
40 Balwyn Road



Balwyn Road Residential
Heritage Study Review 2006

Location

40 Balwyn Road CANTERBURY, Boroondara City

Municipality

BOROONDARA CITY

Level of significance

Incl in HO area contributory

Heritage Overlay Numbers

HO264

Heritage Listing

Boroondara City

Statement of Significance

Last updated on -

Significance of Individual Property

One of several houses constructed post WWII and is representative of a lesser phase of development in the precinct, which extends to the end of the 20th century.

HO264 Balwyn Road Residential Precinct, Canterbury

Reference - *Balwyn Road Residential Precinct, Canterbury: Stage 2 Heritage Precinct Review* (August 2006)

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 the 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;
Other Names	Mulberry Hill,
Hermes Number	14522
Property Number	

Physical Description 1

The two storey brown brick house is dominated by the large orange, tiered gable roof with its ridges to the street. The roof envelops both the understated entry to the house and a large carport. The building is set well back from the street frontage and is largely obscured by mature plants.

The design of the house is reminiscent of the so-called the work of the Sydney School. This group favoured employing a rugged and natural expression of contrasting natural materials and textures. The facades of the buildings were typically given limited prominence.

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/>