



ACT Heritage Council

Entry to the ACT Heritage Register

Heritage Act 2004

20090. Hotel Canberra

Section 40, Block 1

YARRALUMLA

This document has been prepared by the ACT Heritage Council.

This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the ***Heritage Act 2004***), as the case may be, is taken to be registered under the ***Heritage Act 2004***.

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

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ACT Heritage Council

**AUSTRALIAN CAPITAL TERRITORY
INTERIM HERITAGE PLACES REGISTER**

For the purposes of s. 54(1) of the *Land (Planning and Environment) Act 1991*, a citation for:

HOTEL CANBERRA (HYATT HOTEL CANBERRA), YARRALUMLA

has been prepared by the ACT Heritage Council, and included in an interim Heritage Places Register. This is pursuant to the ACT Heritage Council Resolution No. 47/7 made on 31 August 1998.

Date of Gazettal: 30 September 1998

Background material about this place and copies of this citation are available from:

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INTERIM HERITAGE PLACES REGISTER

CITATION

HOTEL CANBERRA (HYATT HOTEL CANBERRA)

LOCATION OF PLACE:

- Block 1 Section 40 Yarralumla.
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FEATURES INTRINSIC TO THE HERITAGE SIGNIFICANCE OF THE PLACE:

The features intrinsic to the heritage significance of the place are:

- a) the central building and its interior;
 - b) the associated pavilions and courtyards; and
 - c) the garden setting.
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STATEMENT OF SIGNIFICANCE:

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

The hotel, built as the first hostel (Hostel No. 1), formed part of the early visual and social fabric of the developing city. 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 during the formative years of Canberra. Among its more prominent residents was Labor Prime Minister James Scullin, who lived there with his wife, after his election in 1929 rather than incur the expense of running the Lodge during the Depression.

Hotel Canberra is one of a number of buildings designed by the Commonwealth Architect John Smith Murdoch in the Garden-Pavilion style peculiar to Canberra. It exemplifies the design attributes of the Federal Capital at that time, in particular the garden city concept of Walter Burley Griffin. It 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 design is by Thomas Weston and still retains much of the original plantings and layout.

SPECIFIC REQUIREMENTS:

In the National Capital Plan the land on which the Hotel Canberra, Yarralumla stands is specified as a Designated Area under the provisions of s.10(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 Section 54(1) of the *(Land Planning and Environment) Act 1991* the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements apply to works undertaken by the Territory and in circumstances where the Territory is the approving authority. The Territory's conservation

policy for the place is:

The building and its landscaped setting of the Hotel Canberra should be conserved and maintained with regard to its original design and function.

Any activity relating to the requirements to conserve the heritage significance of this place development under Part VI of the Land Act and requires approval prior to undertaking the activity. To undertake development without prior approval may constitute an offence. This is in addition to any approval required under s.12 of the *Australian Capital Territory (Planning and Land Management) Act 1988*.

(i) Requirements Relating to the Building

(a) External and internal alterations and additions to the existing building shall reflect and complement its original architectural style.

(b) No additional buildings or structures shall be erected within the precinct that will adversely affect the significance of the place.

(c) Demolition shall not be permitted, other than in exceptional circumstances, such as those in which buildings and structures are structurally unsound and beyond economic repair, or where there are significant health and safety reasons to warrant demolition. Demolition shall not be permitted unless it can be demonstrated that there are no prudent and feasible alternatives. Partial demolition of the original fabric of the place shall not be permitted unless it can be demonstrated that it is to reveal fabric of greater significance.

(ii) Requirements Relating to the Setting

(a) The existing landscape setting of the hotel shall be conserved and appropriately maintained. New landscape elements shall be consistent with the original landscape design.

(b) No trees greater in height than 5 metres shall be removed without approval from the Australian Heritage Commission and the ACT Heritage Council.

MANAGEMENT RECOMMENDATIONS

(i) A conservation and management plan should be prepared for the place, in consultation with the ACT Heritage Council, to guide its future conservation and development.

(ii) The place should continue to operate as a hotel.