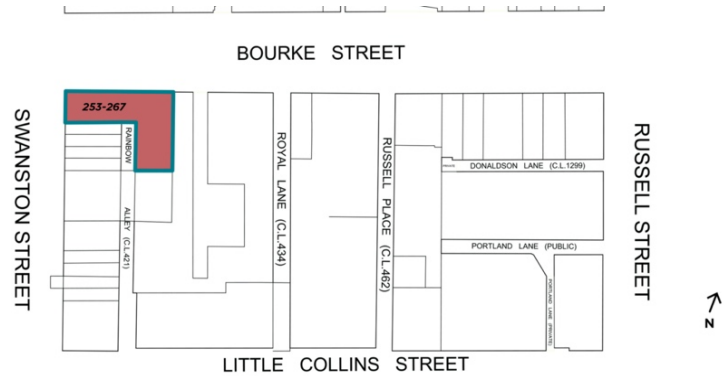


**STATEMENT OF SIGNIFICANCE: Royal Mail House (253-267 Bourke Street, Melbourne), April 2022**

**Heritage Place: Royal Mail House**

**PS ref no: HO1305**



**What is significant?**

Royal Mail House, 253-267 Bourke Street, a multi-storey office building constructed in 1961-63.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design.

Later alterations made to the street level facades and the west façade facing Swanston Street are not significant.

**How it is significant?**

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

Royal Mail House at 253-267 Bourke Street is of historical and representative significance to the City of Melbourne.

### **Why it is significant?**

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Constructed in 1961-63 to a design by D Graeme Lumsden, Royal Mail House has a clear association with the postwar building boom which transformed central Melbourne into a modern high-rise city. The design of these commercial buildings from the late 1950s to the mid-1970s – many of which were architect designed – was driven by the commercial demands and the prestige afforded by a dominant city presence (Criterion A).

Royal Mail House is a fine and highly intact representative example of a Post-War Modernist commercial building. The building strongly reflects the style which was popular in the 1960s to the mid 1970s, particularly in central Melbourne. Constructed as a 9-storey building on a prominent CBD corner site, Royal Mail House clearly demonstrates typical characteristics of a 1960s to mid 1970s structure, particularly the broad feature façade comprising a highly articulated curtain wall of solid appearance and distinct bands of windows with dominant hoods and sills that are set in a regular pattern across the entire wall, as well the highly distinctive undulating cantilevered verandah at street level and the use of materials such as mosaic tiles and precast concrete panels. These demonstrate important aspects of the Post-War Modernist style (Criterion D).

### **Primary source**

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Hoddle Grid Heritage Review (Context & GJM Heritage, 2020) (updated March 2022)