracket supporting a small timber member with a diamond-pointed profile. A curved bay is on the wall at this point in the verandah, where it returns along the south elevation. The curved bay has casement windows with leadlight glazing on both the casement windows.
28. The front door of the house is designed in a tripartite arrangement, with a central door with a fixed upper glazed panel of leadlight, and two lower fixed timber panels. The glazed panel has a flattened-arched profile. Two side panels at the door, each has a fixed timber panel at the base and an upper glazed leadlight panel. The three fanlight panels that extend above the width of the entire doorway have leadlight glazing. A timber, multi-paned, door is fitted to the side of the projecting bay, providing direct access from the verandah to a living room.
29. The interior planning of the house adopts the Federation style manner of arranging rooms accessed from an L-shaped central corridor that leads from the front door. The living areas (spaces) are relatively generous in proportions. The 1994 auction notice shows fine plaster detailing on the ceiling and frieze of the hall and den and sitting rooms, it is assumed that this is extant.
30. At the rear of the house is an addition that has a linear north-south orientation. The addition was completed in the 1990s. The addition includes a basement

garage. The addition is designed in a Federation-style, referencing the materials and detailing of Chesney Wolde. A curved bay window, formerly on the rear of the original part of the house, was relocated to the front (west/street-facing elevation) of the addition. At the rear of the house are landscaped areas that are adjacent to an in-ground swimming pool and a tennis court.

9.0 Significance Arguments

31. The documents exhibited by the City of Boroondara in support of Amendment C367boro includes a heritage citation by Peter Andrew Barrett containing a Statement of Significance for the property, which is reproduced below:

What is Significant?

The Federation-style villa, Chesney Wolde, and its garden setting on a double-block, at 57 Berkeley Street, Hawthorn is of local significance to the City of Boroondara.

How is it significant?

Chesney Wolde is of representative value (Criterion D) and of aesthetic value (Criterion E) to the City of Boroondara.

Why is it significant?

Chesney Wolde is a fine and early example of a house, which is representative of the substantial villas built south of Riversdale Road during a period of intensive residential development of this area of Hawthorn between the 1910s–1940s. This residential development was stimulated by improved public transport, in particular the opening of an electric tram line along Riversdale Road to the city in 1916, around the same time Chesney Wolde was built. The house, built on one of two blocks of the site, demonstrates the evolution of this part of Hawthorn as a select locality for the homes of the middle and professional classes and their desire for comfortable living in a garden suburb setting. (Criterion D).

Chesney Wolde is a fine and intact example of a Federation-style villa. It is well-executed in its use of materials and the application of Arts & Crafts detailing. Elements that contribute to its aesthetic value are its asymmetry, both in terms of its siting on its block and the composition of the house. Elements of note on the house include its L-shaped verandah and its detailing, the curved bay window and diagonal projecting gable where the verandah returns along the side of the house, leadlighting in its windows; and materiality including its unglazed terracotta tile roofing, roughcast render finish walls, and half timbering of gable ends. The house, sited on the higher portion of its double

block, is further enhanced by its broad site that creates a large garden setting for the house when it is viewed from Berkeley Street (Criterion E).

32. After exhibition another line was added to "What is Significant?" In response to submissions. The Statement of Significance now includes *"The rear alteration dating to 1995 is non-contributory and can be retained, altered and/or removed as required."*

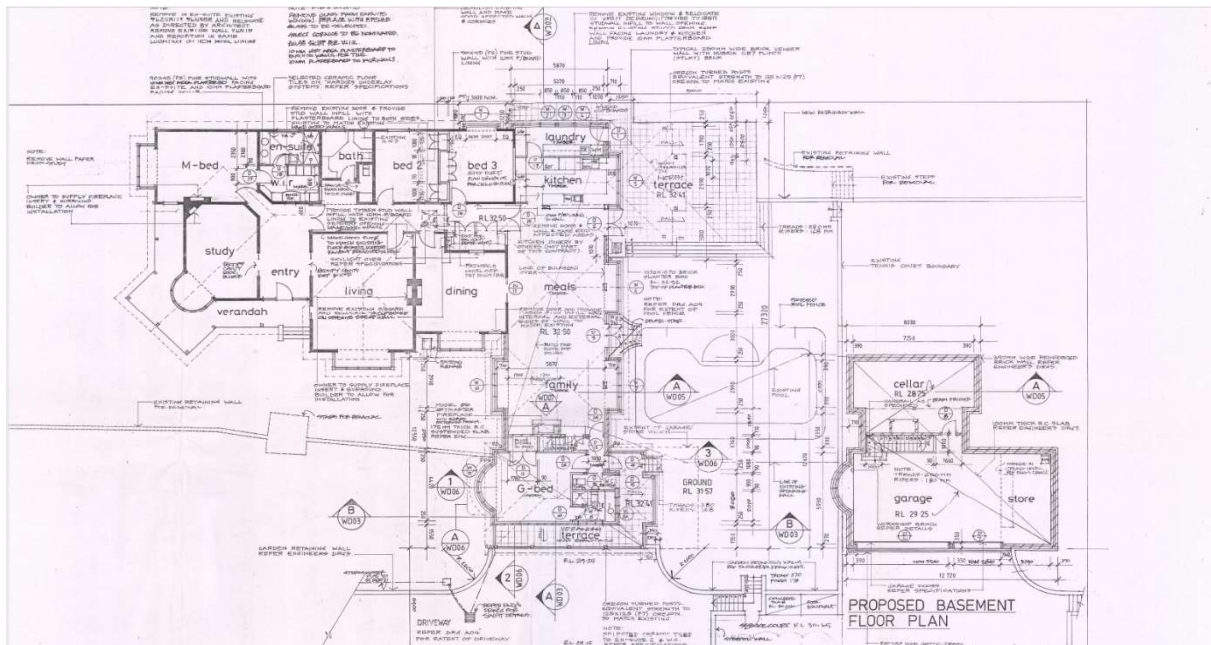
10.0 Response to Submissions Received

33. In total thirty-three (33) submissions were received concerning the two subject sites covered by this amendment. Thirty-one (31) submissions were received in support of the Amendment and two (2) were received which opposed it.
34. Thirty (31) submissions were received from the local community that expressed support for the inclusion in the Heritage Overlay of 57 Berkeley Street, and one (1) submission—number eleven—was received objecting to the inclusion of 57 Berkeley St, Hawthorn within the Heritage Overlay. This objection was on behalf of the owners of the property.
35. Defining the heritage value of a property is undertaken not only to ensure its conservation. These responses can be emotional, concerned with the character of a neighbourhood, or the community's perception of place and such emotions form an attachment to that location and place and create a sense of community.¹² Those submissions supportive of the Amendment had two predominant themes, the individual significance and intactness of Cheney Wolde; and their concern for the environment and heritage of Hawthorn, both as an end in itself and as a motivation for residents to live in the area.
36. The dissenting objector, identified as the owner of 57 Berkeley Street, challenged the Statement of Significance, for both Criterion D (representative value) and Criterion E (aesthetic value) arguing that they considered that the house was not in an original form, and the garden as not intact. There was no evidence provided to support these views. Further, they stated that the Statement of Significance is not sufficient as it does not include reference to those parts of the subject land which are non-contributory. As outlined above, the adopted citation was amended to reflect this.

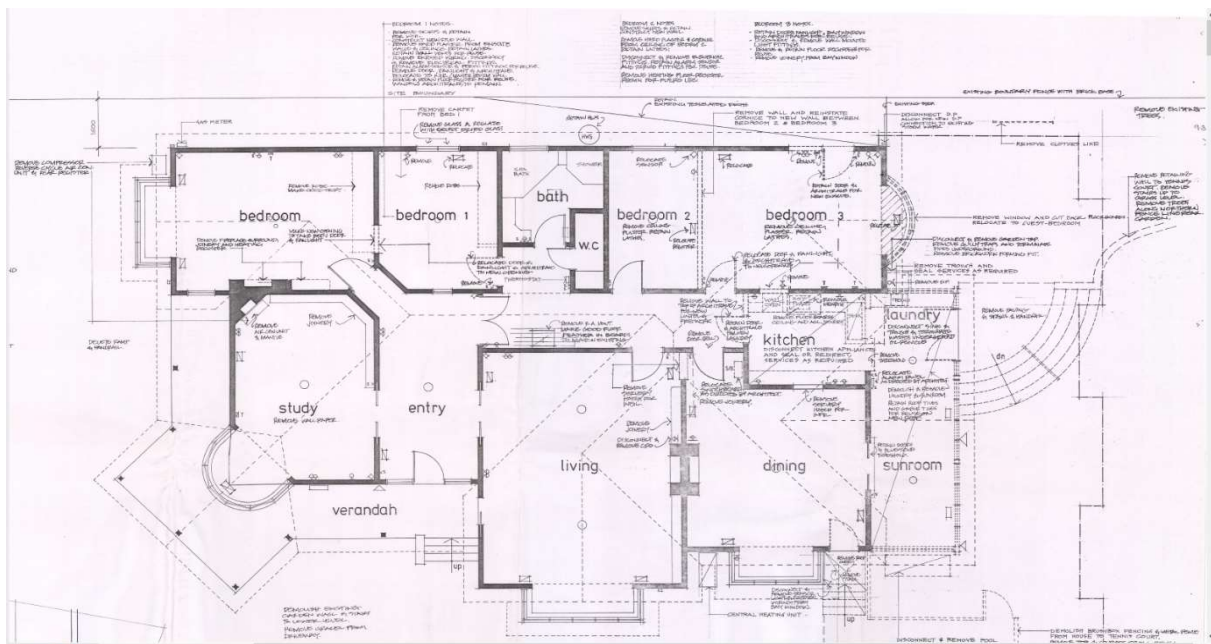
¹² Ursula de Jong et al., "Histories of Urban Heritage: Emotional and Experiential Attachments across Time and Space," in *People-Centred Methodologies for Heritage Conservation: Exploring Emotional Attachments to Historic Urban Places*, ed. Rebecca Madgin and James Lesh (London: Routledge, 2021).

11.0 Discussion

37. A number of heritage studies were commissioned by the then City of Hawthorn and the contemporary City of Boroondara which examined the heritage values of the municipality's-built environment. Throughout these studies, no consensus has been reached on the individual significance of Chesney Wolde, 57 Berkeley Street, Hawthorn. In 2020 Peter Andrew Barrett reassessed the site and concluded the property was of individual significance to the City of Boroondara and should be included in the Heritage Overlay.
38. Chesney Wolde shows the aspirations of the middle-class and professional people of the early twentieth century to live in a garden suburb setting that the *villa and mansion* allotments offered for sale afforded. The area around Berkeley Street contains only a few surviving houses of this period, of which the subject site is one. Further, the property retains the majority of its large and established garden, and the house is largely intact.
39. The subject site exhibits a high level of integrity with only minor alterations to one room on the north-east corner, which involved the removal of a bay window and the conversion of the external doorway to a window on the north side. The sunroom (of unknown date) was removed and there was some replacement of glazing elements in the windows on the north.
40. In 1995, a new wing designed by Oaten and Stanistreet running north-south was added to the house. This 1995 wing is read as a separate structure, perpendicular and visually detached from the original house, and in no way could it be interpreted as a part of the original Chesney Wolde.



Chesney Wolde, Oaten and Stanistreet Pty Ltd, Architects- Detail of Existing Floor Plan/ Demolition Plan, 1995



Chesney Wolde, Oaten and Stanistreet Pty Ltd, Architects- Detail of Proposed Plan, 1995

11.1 Comparative Analysis

41. In Berkeley Street three houses have been identified in the citation as comparisons to the subject site. These are 'The Gables' 1 Berkeley Street (HO443), 'Avondale' 22 Berkeley Street (HO15) and, 54 Berkeley Street (HO446), all identified as being of a similar date to Chesney Wolde.
42. Architecturally and stylistically, the subject site is quite different to these three buildings. Unlike many Edwardian buildings, it is unusual in being neither red brick nor timber but roughcast with timber battens. Its picturesque asymmetrical composition with its deep verandah formed by the building's multiple gables, fans across the expansive garden. The delicate screening of the deep verandah and the multipaned casement windows with Art Nouveau coloured glass in the upper panes reinforce this gracefulness. This is in comparison to the more solid and robust structures of the other three houses.
43. 'The Gables' 1 Berkeley Street, Hawthorn, is an attic style red brick Federation house, considered an "unusual hybrid of Federation and Italianate elements."¹³ These elements include an ornamental stucco course to the walls of the house and an ornamental plaster frieze in the form of decorative festoons. The Gables is included in the Heritage Overlay although multiple elements of the façade are considered to have been altered and importantly, it was lacking its verandah which previously wrapped around two sides of the house.



44. The Gables, 1 Berkeley Street Hawthorn (HO443)
Source: realestate.com

¹³ Lovell Chen. "Review of C* Grade Buildings in the Former City of Hawthorn: Volume 2. Individual Building Data Sheets and Data Sheet for C Property Recommended for Inclusion in Existing Heritage Precinct" City of Boroondara 2006 Revised 2009. 46

45. Avondale, 22 Berkeley Street, Hawthorn is also subject to a site-specific Heritage Overlay (HO15). This is a Queen Anne red brick house built close to the street. The house has a dominant roof with several sub gables. The house is more classically Queen Anne in composition than its neighbour, at 57 Berkeley Street, being red brick with terracotta banding, and an ornate timber detailing to its verandah. The short Statement of Significance suggests that the undated house was designed by the architects Ussher and Kemp although this has not been established. It is also considered for its Garden Suburb setting, although its position close to the street is not as well articulated as a Garden Suburb resolution as the subject site.¹⁴



Avondale, 22 Berkeley Street, Hawthorn (HO15)
Source: Hermes database

46. 54 Berkeley Street is noted as an early example of an attic bungalow, and a prototype for later bungalows in Boroondara. This building is far simpler, with its heavy pillars and massive balustrade and deep spreading verandah. As such its architectural style is not a comparison for the subject site.

¹⁴ <https://vhd.heritagecouncil.vic.gov.au/places/14886#statement-significance>



54 Berkeley Street, Hawthorn (HO446).
Source: Silberberg Consulting



'Merledon,' 16 Beaconsfield Road (HO851)
Source: Silberberg Consulting

47. The comparative analysis also compares the house to other Federation houses including 'Merledon', 16 Beaconsfield Road (HO851), Hawthorn, 'Rosetta', 43 Clive Road, Hawthorn (HO853) and 1 Montrose Street, Surrey Hills (HO627). 'Merledon' is an excellent comparison of a house, although more modest in size, exhibiting a similar gabled house with timber strapping, leadlight and a timber frieze. Here the house is made 'exotic' with the Chinese-inspired "moon-gate". In

comparison to 'Merledon', Chesney Wolde is again, more restrained and sophisticated in conceptualisation.



1 Montrose Street, Surrey Hills (HO627)
Source: realestate.com

48. 1 Montrose Street, Surrey Hills which is part of the Surrey Hills English Counties Residential Precinct (HO627) and, although elevated in its site, is a much simpler version of a hip and gabled roof Edwardian house with decorative timber detailing. The inclusion of this house in a precinct Heritage Overlay shows the advantage that a property has in being considered part of a residential group, which might not be considered on its own merits in other instances.
49. Rosetta, 43 Clive Road, Hawthorn is a smaller scale red brick Edwardian villa built on a corner allotment. Like the subject site the house is considered significant under criterion D and E under the criteria as outlined in Planning Practice Note 1: Applying the Heritage Overlay. Built between 1912-1914, Rosetta is considered representative of a response to Australian conditions "where elaborate compositions of larger Edwardian houses were constantly reinterpreted for smaller lots." It is considered aesthetically significant due to the pierced brick of the verandah balustrade and round columns supporting the verandah roof, as well as the decorative glazing to the windows and doors.¹⁵ It would appear that this house, also shows the preference for brick examples of Edwardian architecture in the assessment process. The intactness of Rosetta will be discussed below.

¹⁵ <https://hermesorion.heritage.vic.gov.au/places/208878>



Rosetta, 43 Clive Road, Hawthorn (HO853)

Source: Silberberg Consulting

11.2 Boroondara Community Plan 2021-2031

50. In the introduction to the Boroondara Community Plan 2021-2031 the Councillor's state that "[o]ur community embraces the lifestyle and opportunities which come with living in Boroondara - the heritage and character of our neighbourhoods our parks and green neighbourhoods". To retain this character properties such as the subject site require retention and protection.

51. The Community Plan outlines seven major themes, including Theme 4 Neighbourhood Character and Heritage. Of the four strategies outlined in this section two directly relate to this Amendment.

4.1 Boroondara's heritage places are protected through ongoing implementation of heritage protection controls in the Boroondara Planning Scheme.

4.3 Development does not adversely impact heritage places through the application of controls and policies set out in the Boroondara Planning Scheme.

This Amendment is to protect the heritage place, which is the subject site, which might otherwise be adversely affected by future development.

11.3 Boroondara Planning Scheme

52. The City of Boroondara Planning Scheme lays out the policies and procedures for assessing and managing heritage sites within the municipality.



Chesney Wolde showing the original house and extension behind
Source: Silberberg Consulting

11.3.1 Planning Scheme 2.03-4 Built Environment

53. Boroondara's Planning Scheme 2.03-4 Built Environment and heritage discusses the contribution that heritage places make to the amenity of the municipality. Of particular note is the importance of the park-like nature of the 'Garden Suburb' developments which 57 Berkeley Street exemplifies. As discussed above, the house is set within its expansive and established garden is a prime example of this philosophy of urban development of the late nineteenth and early twentieth century.

54. The same policy further articulates general statements about the importance of heritage to the general character of the municipality and the Council's commitment to their conservation and enhancement. More specifically this policy outlines the Council's assurance to "Protect and respect the preferred neighbourhood character and ensure development makes a positive contribution while minimising adverse impacts. Protect all individual places, objects and precincts of cultural, aboriginal, urban and landscape significance." This is exactly what the amendment is attempting to achieve, and what the submissions were requesting for this site.

55. While this report supports the protection of Chesney Wolde, as "Significant" and therefore worthy of protection, it is also worth noting that protection of the house and its substantial and established garden is also consistent with this

policy statement and would safeguard the valued neighbourhood character of Berkeley Street.

11.3.2 Boroondara Planning Scheme: Clause 15.03 Heritage

56. Although the subject site's status is the substance of this discussion, if we retrospectively evaluate the alterations made in 1995 against the City of Boroondara's Planning Scheme, we find that they comply with the relevant heritage related clause 15.03-1S Heritage Conservation and 15.03-1L Heritage in Boroondara.
57. Clause 15.03-1L Heritage in Boroondara is a policy and application for places of individual and contributory significance within the municipality.
58. The 1995 alterations and extensions to the subject site, made a limited impact on the fabric of the original structure. The alterations consisted of the removal of a bay window from the east of the house and its relocation to the new structure, the alteration of a doorway to a window in the north-east corner of the same room, and the removal of the sunroom. These fit within the strategies outlined in this policy. Permit partial demolition of significant built fabric for the purpose of additions and alterations only if the partial demolition, additions and alterations will not adversely affect the cultural heritage significance of the place and will assist the long term conservation of the building."
59. Encourage the reuse of previously demolished building materials from the heritage place in the design and construction of new additions to buildings" (in this case the reuse of the bay window).
60. "Located and massed in a manner that does not detract from or dominate significant fabric of the heritage place (through siting and massing). This should be achieved utilising a combination of setbacks, heights and physical separation as appropriate."
61. Locates at the rear of the heritage place, where possible." The 1995 extension is set back behind the original house and is read from the street as a separate structure.
62. Sympathetic with heritage fabric of the place rather than any non-contributory elements of the place." The materiality of the 1995 structure has been designed with half-timbered gabled ends, casement windows and a terracotta tiled roof. The inclusion of the relocated bay window is intended to tie the two buildings stylistically together.



Detail of the 1995 extension, showing setback and the incorporation of the original window on the right.
Source: Silberberg Consulting

11.4 Heritage Overlays – buildings with extensions

63. Many other houses in the City of Boroondara have been granted a Heritage Overlay and visible extensions, either individually or as part of a precinct, therefore a precedent exists for extensions not negating heritage value.

64. Very few houses of the nineteenth or early twentieth century reach assessment without some alterations or additions. A part of the debate for Chesney Wolde is the impact the 1995 wing has on the integrity of the property as a whole. There is already a precedent within the City of Boroondara for houses with extensive extensions to be granted a Heritage Overlay. In Higham Road, Hawthorn, numbers 5 and 7 were built as a pair in 1906-1907 for the sisters Olive Higham Glassborow and Frances Higham Ross, whose father had been the owner of the 'Yallambee' mansion estate that was subdivided in 1900 to create Higham Road.¹⁶ Number 7 Higham Road has recently had a very large extension added to its south, built to imitate the original construction of the 1906-1907 house. This includes the roof lines, chimneys and facades. This addition is visible from the road but was not considered negative in its assessment, and the house is covered by Heritage Overlay (HO71).

¹⁶ City of Boroondara Planning Scheme: 5 & 7 Higham Road, Hawthorn East Statement of Significance



7 and 5 Higham Road, Hawthorn (HO701) and (HO867), built as a pair, the extension to No. 7 is clearly visible.

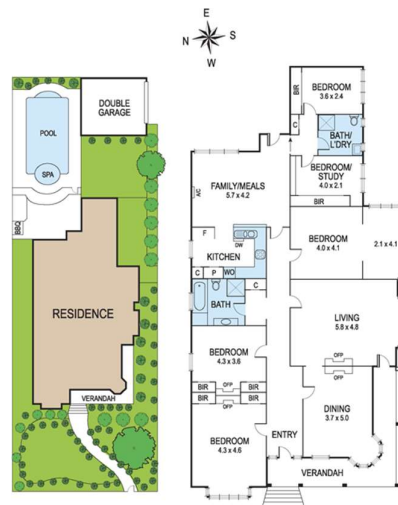
Source: Mapshare

65. Another example is Rosetta, 43 Clive Road, Hawthorn East, (HO853) constructed a few years before the subject site. This is mid-sized Edwardian house, built on a suburban corner block. The house is considered to be of local historic, representative (architectural) and aesthetic significance to the City of Boroondara", although the citation notes it has later alterations to the rear and a contemporary (although complementary) fence.¹⁷ These alterations are of a reasonable scale and obvious due to the house's position close to the street and on a corner block. Their form and decoration have been designed to create the illusion that they are part of the original fabric of the house. But again, they were not considered detrimental to the integrity of the property.

¹⁷ <https://vhd.heritagecouncil.vic.gov.au/places/208878>



Rosetta, 43 Clive Road, Hawthorn East (H0853).
Source Silberberg Consulting.



Floor plan of Rosetta showing extensions to south and east
Source: reaslestae.com.au



Carabacel, 41 Harcourt Street, Hawthorn East, extension visible to the right (HO855).
Source: allhomes.com.au

66. On a grander scale in Harcourt Street, Carabacel (later 'Carrick Hill', later 'Dunreay'), 41 Harcourt Street, Hawthorn East, designed by Harry B Gibbs in 1884-1885 has an enormous and very contemporary glass extension visible from the front of the house (in this image behind the tree to the right), as well as a pool, spa and modern fence. This has not stopped the house from being covered by Heritage Overlay (HO855).



Rear of Carabacel, 41 Harcourt Street, Hawthorn East, extension visible to left
Source: allhomescom.au

12.0 Conclusion

67. In summary it is my view that the subject site is of significance. Not only is it an excellent example of an early Federation villa, in an area of Hawthorn developed following the introduction of the electric trams in the early twentieth century. This innovation allowed professional and business people to move to the suburbs, away from the immediate vicinity of their place of work and provided greater access for movement around Melbourne. The subject site on its large double block demonstrates the evolution of this part of Hawthorn as the home for the professional classes. (Criterion D)
68. With its picturesque composition, roughcast finish walls and half-timber gables and timer freeze, the house is an example of an intact Edwardian villa. The house is augmented by its garden setting, popular in Hawthorn and its surrounding suburbs and influenced by the Garden Suburb Movement. 'Chesney Wolde' is representative of the substantial villas built in Hawthorn in the early twentieth century. Its rough cast finish is unusual in comparison to the red brick and timber Federation buildings more generally found in the municipality. However, its refined and delicate architectural details are equal to others that have been considered worthy of a Heritage Overlay. (Criterion E)
69. In determining whether the alterations and additions to a particular place have impacted its significance to the extent the building no longer warrants protection, an assessment against the relevant planning scheme provisions is critical. When assessed against relevant clauses, the 1995 additions clearly meet the test and are consistent with the current policy's scope and aims. Therefore, they do not diminish the significance to the subject site.