Statement of Significance: Rockley Road Precinct, South Yarra (June 2026)

Heritage Place:	Rockley Road Precinct South Yarra	**PS ref no:**	HO146



Figures 1-6: *Examples of residences within the precinct* (L-R, starting from the top) *129 and 131 Alexandra Avenue, 38, 42, 44, 54 and 56A Rockley Road, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Rockley Road Precinct a residential precinct containing a collection of early twentieth century and interwar residences.

The precinct includes:

- Rockley Road (nos. 36-56A even only, 49, 51)
- Alexandra Avenue (nos. 129, 131)

Elements which contribute to the significance of the precinct include:

- Landscaped walkway down the escarpment

Federation Houses

- Single-storey brick houses
- Tile or slate-clad hipped roofs
- Asymmetrical forms and principal elevations
- Diagonal axis emphasised by dominant hipped-roof verandah bays
- Projecting gable or hip-ended bays
- Roof finials
- Prominent tall chimneys with chimney pots
- Exposed rafter ends
- Contrasting roughcast render
- Half-timber effect
- Large timber brackets, timber fretwork and shingle cladding
- Timber-framed windows including bays and small feature windows.

Interwar Houses and Flats

- Two-storey residential buildings in the English Domestic Revival and Moderne styles of the interwar period
- Asymmetrical forms
- Red and clinker brick construction
- Tile-clad hipped roofs, broad eaves and large rectangular windows, typical of the English Domestic Revival style
- Rounded corner windows, parapeted flat roof and distinctive geometric balustrading, typical of the Moderne style
- English Domestic Revival style house at no. 51 (architect Verner Fick), with asymmetrical form, steep hipped roof with terracotta shingles, massive chimneys, richly detailed clinker and manganese brickwork and steel-framed windows
- Moderne style block of flats at no. 54 (architect Howard Lawson)
- Low brick and random stone fences at the street boundaries (nos. 51, 52 and 54).

Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct. The properties at 46, 48 and 50 Rockley Road, South Yarra are non-contributory places within the precinct.

How is it significant?

The Rockley Road Precinct, South Yarra, is of local historical and aesthetic significance.

Why is it significant?

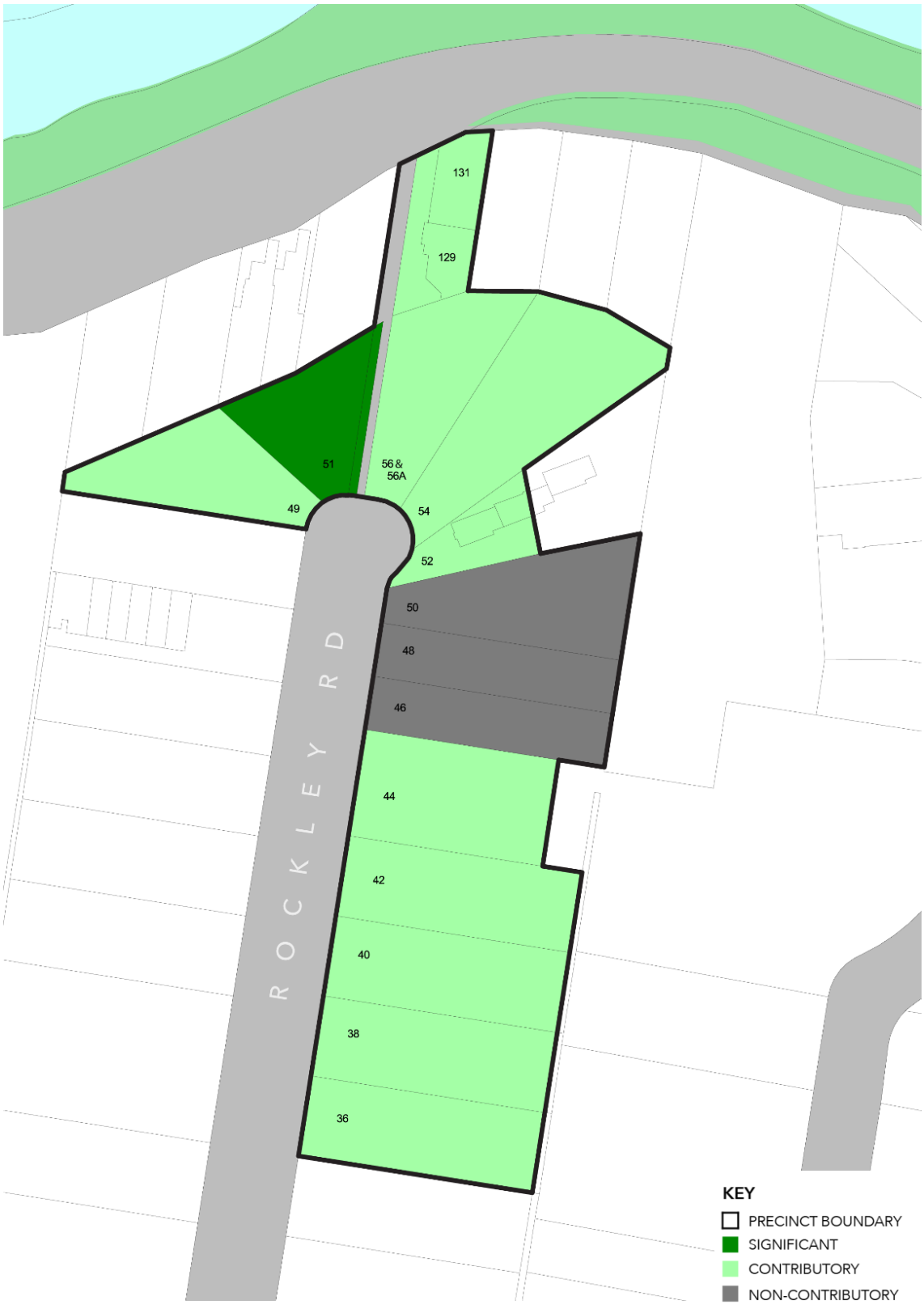
The Rockley Road Precinct has strong associations with the development of the municipality in the early twentieth century and interwar period. Developed on land associated with the c1840s hilltop mansion estate of Little Rockley and sold as part of the Howey and Como Park Estates, the precinct clearly illustrates this period of development which transformed the built environment and social character of the area by replacing large mansion estates with high quality, higher density housing and flat developments. The Rockley Road Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Rockley Road Precinct contains two distinct groups of high quality, finely detailed residences: Federation-style houses dating from the early twentieth century and interwar period houses in the English Domestic Revival or Moderne styles. Despite the variation of architectural styles within these groups, the consistent siting within mature garden settings, low-scale, and materiality presents as a high-quality and aesthetically cohesive streetscape. The negotiation of the steep topography down to Alexandra Avenue and the creation of the landscaped walkway adds to the aesthetic quality of the precinct (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



This is an incorporated document in the Stonnington Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.

Gradings schedule

Street address	Grading
129 Alexandra Avenue, SOUTH YARRA	Contributory
131 Alexandra Avenue, SOUTH YARRA	Contributory
36 Rockley Road, SOUTH YARRA	Contributory
38 Rockley Road, SOUTH YARRA	Contributory
40 Rockley Road, SOUTH YARRA	Contributory
42 Rockley Road, SOUTH YARRA	Contributory
44 Rockley Road, SOUTH YARRA	Contributory
46 Rockley Road, SOUTH YARRA	Non-Contributory
48 Rockley Road, SOUTH YARRA	Non-Contributory
49 Rockley Road, SOUTH YARRA	Contributory
50 Rockley Road, SOUTH YARRA	Non-Contributory
51 Rockley Road, SOUTH YARRA	Significant
52 Rockley Road, SOUTH YARRA	Contributory
54 Rockley Road, SOUTH YARRA	Contributory
56 Rockley Road, SOUTH YARRA	Contributory
56A Rockley Road, SOUTH YARRA	Contributory