Entry to the ACT Heritage Register

Heritage Act 2004

20113. Hotel Kurrajong
Section 10 Blocks 2, 3, 4 & 5 (extending to the kerb of each block)
BARTON

This document has been prepared by the ACT Heritage Council.

This entry replaces the register entry which was previously part of either Appendix V of the Territory Plan, the Heritage Places Register, the Interim Heritage Places Register, the Heritage Objects Register or the Interim Heritage Objects Register (the old Heritage Places and or the old Heritage Objects Registers (as defined in the Heritage Act 299004), as the case may be), is taken to be registered under the . This place or object is now registered under the Heritage Act 2004.

Conservation Requirementss (including Specific Requirements), as defined under the Heritage Act 2004, that are contained within this document are to be read as taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under the provisions of the Land (Planning and Environment) Act 1991 or Heritage Objects Act 1991 the old heritage places register or old heritage objects register is restricted in accordance with under the Heritage Act 2004.

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Heritage Act 2004
AUSTRALIAN CAPITAL TERRITORY
ENTRY TO AN INTERIM HERITAGE PLACES REGISTER FOR:

HOTEL KURRAJONG, BARTON

For the purposes of s. 54 of the Land (Planning and Environment) Act 1991, this heritage assessment for the above place has been prepared by the ACT Heritage Council as the basis for its inclusion within an interim Heritage Places Register.

Notification effective: 23 February 2005

Background material about this place and additions copies of the entry are available from:

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HOTEL KURRAJONG, BARTON

LOCATION OF PLACE:
Blocks 2, 3, 4 & 5 Section 10, Barton, and extending to the kerb of each block.

FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE HOTEL KURRAJONG

The features which contribute to the heritage significance of the Hotel Kurrajong, and which require conservation, comprise:

- The scale, massing and position of the building on the site
- The pre 1948 fabric (refer to CMP, 2004);
- Room 214; and
- The landscape setting, designed by the first Superintendent of Parks and Gardens in the ACT, Thomas Charles Weston, including:
  - the avenues of plane and oak trees which line gravel paths along the site boundaries;
  - the mature pines along the National Circuit frontage, the hedges and shrubs which define the edges of the building; and
  - the formal landscaping to the front of the hotel which includes open lawn, several mature conifers, and a central elliptical rose garden.

STATEMENT OF SIGNIFICANCE

The Hotel Kurrajong has historical, social, and architectural significance relating to the early years of Canberra’s development.

The hotel, built as the second hostel (after the Hotel Canberra), formed part of the early fabric of the developing Canberra. It played a significant role in the Federal Capital Commission’s building program in providing hostel accommodation for administrative staff and officials and their families who were transferred to Canberra for the opening of Parliament.

The hotel is important for its role in providing residential accommodation for Members of Parliament, particularly those in the Labor Party, for almost half a century.

It has a special association with the life of Ben Chifley who was a resident at the Hotel for eleven years including his term as Prime Minister of Australia. Room 205 (now room 214) is remembered as the room in which he lived and where he suffered a fatal heart attack in 1951.

The Hotel Kurrajong is one of a number of buildings designed particularly for Canberra by the Commonwealth Architect John Smith Murdoch in the Garden-Pavilion style. It exemplifies the design attributes of the Federal Capital, particularly the garden city concept of Walter Burley Griffin, and is important for its contribution to an understanding of early Canberra Architecture. The plan and elevation of the
building combine with the architectural detailing to produce a building complex of considerable aesthetic appeal.

The garden setting was set out by the Superintendent of Parks and Gardens Thomas Charles Weston and still retains most of the original plantings including the formal double avenue of oaks and plane trees and the coniferous plantings that dominate the frontal aspect of the building.

**SPECIFIC REQUIREMENTS FOR THE CONSERVATION OF THE HOTEL KURRAJONG**

In the National Capital Plan, the land, upon which the Hotel Kurrajong stands, is specified as a Designated Area under the provisions of s10 (1) of the *Australian Capital Territory (Planning and Land Management) Act 1988* and work carried out is subject to the approval of the National Capital Authority. The land is not classified as National Land under the National Land Ordinance 1989 or subsequent amendments. Consequently, the land is Territory Land and Territory planning requirements may also apply.

In accordance with s.54 of the *Land (Planning and Environment) Act 1991*, the following specific requirements are identified as essential to the conservation of the heritage significance of the place. The guiding Conservation Objective is:

**The features intrinsic to the heritage significance of the Hotel Kurrajong and its landscaped setting shall be managed to conserve and maintain the significance of the place.**

Any action relating to these requirements is development for the purposes of the Act and will require approval prior to undertaking the activity. To undertake development without such approval may be an offence.

**CONSERVATION OBJECTIVE 1.**

Provide adequate conservation management planning

**Conservation Objective 1.1**

*Ensure that any actions impacting on the significance of the place are based on professional conservation planning.*

**Specific Requirements for Conservation Objective 1.1:**

(a) A conservation management plan (CMP) **shall** guide the conservation and future use of the Hotel Kurrajong. The CMP should be updated regularly (every 5 – 10 years).

(b) All works and change in use **should** be in accordance with the CMP.

(c) Maintenance **shall** be as defined in the Australia ICOMOS Burra Charter, and **shall** be in accordance with the CMP.
CONSERVATION OBJECTIVE 2.

Conserve the Significant components of the Kurrajong Hotel

Conservation Objective 2.1

Minimise the loss of the historical integrity of the Kurrajong Hotel through demolition of the existing building.

Specific Requirements for Conservation Objective 2.1.

(a) The partial or total demolition of features intrinsic to the significance shall not be permitted except in exceptional circumstances, including:
   • the Hotel is so structurally unsound as to be beyond reasonable economic repair. The application must include a professional structural assessment in support of demolition; or
   • the existing condition poses a significant health or safety risk that is beyond reasonable economic repair. The application must include a professional structural or health assessment in support of demolition; or
   • where, in the opinion of the Authority, the integrity of the built form of the building has been extensively and irreversibly diminished by unsympathetic alterations and additions.

(b) The building shall be conserved. Maintenance shall retain as much original fabric as possible and where replacement is required replace same with same.

(c) Where standard conservation options are found not to be feasible and prudent for a place or element, demolition or removal of significant material limited to minimum extent necessary, and standard conservation principles will be applied to the maximum extent possible. All fabric to be removed or modified shall be professionally recorded and the records lodged with and responsibly archived by Environment ACT.

(d) Any replacement construction shall conform to all provisions applicable to non-original buildings.

Conservation Objective 2.2

Retain the historical form and architectural character of the existing Kurrajong Hotel building:

Specific Requirements for Conservation Objective 2.2

Additions to the existing building are not permitted unless the need can be clearly demonstrated.

(a) Alterations and additions to the existing building shall be in accordance with the Conservation Management Plan.
(b) Alterations and additions to existing buildings shall match the existing or original details, materials, finishes for all key elements including roofing and ridge capping, gutters and downpipes, fascia and eaves detail, wall finishes and details, window types, materials and sill details and door treatment.

(c) All additions to buildings shall be designed to minimise disturbance to the principle form of the existing building and to ensure that the existing building remains the dominant built form.

(d) Original fabric shall be preserved in-situ. Any disturbance to the building fabric to be recorded before any action occurs.

CONSERVATION OBJECTIVE 3.

New development not to Diminish Heritage Values

Conservation Objective 3.1

New development shall conserve all features intrinsic to the significance of the site.

Specific Requirements for Conservation Objective 3.1

(a) No new development (except that covered under conservation objective 1) shall involve the loss, removal or damage to any features intrinsic to the significance of the Hotel.

(b) Any new development shall protect and not adversely effect features intrinsic to the significance of the Hotel Kurrajong.

Conservation Objective 3.2

New development to be sympathetic to the character and significance of the Hotel Kurrajong.

Specific Requirements for Conservation Objective 3.2

(a) The design, size, material and location of any new buildings or new structures shall be sympathetic to the design of the existing nearby buildings or structures. Form and mass to be similar to existing buildings and structures.

(b) New services shall be designed to minimise the impact and be underground as far as possible.
**Conservation Objective 3.3**

The location of new development to be controlled so that the character of the Hotel and associated landscape setting is conserved.

**Specific Requirements for Conservation Objective 3.3**

(a) Only minor structures **shall** be located within the garden.

(b) New development shall maintain the landscape setting. This means structures with substantial landscaped open space between. The structures are not to intrude into the main views from or to the Hotel.

**Conservation Objective 3.4**

Temporary structures to conserve and protect all identified features intrinsic to the significance of the Hotel.

**Specific Requirements for Conservation Objective 3.4**

(a) Any temporary structure shall not be connected to any features intrinsic to the heritage significance of the Hotel Kurrajong

(b) All existing identified features intrinsic to the Hotel shall be protected during the installation, use and removal of temporary structures.

(c) Temporary structures shall not remain in place for more than two months.

(d) The area shall be restored after removal of temporary structures.

**CONSERVATION OBJECTIVE 4.**

Conserve the intrinsic interiors of the Hotel Kurrajong

**Conservation Objective 4.1**

The identified intrinsic interiors of the Hotel Kurrajong shall be conserved.

**Specific Requirements for Conservation Objective 4.1**

(a) Interior alternations and demolitions shall be undertaken in accordance with the requirements of the CMP or a professional prepared HIS.
CONSERVATION OBJECTIVE 5.

Conserve the Landscape Character

Conservation Objective 5.1

The historic grounds and gardens of the Hotel Kurrajong shall be conserved.

Specific Requirements for Conservation Objective 5.1

(a) Works that have the potential to impact on the Hotel’s garden and setting shall be in accordance with the Conservation Management Plan.

(b) The existing landscape garden setting of the hotel, including: the avenues of plane and oak trees which line gravel paths along the site boundaries; the mature pines along the National Circuit frontage, the hedges and shrubs which define the edges of the building; and; the formal landscaping to the front of the hotel which includes open lawn, several mature conifers, and a central elliptical rose garden, shall be retained and appropriately conserved and maintained.

(c) No trees greater in height than six metres shall be removed without the approval from the Authority (ACTPLA). The trees shall only be removed in circumstances where they have been professionally assessed as being moribund or where it can be demonstrated that there are significant health and safety reasons to warrant their removal. All works shall be in accordance with the provisions of the Land (Planning and Environment) Act 1991 and the Tree Protection (Interim Scheme) Act 2001.

(d) Where possible, trees that have been removed shall be replaced with trees propagated from the same stock.
Figure 1
Hotel Kurrajong location plan
Figure 2
Hotel Kurrajong landscape plan.  
Eric Martin, Hotel Kurrajong CMP, 2004