
28a Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

28a Balwyn Road CANTERBURY, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area non-contributory

Heritage Overlay Numbers

HO264

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

What is Significant?The development of the Balwyn Road Residential Precinct, which extends along Balwyn Road, a secondary arterial road, between Canterbury and Mont Albert Roads, occurred in distinct phases from the late 19th century to the end of the 1930s, with a lesser period of development since WWII. The first development occurred in the early 1860s but did not accelerate until after the extension of the railway in 1882 and the introduction of reticulated services, water and gas, about the same time. Subdivision was undertaken from 1883-6 and construction from about 1890. Further waves of subdivision occurred in 1915 and 1922. Construction however, continued at a relatively steady pace through the Federation and Interwar periods. Since WWII, there

has been infill development and some limited subdivision. The blocks are generally substantial and there are opportunities to take advantage of topography, which provides hill side views from the east side of the precinct in particular. These aspects, in combination with the landscaping, have attracted an affluent class among whom have been several eminent people, either through their business interests and/or their involvement within the local community: George Mercy and Aaron Danks (no 8), the Goldings and Marfleets (no 10), John Maling (no 13), McAlpins (no 14) and Doery's (no 35). Academics, artists and notable sports people have also resided in the precinct. There has been considerable continuity of ownership of sites and family members have bought into the precinct. The buildings are primarily residential except for two churches. The houses are generally substantial, free-standing family homes that are setback from the front and side boundaries, are well-maintained and remarkably intact externally to their period of construction. There are individually notable sites from the Victorian (Hazeldene [no. 8], Shepreth [no. 13] and Shrublands [no. 16]), Federation (Mervyl [no.1] and Kira [no. 27]) and Interwar (no.35 and Montalegre [168A Mont Albert Road]) periods. There is an extensive street canopy provided by the oak and elm trees of the wide reservations and many well-kept mature private gardens with that of no.17 being unusually intact to its nineteenth century form and appearance. There are also sections of early kerbing and channeling to the road, reservations, and footpaths. How is it Significant? The Balwyn Road Residential Precinct is of local historic, aesthetic and social significance to the City of Boroondara. Why is it Significant? The Balwyn Road Residential Precinct is of historic significance because the pattern of development reflects that of Boroondara generally. In much of Boroondara one or two periods might be represented in any one precinct, however in the Balwyn Road Residential Precinct all periods are nearly equally represented. As such, the precinct is a microcosm of the broad sweep of development across the City. The relative consistency in the allotment width and/or size across the different phases of development serves to unify the precinct. There are historical associations with several eminent families (Danks, Goldings, Marfleets, McAlpins, etc). Of further interest is the profile that some residents have had at a broader level (either State, national or international) and the manifold connections between various residents within the precinct and the City of Boroondara. The Balwyn Road Residential Precinct is of aesthetic significance for the many high quality buildings, some of which are of individual significance at a broader level, and others that are generally good examples of their architectural style. The buildings are remarkably intact to their period of construction and have been well maintained. There has been limited change of building stock. A high proportion of the buildings have been architect designed. Although there are a range of styles evident, there is a consistency in scale and setbacks. The extensive and well maintained landscaping both to the street (with trees and wide reservations) and the private gardens, provides a level of cohesion. One of the gardens (no.17), is a rare example of a late nineteenth century intact suburban garden. In addition, some of the early road and paving infrastructure is intact.

Heritage Study/Consultant	Boroondara - Balwyn Road Residential Heritage Study Review, RBA Architects & Conservation Consultants, 2006; Boroondara - Camberwell Conservation Study, Graeme Butler, 1991;
Hermes Number	14509
Property Number	

Physical Description 1

The modern two storey face brick with rendered detailing house has been designed in a classical mode. It is setback from the street at the end of a long drive way and has limited street presence.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>