

---

# ROYAL MAIL HOTEL



23352 Royal Mail Hotel  
Dunkeld 0154

---

## Location

102-108 Parker Street, DUNKELD VIC 3294 - Property No 0042

## Municipality

SOUTHERN GRAMPIANS SHIRE

## Level of significance

Stage 2 study complete

## Heritage Listing

Southern Grampians Shire

---

## Statement of Significance

Last updated on - January 12, 2004

What is significant?

The Royal Mail Hotel, located on the western edge of Dunkeld on the Hamilton Highway, dates from 1855. Although now the oldest surviving hotel building in Dunkeld, the Woolpack Inn was the first established. The stone core of the present Royal Mail Hotel was built for Norman Ross. In 1859 it was described as having ten rooms and a ten-stall stable. In 1860 Henry Cook purchased the hotel and he owned it for at least ten years. In that time James Hucks and Edwin Collins were the publicans. The latter had been its resident butcher from 1860 and left the Royal Mail to establish the new Railway Hotel in 1877. The Royal Mail Hotel survived the 1943 bush fire, which destroyed much of Dunkeld, but much of its fabric was demolished subsequently. Only two sections of the front wall and the kitchen/dining room survive. The hotel was substantially altered and extended in 2000 to the design of Barrack Douglas & Co, architects and planners and was a finalist in the RAI A awards in 2001.

How is it significant?

The Royal Mail Hotel is of historical and architectural significance to the township of Dunkeld and the Southern Grampians Shire.

Why is it significant?

The Royal Mail Hotel is of historical significance as one of the many hotels and the oldest surviving in Dunkeld. They served as important meeting places for the community in the early stage of the town's development, a role which continues, especially after its refurbishment in 2000. The Royal Mail Hotel is of architectural significance for the quality of that work, which was recognised in the RAI A awards of 2001.

Heritage Study/Consultant	Southern Grampians - Southern Grampians Shire Heritage Study, Timothy Hubbard P/L, Annabel Neylon, 2002;
Construction dates	1855,
Heritage Act Categories	Registered place,
Hermes Number	23352
Property Number	

---

## Physical Conditions

Recently refurbished, the physical condition of the surviving 19th century elements is excellent. However the historical integrity of the hotel is low.

## Physical Description 1

The Royal Mail Hotel is located in a prominent position on the Melbourne to Hamilton road in Dunkeld. Although the building has been extensively redeveloped, the original frontage to the road remains, albeit considerably altered. The original front wall containing three windows and two doorways remains, as does a rock faced bluestone wall with two windows adjoining the footpath on Parker Street. The window glazing has been altered on at least two occasions in the 20th century. The original roof line was destroyed in the 1960s, but has been recreated.

Behind the front bar, the stone walls and chimney of the 1850s dining room survive, despite considerable alterations during the 20th century. The interiors of the 19th century hotel have not survived. Motel rooms have been built at the rear of the front wing to take advantage of the spectacular view towards Mount Sturgeon.

The hotel has been extensively rebuilt and extended in recent years to create a prestige tourist facility. The complex demonstrates a concerted effort to integrate the remaining 19th century elements with the new.

## Historical Australian Themes

Theme 3: Developing local, regional and national economies

3.12 Feeding people

3.12.5 Retailing foods and beverages

3.22 Lodging people

## Usage/Former Usage

Hotel

## Integrity

Recently refurbished, the physical condition of the surviving 19th century elements is excellent. However the historical integrity of the hotel is low.

## **Physical Description 2**

1855 Norman Ross  
1865-66 Edwin Collins  
1870-71 James Hucks  
1871-72 Edwin Collins  
1874-75 James Hucks  
1876 T le Cheminant  
1877 Ben Ball  
1878 Mrs. Ball  
1879 Henry Cooke  
1880-83 (?) Joseph Tooke  
1883-84 D Clark  
1884-96 Robert Kennedy  
1906-12 D. Looker  
1912-15 J. R. Palmer

*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/>*