

# Salter house at 16A & house at 16 Glyndebourne Avenue, Toorak Incorporated Plan, 16 February 2004

## 1.0 Application

This incorporated plan applies to the former Salter house and land at 16A Glyndebourne Avenue and adjoining land and house at 16 Glyndebourne Avenue, Toorak.

## 2.0 Statement of significance<sup>1</sup>

The former Salter house at 16A Glyndebourne Avenue, the lemon scented gum at 16 Glyndebourne Avenue and the title land at 16 and 16A Glyndebourne Avenue are of Local significance (potentially State/National).

The house:

- As a seminal example in the development of the Australian house, this is the most articulate and externally well preserved example of the Knitlock houses designed by Walter Burley Griffin, with both the patent Knitlock roof and wall system.
- As an example of a distinctive construction and cladding form, Knitlock, which was promoted as the means for new mass-produced, low cost housing options after World War One but with infinite design opportunities.
- For its association with Griffin, known internationally for his designs and historically one of Australia's greatest architects.
- As one of the earliest examples of courtyard planning in 20th century house design.

The tree:

- As a mature and large specimen of a lemon scented gum, a species closely associated with Walter Burley Griffin's landscape work and of outstanding size.

The land:

- As a valuable landscape setting for the house, with three mature eucalypt specimens in the frontage.

## 3.0 Elements of particular significance

The following external elements are of particular significance:

- The title land as mapped for 16 & 16A Glyndebourne Avenue.

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<sup>1</sup> Refer to the reference document *Heritage Overlay Citations, City of Stonnington* (HO266) for the full citation and assessment against the Australian Heritage Commission criteria

- Lemon scented gum set near the front of the house at 16 Glyndebourne Avenue.
- House at 16A Glyndebourne Avenue, with emphasis on external fabric from the inter-war period (c1919-1938).

The single storey house at 16A Glyndebourne Avenue has:

- Five distinctive intersecting room bays, four roofed with a low pitched gable form and the fifth bay roofed as a shallow skillion at the rear.
- A deep triangular shaped roof overhang at each gable end and deep eaves elsewhere - plaster lined.
- Roof cladding of diamond pattern, Knitlock cement roof tiles.
- Walls of Knitlock concrete masonry, a modular cladding and construction system devised by Griffin which provides for vertical ribs in the wall system at each module.
- Timber framed casement window pairs set between the wall ribs, with timber glazing bars in a chevron pattern.
- An enclosed central courtyard, laid out within the 3 foot 6 inch (1.06 metre) module of the floor plan.

#### **4.0 Elements of no significance or elements below the local significance threshold**

Elements of no significance or elements below the local significance threshold are:

- A one storey masonry house at 16 Glyndebourne Avenue with a shallow pitched roof to a maximum height of 2.9m above floor slab level, built in the 1990s to the north of the former Salter House at 16A Glyndebourne Avenue.
- Other structures outside of the title land of 16A Glyndebourne Avenue (refer attached plan).

#### **5.0 No planning permit required**

A planning permit is not required under Clause 43.01 of the Stonnington Planning Scheme for the following development, provided there is no external change to the above *elements of particular significance*:

- Demolition of the above *Elements of no significance or elements below the local significance threshold*.
- Buildings and works that are located outside of the title land of 16A Glyndebourne Avenue, behind the house at 16 Glyndebourne Avenue and no higher than the existing eaves and roofline of the house at 16 Glyndebourne Avenue (refer attached plan), as long as the existing 1990's house at 16 Glyndebourne Avenue, or its replacement as set out immediately below, remains.
- Total reconstruction of the 1990's house at 16 Glyndebourne Avenue, provided it has the same size and external appearance, including roof form, floor plan, elevations, and materials specification, as the existing house<sup>2</sup>.

<sup>2</sup> Refer relevant Town Planning Application TP129/92 issued under the *Malvern Planning Scheme* 31/12/1992 and City of Malvern building permit 95158 issued by Design Guide Consultants Pty Ltd 30 November 1995.

For buildings or works that require a building permit under the *Building Act 1993* and the *Building Regulations 1994*, a development plan must:

- be submitted to the responsible authority;
  - demonstrate compliance with this clause; and
  - be approved by the responsible authority
- prior to any buildings or works being carried out on the site in accordance with this clause.

## **6.0 Definitions**

*Reconstruction* means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric. New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

**Plan** (Not to scale: site plan derived from Stonnington Planning Scheme and permit drawings)

