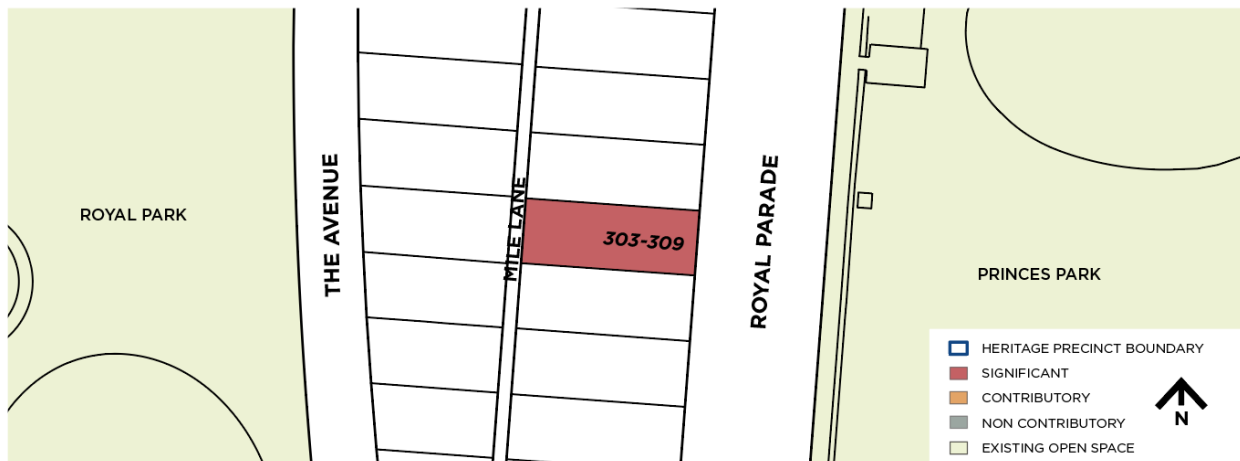


Former Zebra Motel, 303–309 Royal Parade, Parkville Statement of Significance (GML Heritage, September 2025)

Heritage Place:	Former Zebra Motel, 303–309 Royal Parade, Parkville	PS ref no:	HO1447
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What is significant?

The Former Zebra Motel at 303–309 Royal Parade, Parkville, built in 1969–70, is significant.

Elements that contribute to the significance of the place include the:

- building's original external form, materials, and detailing; and
- prominent podium base and concrete canopy; and
- building's high level of integrity to its original design.

More recent alterations and additions, including the recent re-glazing, six-storey rear addition and landscaping, are not 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*

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How is it significant?

The Former Zebra Motel at 303–309 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The Former Zebra Motel is historically significant for its association with the postwar domestic tourism boom, spurred by the increased accessibility and popularity of the motor car, which enabled people to travel across the country. As a major traffic corridor into Melbourne, Royal Parade saw the development of several motels in late 1950s and 1960s, which was in line with demand for roadside accommodation. However, the Former Zebra Motel remains as one of only two surviving examples of 1960s motels built along Royal Parade in Parkville. (Criterion A)

The Former Zebra Motel is significant as a fine representative example of a postwar commercial accommodation building, and strongly reflects Modernist stylistic characteristics popular in the 1960s to the mid-1970s. Constructed as an 11-storey building incorporating a broad two-storey podium addressing the Royal Parade entrance, the Former Zebra Motel clearly demonstrates typical characteristics of a later postwar commercial building, including a dominant podium base, grid-like structural expression, and the use of materials such as precast concrete. The clean lines of the building are enlivened by the sculptural interplay between the continuous column elements and projecting horizontal precast concrete cladding elements with their out-turned edge details. The building is distinguished from many other later postwar commercial buildings within the City of Melbourne by its prominent concrete canopy featuring downturned edge beams. This element marks the original drop-off point of the building and signposts the building's original use as a motel. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, October 2023)