

PRECINCT 5

This precinct is of particular interest with respect to the development and subdivisional history of the original six allotments sold in 1840. These ran from Gardiner's Creek Road to the river, and as in Precinct 1, the low lying swampy areas were not attractive for housing; by contrast, the high bluff looking across the river and its lagoon was among the most desirable residential locations in Melbourne.

1855

This plan shows Tivoli, Little Rockley, Bona Vista and Como; these properties were established in the 1840s. Como was located on two allotments which included the lagoon adjacent to the river. The swamp on Gardiner's Creek Road was associated with brick making from an early period.

1895

Major changes took place over the next 40 years. While the Rockley and Como estates remained intact, Bona Vista was subdivided forming Kensington Road running along the centre of the old allotment; the original house and a new namesake remained on large allotments at the top of the hill. The choice locations of the new subdivision providing views over the Como lagoon were also developed with large houses. Frederick McCubbin lived in the original Bona Vista at the turn of the century and recorded the rustic landscape of this area as it was at this time. Tivoli Road by contrast was more closely subdivided and developed with modest houses befitting its location closer to the large clay hole and brickworks. All of the original 1840s houses remained at this stage. At the south-western corner the Australian Fire Brick Company occupied a vast area with a large clay hole. Chapel Street was formed through a cutting near the river and a quarry on the east side helped create the level character of this area today. The balance of the original allotment north of Malcolm Street was still residential.

1895 - 1992

Subsequent further development has dramatically altered this area over the last 100 years. Como was subdivided in 1910 losing its Toorak Road address and the impressive entrance gates (now relocated) and gate lodge. The double allotment and large residual holding, as well as the lagoon to the north led to a different subdivision form than the other estates to the west. The construction of Alexandra Avenue in the 1920s and the construction of Como Park saw the demise of the attractive Como lagoon. Como still retains the largest mansion allotment in Prahran. Rockley was also subdivided at the same time as Como in a similar manner to the Bona Vista subdivision; however, the house was demolished. Tivoli was redeveloped for the Methodist Babies Home and the subdivision created by Copelen Street.

The construction of Alexandra Avenue enabled further subdivision at the escarpment above the river on the Tivoli and Rockley estates. The block west of River Street, due to its early association with brick making, given over to industry other than the five surviving houses in River Street. Shops were developed in several sequences along Toorak Road early this century while the fire brick works remained behind this retail development until the current massive Chia redevelopment (now the Como project) consumed almost the whole of the original Crown Allotment. The subdivision of Rockley and Kensington Road has been substantially redeveloped with walk-up flats in the 1960s. The concern about these lead to the major change in council policies in 1972. By contrast, Tivoli Road has remained substantially intact as has the subdivision of the Como estate.

URBAN CONSERVATION AREAS

Tivoli Area

This is a densely settled area of Victorian houses contrasting with the subdivisions of the other later estates further east. The scale varies from single storey to double storey at the crest of the hill.

Rockley Area

This area comprises a sequence of inter-war houses varying from late Edwardian and Arts and Crafts to 'moderne' flats on the steps to Alexandra Avenue.

These buildings, located on the prominent site of Little Rockley have a cohesive and distinctive diameter and scale; the landscaping further enhances this interesting and historically important area.

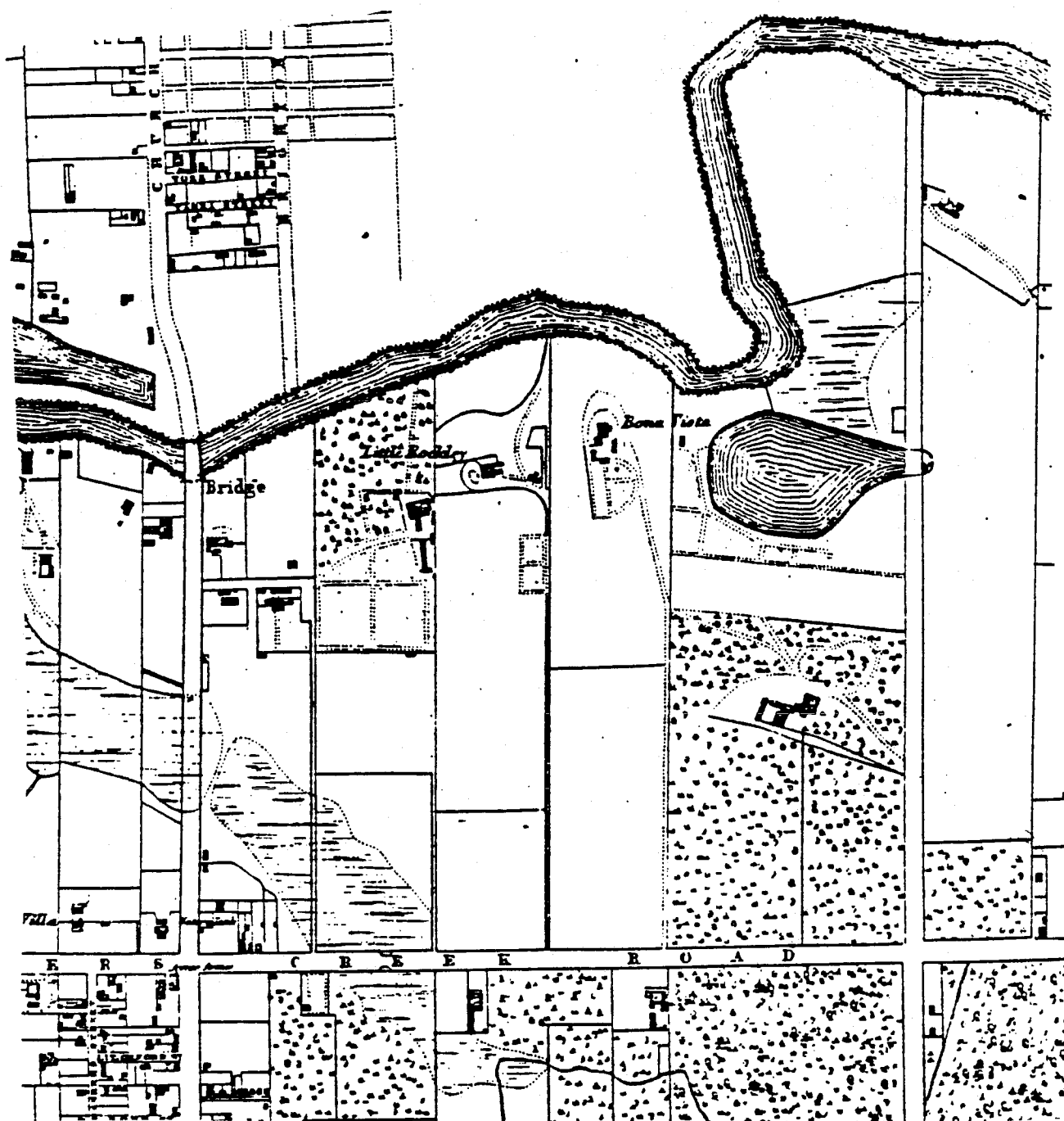
Como Area

Comprises much of the original Como estate, it includes the famous mansion property in addition to houses in Fulham Avenue, Lechlade Avenue and a section of Williams Road south of Lechlade.

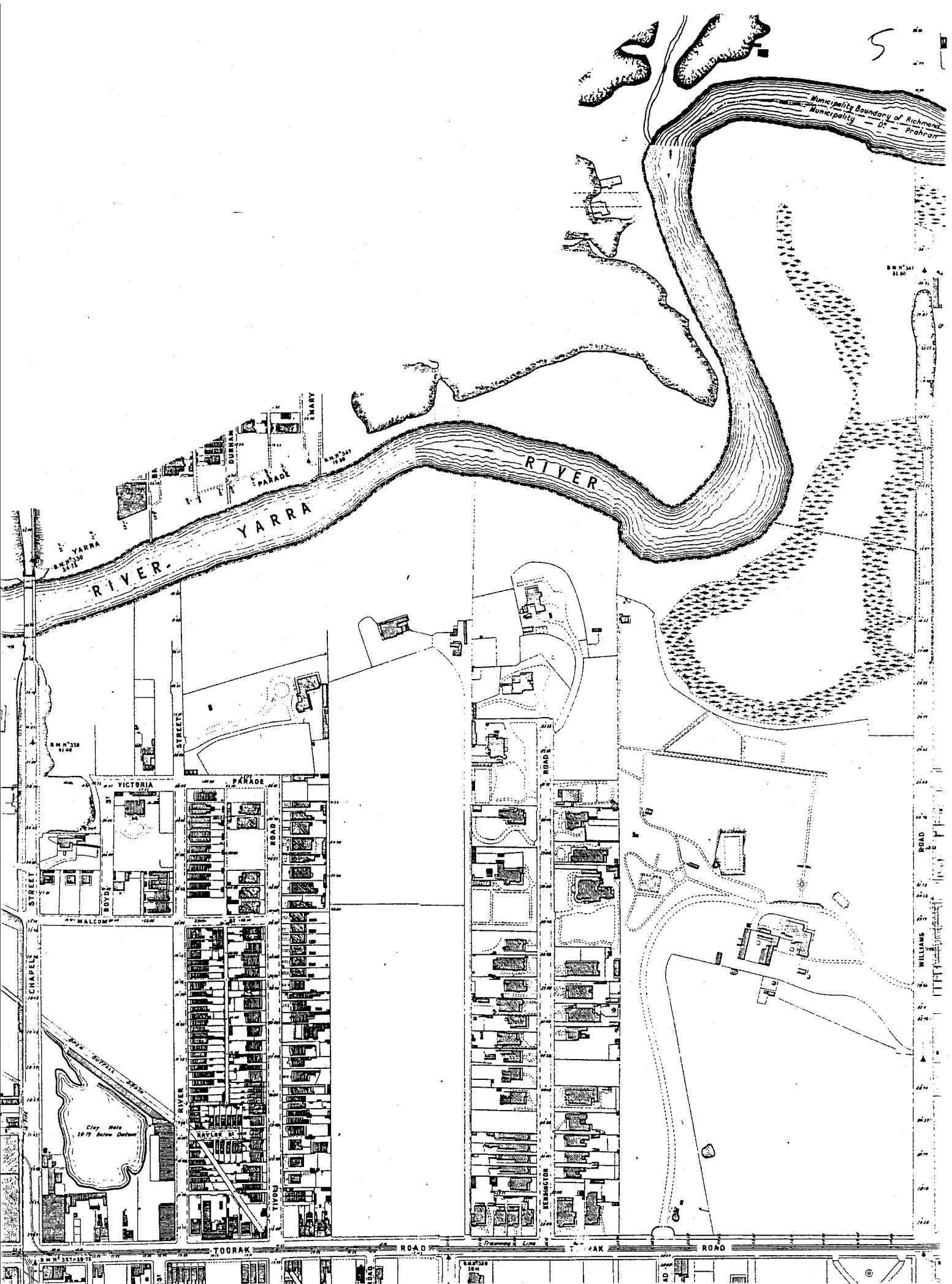
These houses provide a distinctive collection of housing of the 1912 - World War 2 era many with large garden allotments.

PRAHRAN CHARACTER AREAS

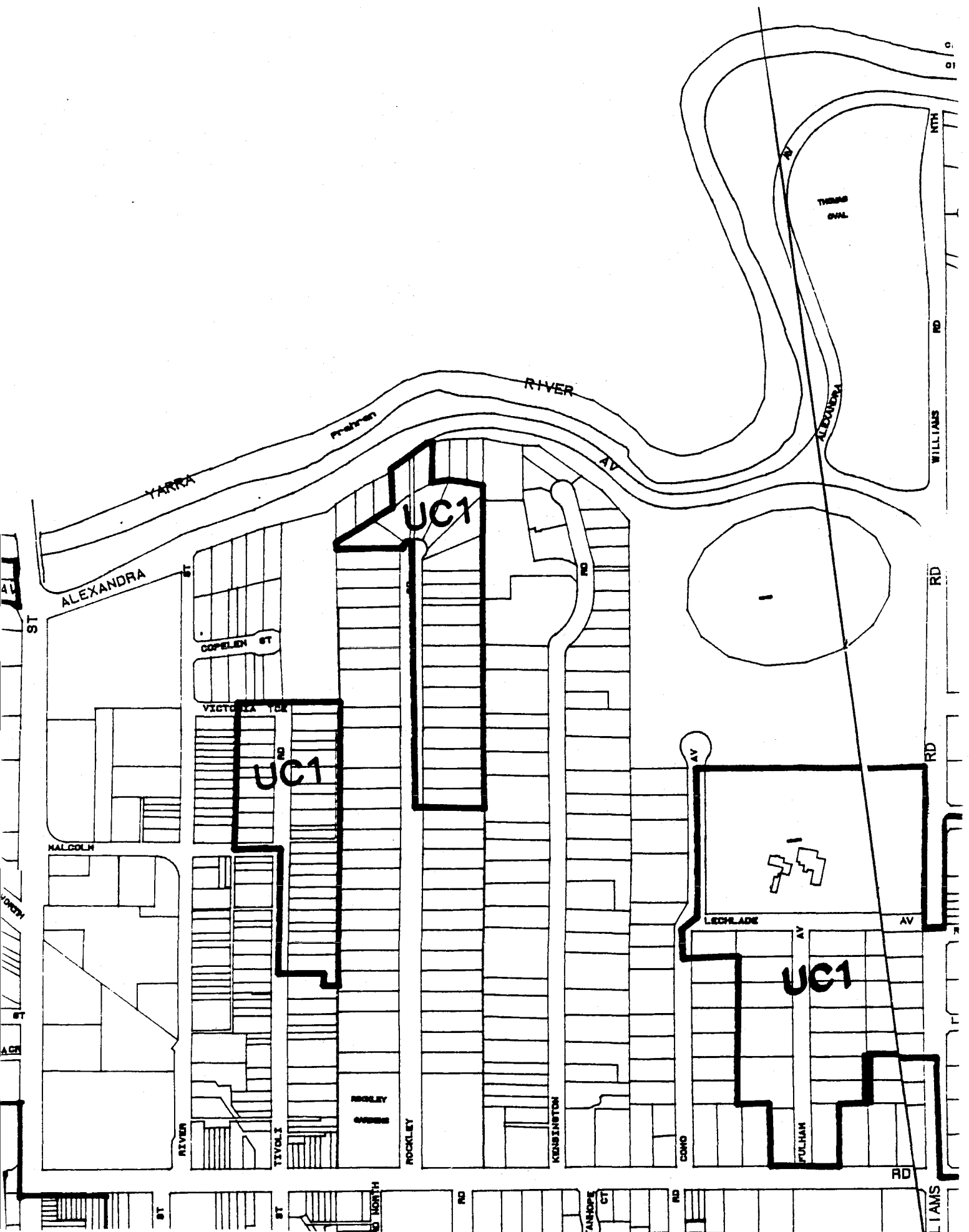
This covers a range of development characteristics; Copelen Court and Alexandra Avenue have an inter-war character especially notable for 'moderne' flats and Spanish Mission styles; the remnant original housing stock of Rockley and Kensington Roads, which include some distinctive and sympathetic inter-war flat developments provides an importance sense of identify and architectural character to these historically important streets.



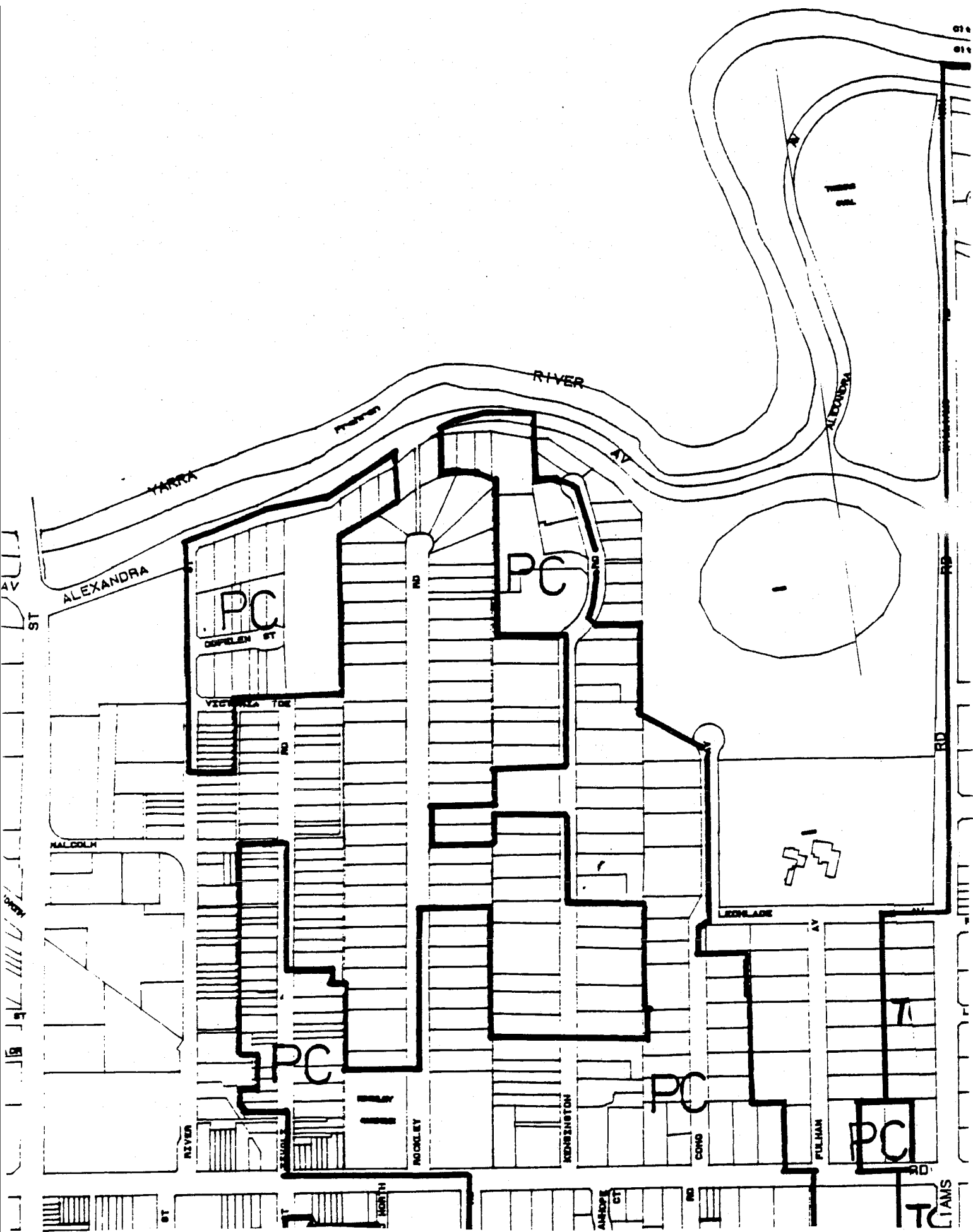
PRECINCT 5 1855 KEARNEY PLAN



PRECINCT 5 1895 MMBW PLAN



PRECINCT 5 1992 URBAN CONSERVATION AREAS



PRECINCT 5 1992 PRAHRAN CHARACTER AREAS