

Old Bega Hospital

Conservation Management Plan



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EXECUTIVE SUMMARY

This conservation management plan (CMP) provides a guide for the appropriate management and conservation of Old Bega Hospital and its heritage significance.

This CMP:

- describes the place;
- provides a historical overview;
- identifies and analyses the cultural heritage values of the place and articulates this within a statement of significance;
- considers key issues affecting the management of the place;
- outlines policies and strategies for effective management and conservation; and
- provides a timetable for the implementation of these policies and strategies.

INTRODUCTION

Purpose

The purpose of this CMP is to identify the cultural heritage values and significance of Old Bega Hospital and provide policies and strategies for the effective conservation and management of these values and associated significance.

Methodology

The methodology adopted for this plan is in accordance with the values-based management approach outlined in the *Australia ICOMOS Burra Charter* (1999). The Burra Charter Process (see Appendix A) involves the consideration of all the heritage values of a place, articulated in a statement of significance, and the identification of key issues affecting the place informing the development of management policies and strategies.

Heritage Recognition

Old Bega Hospital has been identified as an item of heritage values on the following heritage register:

- Bega Valley Local Environmental Plan 2002.

Limitations

The following limitations applied to the preparation of this CMP:

- an interior examination of the main hospital building was restricted;
- inspection of the outbuildings' interiors was not conducted;
- the comparative analysis undertaken was desktop-based with comparative sites not inspected; and
- limited social value research was undertaken.

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Old Bega Hospital Reserve Trust

DESCRIPTION

Location and Boundaries

Old Bega Hospital is located at 301 Princes Highway, Bega, on the Far South Coast of NSW, approximately 427 kilometres south of Sydney.



Figure 1. Location of Bega

Old Bega Hospital is located approximately two kilometres south of Bega's town centre. The site is surrounded on all sides by agricultural land and a small number of residential buildings. The Old Bega Hospital precinct covers an area of approximately 1.9 acres and is separated from the surrounding landscape by a wire fence, except on the western side where the access road enters the precinct (Bega Community Contact and Resource Group 1985: 4).



Figure 2. Old Bega Hospital in relation to Bega's town centre (Carp Street)
Source: Carey 1993

Physical Fabric and Landscape



Figure 3: Façade of main hospital building circa. 1980s
Source: Old Bega Hospital Trust 2012

The Old Bega Hospital precinct is comprised of the main hospital building, four detached brick outbuildings, one demountable building, a sealed access road and landscaped areas. Of the four remaining outbuildings, one has been identified as the former operating theatre and another as the nurses' quarters constructed in 1928. The demountable building is a recent addition to the site and accommodates the Market Café which was displaced from its location in the main building after a fire in 2004. A lattice style fence surrounds the demountable building and also encloses an area containing mixed plantings and a cubby house. The demountable building has not been included in the following significance assessment.



Figure 4. View of main hospital building, nurses' quarters and landscaped areas
Source: K Beasley 2012



Figure 5. Outbuildings
Source: K Beasley 2012

All the buildings on the site are exposed brick structures. The majority of the main building can be identified as Flemish bond while the outbuildings are Stretcher bond. The floor and roof of the main building are timber structures and all buildings originally had corrugated steel roof cladding (Andrew Marshman and Associates Pty Ltd 2004, pers. comm. 13 December). The main building has a number of notable external features including:

- a largely symmetrical façade;
- high pitch gable roofs with decorative gables;
- the hospital construction date displayed on the central gable;
- three north facing verandahs with separate entrance doors (two verandahs are enclosed with fibro sheeting and glazing);
- three north facing bay windows, and
- multiple chimneys.



Figure 6. Construction date displayed on central gable
Source: Old Bega Hospital Trust 2012



Figure 7. Eastern wing of main hospital building
Source: K Beasley 2012

The buildings exhibit a combination of features reflecting the influence of different architectural styles over time. When the main building was first constructed in 1888-1889, its symmetrical façade included a central block with two weatherboard wings and verandahs, demonstrating elements of Victorian Regency. However, the high pitch gable roof and pyramid roof on the wings suggest Gothic style influences. Features that were added later, such as the bay windows and decorative gables, demonstrate influence from the Federation Queen Anne architectural style. The influence of this style may also be responsible for the movement away from the rigid symmetry that the main building had displayed originally (Apperly, Irving & Reynolds 1989).

There is little remaining of the original garden from when Old Bega Hospital was operating as a public hospital. Plantings directly alongside the main building, particularly on the northern side, are still largely evident, however, the majority of the precinct landscape is comprised of grassed areas with mixed tree species scattered throughout.



Figure 8. Gardens when public hospital
Source: Carey 1993



Figure 9. Plantings on northern side of main hospital building
Source: K Beasley 2012

Condition

In 2004 a fire, which was caused by an electrical problem, extensively damaged the main building, specifically the central section and roof. The outbuildings were undamaged. The roof has not been able to be replaced and, as a result, significant weathering of the main building and its interior has occurred since 2004. Other risks have also been identified (see Appendix B). The structural form and layout of the main building has been retained.

Overall the physical condition of:

- the main building is poor;
- the outbuildings are excellent; and
- the entire precinct is fair.



Figure 10. Entrance to main hospital building
Source: K Beasley 2012



Figure 11. Nurses' quarters and western view of main hospital building
Source: K Beasley 2012

HISTORY

The Bega Valley

Prior to European contact a number of Aboriginal tribes, collectively known to each other as the Yuin, occupied the Bega Valley (Swinbourne & Winters 2001: 2). Exploration of Bega and the surrounding district by Europeans occurred in 1829, when William Tarlinton travelled south from Braidwood in search of new pastures (Swinbourne & Winters 2001: 17). With the settlement of Europeans the district began to support pastoral activities, particularly dairying, which continues to be an important industry today (Bayley 1987:15).

The township of Bega began to take form during the 1850s with a blacksmith's, shearing shed, inn and some huts. The first store was opened in 1858 (Swinbourne & Winters 2001: 103). Bega had strong links with surrounding townships, particularly the coastal towns of Merimbula and Tathra where the early wharfs were operating (Swinbourne & Winters 2001: 44-48).

Bega's First Public Hospital

Medical treatment, before the opening of the Bega District Hospital in 1889, was given in the homes of patients, if medical treatment outside the home was sought at all. Many women would tend to themselves and their families or neighbours would provide assistance. If called, doctors and midwives would need to travel long distances out to patients' homes, often in isolated locations and in hazardous conditions (Bayley 1987: 49).

In 1876, an outbreak of small pox occurred in Bega and isolation was required for those affected. The lack of a facility for this purpose initiated discussion on the need to establish a public hospital within the district (Bayley 1987: 49).



Figure 12: Parish map of Bega highlighting the Permanent Common
Source: Department of Lands 2012

An area of the Bega Permanent Common was chosen as the site for the new hospital (Day n.d: 2). Extensive fundraising was undertaken for the hospital not only in Bega, but also in surrounding townships where each township had a hospital committee collecting subscriptions. The government also assisted with a grant on a pound to pound basis (Day n.d: 2-3). The plans for the hospital, by Sydney architects Bolster and Justilius, were approved in 1887 and construction by John Malcolm, a prominent early builder within Bega, began in 1888 and finished in January 1889 (Day n.d: 3-4). Sir Robert Lucas Tooth officially opened the hospital on April 18, 1889. Sir Robert Tooth had been chosen due to the substantial donation he had made to the hospital and its construction (Day n.d: 4). Mrs Robert Clarke was appointed as the first matron of the hospital (Bayley 1987: 49).



Figure 13: Main building when completed in 1889
Source: Bayley 1987: 51

The hospital building was a north-facing brick structure consisting of four rooms, flanked by two weatherboard wings that were protected by verandahs (Bayley 1987: 49). The weatherboard wings were later replaced with brick constructions in 1904 (western male wing) and 1909 (eastern female wing), substantially giving the building its present form. In 1909, the total site included the main building, an operating theatre connected by walkway to the main building, nurses' quarters, morgue, isolation building, laundry and other minor outbuildings and extensions (Bega Community Contact and Resource Group 1985: 4). After 1909 various modifications and extensions were carried out in order to cope with changing technology, the rising population of the district and the positive change in social attitudes towards hospitals and medical treatment (Old Bega Hospital Trust 2012). These modifications and extensions included:

- the construction of a new isolation building (1912);

- connection to the municipal gas service for lighting (1918);
- the construction of the new nurses' quarters (1928);
- connection to mains electricity (1934);
- the construction of new wards, operating theatre, bathroom, laundry, boiler room, wardman's quarters, nurses' quarters and isolation building extension (1934/35);
- glazing of north-facing verandahs (1937); and
- connection to town water supply (1940).

During the early years of the hospital, voluntary contributions were heavily relied upon in order to cover running costs and additional building works. Monetary donations were raised through community events, such as dances, concerts and sports days, while gifts of linen, vegetables, wood, preserves, and milking cows were also donated to the hospital (Day n.d: 7). The construction of the new nurses' quarters in 1928 was only possible because of the funds that were raised by community members. A commemorative plaque laid in 1928, and still present today, describes this community action.



Figure 14: Commemorative plaque on 1928 nurses' quarters
Source: K Beasley 2012

In 1929, the hospital adopted the Community Hospital and Systematic Contribution Scheme. If people paid six pence (per single person) or one shilling (per family) per week they were entitled to free hospital treatment (Day n.d: 7-8).

The hospital continued to operate until the 1950s when concerns about the conditions at the hospital became apparent. In 1952, two premature babies were born and as the hospital lacked the necessary equipment the babies had to be wrapped in cotton wool and put in cardboard boxes (Old Bega Hospital Trust 2012). Moves for a new hospital, closer to the Bega town centre, began to be discussed. The new hospital was opened in July 1957, and the former hospital was closed and subsequently became the Old Bega Hospital (Old Bega Hospital Trust 2012).

Community Use

After 1957, Old Bega Hospital became a boys' hostel for Bega High School and remained one until 1976 (Bega Community Contact and Resource Group 1985: 4). In 1976 it was taken over by the Department of Agriculture and was used for agricultural activities, including fodder storage (Bega District News 2004).

The successful actions by Bega Community Contact and Resource Centre co-ordinator Richard Jermyn and others, including Brendan Dwyer, to return Old Bega Hospital to the community began in 1984. The repurposing of the hospital for a community centre was carried out as a Bicentennial project (Bega District News 2004). Renovation works were guided by the premise that the original appearance of the building should be maintained, however, emphasis was also placed on making the buildings suitable for future use rather than restoring them to their original specifications (Bega Community Contact and Resource Group, 1985: 13). Major renovation works included, the upgrading of facilities to comply with

the Theatre and Public Halls Act, cleaning, painting, glazing, roof plumbing, drainage, electrics and landscaping (Bega Community Contact and Resource Group 1985: 13). Renovation of Old Bega Hospital was completed in 1989, and since that time has been used by a range of local community groups, including Bega Valley Day Care, Valley Potters and Edge FM. A fire in 2004 stopped use of the main hospital building, however, the outbuildings have continued to be used by community groups.



Figure 15: Two local groups that use the outbuildings are Valley Potters and Edge FM.
Source: K Beasley 2012.

SIGNIFICANCE

Comparative Analysis

A brief analysis of the NSW heritage register listings (at both local and State levels) of hospital buildings has demonstrated that Old Bega Hospital is one of a limited number of regional hospitals remaining from the early 20th century. It is the only hospital located in the Far South Coast region and its structural form and architectural style appears to be relatively unique when compared to the other hospital buildings listed in NSW.



Figure 16: Other hospitals on the NSW State Heritage Register include: Old Queanbeyan Hospital, Balmain Hospital and Bathurst District Hospital

Analysis against Criteria

Old Bega Hospital has been assessed against the NSW Heritage Council's criteria for State significance.

Criterion a: Historic Significance

An item is important in the course, or pattern, of NSW's cultural or natural history.

Old Bega Hospital is important because it was the first public hospital in Bega and provided healthcare to residents of Bega and surrounding districts for 68 years (1889-1957). It is one of the oldest extant public buildings in Bega. It also provides an important example of regional healthcare in NSW during the early 20th century.

Criterion b: Associative Significance

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.

The Old Bega Hospital is associated with Sir Robert Lucas Tooth. He made substantial donations towards the development of the hospital and he formally opened the hospital in 1889. Sir Robert Lucas Tooth is a notable figure in NSW's history due to his involvement in R. and F. Tooth & Co, the Bank of NSW, the NSW Legislative Assembly and for his properties at Kameruka (near Bega) and Darling Point (Sydney).

Criterion c: Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW.

The main building demonstrates a high level of design with an attractive combination of architectural styles. The main building contains many decorative features including, high pitch roofs with decorative gables and three large north facing bay windows. The 2004 fire caused significant damage to the main building and subsequent deterioration of the structure has diminished the aesthetic values of the main building.

The surrounding landscape of Old Bega Hospital has remained relatively undeveloped since the time when the place was operating as a public hospital, therefore, maintaining elements of the original setting and ambience.

Old Bega Hospital demonstrates aesthetic significance, however, due to damage and deterioration of the main building it does not currently meet this criterion at State level.

Criterion d: Social Significance

An item has strong social or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.

Old Bega Hospital has been an important site within Bega and surrounding districts since its construction in 1888. Its role as hospital for 68 years (1889-1957) means that many community members share a personal connection with the hospital. They may have been born there, visited people there, worked there or been involved in hospital fundraising efforts. The subsequent use of Old Bega Hospital and conversion into a community centre has maintained this strong connection with the community.

Criterion e: Scientific/Technical Significance

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.

Old Bega Hospital does not meet this criterion.

Criterion f: Rarity

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history.

Old Bega Hospital is the only extant hospital from the late 19th century located in the Far South Coast. Also its structural form and architectural style is unique in comparison to other hospital buildings in NSW. The 2004 fire and subsequent weathering of the main building has diminished the value of Old Bega Hospital's unique form and style, however, Old Bega Hospital does meet this criterion at a State level because it is the only extant hospital from the late 19th century located in the Far South Coast region.

Criterion g: Representativeness

An item is important in demonstrating the principal characteristics of a class of NSW's

- *cultural or natural places; or*
- *cultural or natural environments.*

Old Bega Hospital is an important example of regional healthcare facilities that were operating in NSW during the early 20th century. It also demonstrates the development of healthcare within NSW and the development of Bega as a regional centre. The positive shift in societal attitudes towards public healthcare and the rising population of the region is evident through the physical fabric of the building, particularly the layout of the main building and changes which were made to the structure, such as the glazing of the verandahs in order to provide more accommodation. The representativeness values of Old Bega Hospital have been reduced by the 2004 fire and subsequent deterioration of the main building and, as a result, Old Bega Hospital does not fulfil this criterion at a State level.

Summary

Old Bega Hospital fulfils criterion a, b, d and f at a State level.

Statement Of Significance

Old Bega Hospital has cultural heritage significance at a State level because it was the first public hospital in Bega and provided healthcare for residents of Bega and surrounding districts for 68 years. Socially Old Bega Hospital is significant because many community members share a personal connection with the hospital. Community members may have been born there, visited people there, worked there or been involved in hospital fundraising efforts. The repurposing of Old Bega Hospital into a community centre has maintained community involvement with the site and ensured that community members continue to share a personal connection with the hospital. The association of Old Bega Hospital with Sir Robert Lucas Tooth, a notable figure in NSW's history, also contributes to its significance. Old Bega Hospital is also the only extant hospital from the late 19th century located in the Far South Coast region.

Significance Of Components

The following table outlines the attributes that express or embody the heritage values detailed in the previous significance analysis.

CRITERION	VALUES	ATTRIBUTES
Criterion (a)	<ul style="list-style-type: none"> First public hospital in Bega Operated for 68 years as a public hospital One of the oldest extant public buildings in Bega An example of regional health care in NSW during the early 20th century 	<ul style="list-style-type: none"> Entire precinct Construction date on central gable Main building and features, such as the decorative gables and bay windows. Spatial arrangement of precinct, interior layout of the main building, outbuildings and specific features of the main building, such as the glassed verandahs.
Criterion (b)	<ul style="list-style-type: none"> Association with Sir Robert Lucas Tooth 	<ul style="list-style-type: none"> Main building
Criterion (c)	<ul style="list-style-type: none"> Has a high level of design with an attractive combination of architectural styles Original setting and ambience 	<ul style="list-style-type: none"> Specific features of the main building, including the decorative gables, symmetrical façade, high pitch gable roofs, bay windows, multiple chimneys, Flemish bond brickwork Undeveloped nature of the surrounding landscape
Criterion (d)	<ul style="list-style-type: none"> Many community members share a personal connection with the hospital 	<ul style="list-style-type: none"> Entire precinct, commemorative plaque on the 1928 nurses' quarters building, use by community groups and intangible aspects, such as stories and memories
Criterion (f)	<ul style="list-style-type: none"> It is the only surviving hospital from the late 19th century located in the Far South Coast region It has a unique structural form and architectural style when compared with other hospital buildings in NSW 	<ul style="list-style-type: none"> Entire precinct Main building and features
Criterion (g)	<ul style="list-style-type: none"> Example of a regional health care facility operating in NSW during the early 20th century Demonstrates the development of health care within NSW and the development of Bega as a regional centre 	<ul style="list-style-type: none"> Spatial arrangement of precinct, outbuildings and the interior layout of the main building Changes to site such as, the glazing of the verandahs in order to provide more accommodation

KEY ISSUES

Implications arising from Significance

Based on the identified heritage values of Old Bega Hospital, articulated in the statement of significance, the following management implications arise:

- immediate action to prevent further deterioration of the main building needs to occur (criterion a, b, c, d, f, g);
- the structure and layout of the main building should be conserved (criterion a, f, g);
- notable features of the main building, such as the decorative gables and bay windows should be conserved (criterion a, c, f);
- identified elements that are of significance, specifically the hospital construction date on central gable and commemorative plaque on the nurses' quarters, should be conserved (criterion a, d);
- the condition of the main building should be restored to allow community use (criterion d);
- the use of outbuildings by community groups should continue (criterion d); and
- proposed new development within the precinct and on adjacent properties is not appropriate where it detracts from the identified significance (criterion c, f).

Legislative Requirements

NSW Crown Lands Act 1989

Old Bega Hospital is located on Crown land and management in accordance with the *NSW Crown Lands Act 1989* is required. In summary the Act states that:

- Crown land should be managed for the benefit of the people of NSW;
- environmental protection principles must be observed and natural resources should be conserved where possible;
- public use and enjoyment of Crown lands is encouraged;
- the Minister can establish a reserve trust and appoint members who are charged with the care, control and management of the reserve; and
- net amounts received from leases, easements and licenses may be used for the general purposes of the reserve trust without direction from the Minister.

Local Heritage Listing

Old Bega Hospital is also listed as a heritage item on the Bega Valley Local Environmental Plan 2002. The Plan states that:

- it aims to conserve the heritage significance of existing significant fabric relics, settings, and views that are associated with the significance of heritage items;
- it aims to ensure that development does not adversely affect the heritage significance of heritage items and their settings;
- demolishing, damaging or altering a heritage item may only be carried out with development consent; and
- an assessment of the extent to which a proposed development would affect the heritage significance of a heritage item must be carried out before development consent will be granted.

Management Context and Issues

Old Bega Hospital is located on Crown land and is managed by the Old Bega Hospital Reserve Trust on behalf of the NSW Department of Primary Industries, Catchments and Lands. Prior to the 2004 fire the entire Old Bega Hospital precinct was operating as a community centre with the Trust renting out rooms and buildings to different community groups. Since 2004 the main building has not been rented out, however, the use of the outbuildings has continued.

The Trust would ideally like to return the building back to a condition that would allow community groups to use the main building again. An improvement in the condition of the main building and the restored use of the entire precinct as a community centre would provide additional funds for the continual maintenance of the site, improve site security, provide opportunities for interpretation of the site and strengthen the social significance of the site. Limited funds are a major factor restricting the conservation and management of the site.

CONSERVATION MANAGEMENT POLICIES AND STRATEGIES

The following conservation management policies have been developed based on an understanding of the heritage significance of Old Bega Hospital and the key issues affecting management. Six policy areas have been identified, and they include:

- Managing Heritage Significance
- Building Conservation
- Setting
- Uses
- Research and Recording
- Maintenance

1.0 Managing Heritage Significance

Objective: To conserve the heritage significance of Old Bega Hospital for present and future generations.

Policies:

1.1: Management of Old Bega Hospital will be guided by the principles outlined in the Burra Charter.

1.2: Expert conservation heritage advice will be utilised where necessary to assist in the conservation and maintenance of the site.

1.3: Old Bega Hospital should apply for State Heritage Listing.

Strategies:

Management decisions will be carried out in accordance with the Burra Charter principles.

Heritage specialists will be consulted with regards to any major works proposed for the site to ensure that works will not detract from the significance and that works are appropriate for heritage buildings and places.

Actions will be taken to list Old Bega Hospital on the NSW State heritage register.

2.0 Building Conservation

Objective: To prevent any further deterioration of the main building and to conserve and maintain the cultural significance of Old Bega Hospital.

Policies:

2.1: Any building alterations must not detract from the cultural significance of Old Bega Hospital.

2.2: Do as much as necessary and as little as possible in relation to maintenance and reconstruction works.

2.3: Reconstruction is appropriate where fabric is incomplete through damage or alteration. It must reproduce a known earlier state.

2.4: Existing fabric should be re-used in conservation and maintenance work where possible. If this is not possible new material is acceptable as long as it matches or closely resembles the original fabric.

2.5: All new work carried out should only be identifiable on close inspection.

2.6: It is not appropriate to significantly alter the main structure, layout and dimensions of the main building or outbuildings.

2.7: Conservation of the interior spaces should retain or reinstate original features and fixtures where possible.

Strategies:

Weatherproofing the main building will occur in order to stop the deterioration of the building and associated significance. Weatherproofing will involve replacing the roof, re-glazing windows and reinstating doors.

The reconstruction of the roof is paramount. It will require the use of new materials, however, these will match a known earlier state and will be of a comparable quality and character to the original fabric.

A specialist structural assessment will be carried out on the chimneys.

The interior of the main building will be returned to a state which maintains the original layout and where possible the fixtures and character of the interior rooms.

Electrics must be upgraded to minimise fire hazard risk and to prevent a reoccurrence of the 2004 fire.

Reconstruction works must retain notable features of the main building, such as the decorative gables, bay windows and glazed verandahs.

3.0 Setting

Objective: To ensure that the setting and associated cultural significance is retained.

Policies:

3.1: New developments within the precinct and on adjacent properties are not appropriate where they adversely impact cultural heritage significance.

3.2: Gardens and landscaping should:

- (a) be returned to a known earlier state, or
- (b) resemble an earlier known state, or
- (c) be appropriate and complement the historical and current purposes of the site.

Strategies:

New built structures within the precinct will be discouraged unless they are deemed to aid site interpretation and/or they do not threaten the significance of the site.

An assessment of the impacts that proposed developments will have on significance will need to be completed in relation to any proposed developments on adjacent properties. If the proposed developments are assessed as a threat to the significance they will not be allowed.

The garden and landscaped areas of the site will be retained in some form. This will be dependent on available resources. A landscape design and garden management schedule will be prepared.

4.0 Uses

Objective: Ensure the continued use of Old Bega Hospital by the community in such a way that does not diminish significance.

Policies:

4.1: Use of Old Bega Hospital should be consistent with the identified significance. The continuation of its current use as a community centre is appropriate.

4.2: Use that will require minimal alterations to the existing structure and features is encouraged.

4.3: The site must meet legislative requirements in relation to Occupational Health and Safety, access, fire safety, provision of facilities and any others that are relevant to the site.

Strategies:

Old Bega Hospital will continue to be used by local community groups.

Other possible uses for Old Bega Hospital, such as a visitors' centre or market/exhibition venue, will be examined in relation to their impacts on significance.

All groups will have an understanding of the heritage values of the place and will comply with the policies set out in this CMP.

An investigation into the impact that increased visitor numbers would have on significance will be carried out.

The site will meet legislative requirements. For example, a fire management plan will be made or the current plan will be updated. Smoke detectors and fire extinguishers will be installed. All groups that use the site must be familiar with the fire management policy. A system, which will allow early warning in the case of a fire so as to lower the risk that the 2004 fire event will not occur again, will to be investigated.

5.0 Research And Recording

Objective: To promote understanding of the site and to ensure that cultural significance is retained for future generations.

Policies:

5.1: A photographic record should be made before, during and on completion of any significant conservation works. Photographic recording should not be considered as an alternative to the conservation and maintenance of significant fabric.

5.2: Further research into the social value of Old Bega Hospital should be carried out.

5.3: New research should inform future management of the site.

5.4: Investigate new interpretive methods for Old Bega Hospital

Strategies:

All building conservation works will be documented.

Social significance will be investigated further. Oral histories of individuals who have strong connections with the site, such as nurses who worked there, will be undertaken. A random survey of local residents to establish how they value the site will also be conducted.

All new information that is obtained will be incorporated into future conservation management plans and their policies.

A series of new interpretive methods, which promote understanding of Old Bega Hospital's cultural heritage values, will be devised and implemented.

6.0 Maintenance

Objective: To ensure that management of the site is effective and is conserving significance.

Policies:

6.1: Monitoring of the precinct's condition needs to occur regularly to ensure that policies are effective.

6.2: A schedule of maintenance works should be prepared and followed.

Strategies:

An assessment on the effectiveness of the conservation management policies will be carried out periodically. Ineffective policies will be replaced.

A maintenance schedule will be prepared for routine maintenance of the site.

Community groups that are using the site should be involved in everyday monitoring of the site.

Local community involvement in carrying out some maintenance works, such as gardening, will be encouraged.

IMPLEMENTATION

Priorities

The following table gives an indication of the priority for the identified policies and strategies, and a timeframe for their implementation. The timetable identifies strategies that need to be completed in the short term (<1 year) and those that need to be completed in the medium term (1-5 years). The timetable also identifies strategies that are ongoing.

Policy	Strategies	Priority	Timetable
1.0: Managing Heritage Significance	• Management in accordance with the Burra Charter	High	Ongoing
	• Consultation with heritage specialists	High	As needed
	• State listing of Old Bega Hospital	High	Short term
2.0: Building Conservation	• Roof reconstruction	High	Short term
	• Weatherproofing	High	Short term
	• Chimney structural assessment	High	Short term
	• Interior	Medium	Medium term
	• Upgrading of electrics	Medium	Medium term
	• Maintain features	High	Short term
3.0: Setting	• New structures within precinct discouraged	High	As needed
	• Heritage impact assessment	High	As needed
	• Landscape plan	Low	Medium term
4.0: Uses	• Community group use	High	Ongoing

	<ul style="list-style-type: none"> Understanding of the heritage values by community groups 	High	Ongoing
	<ul style="list-style-type: none"> Increased visitor numbers impact investigation 	Medium	Medium term
	<ul style="list-style-type: none"> Meet legislative requirements 	High	Ongoing
5.0: Research and Recording	<ul style="list-style-type: none"> Documentation of conservation works 	High	Ongoing
	<ul style="list-style-type: none"> Social significance investigation 	Medium	Medium term
	<ul style="list-style-type: none"> New research incorporated into future management plans 	Medium	As needed
	<ul style="list-style-type: none"> New interpretive methods devised and implemented 	Medium	Medium term
6.0: Maintenance	<ul style="list-style-type: none"> Assessment of policies 	High	Ongoing
	<ul style="list-style-type: none"> Maintenance schedule 	High	Short term
	<ul style="list-style-type: none"> Monitoring by groups using site 	High	Ongoing
	<ul style="list-style-type: none"> Community involvement 	Low	As needed

Maintenance Schedule

The following table provides a schedule for routine maintenance works. It outlines what should be checked, when it should be checked and suggested actions to deal with any problems.

Building Element	Inspect For	Frequency (months)	Action
Foundations	Subsidence and deterioration	12	Seek specialist advice
Walls	Brick and mortar fretting – rising damp or structural problems	6	Damp proof course or seek specialist advice
Roofing	Weather damage, loose sheets and leaks	After strong winds or every 6 months	Repair
Chimneys	Stability (leaning, brick or mortar fretting)	12	Seek specialist advice
Verandahs	Deterioration	6	Undertake remedial action
Eaves	Deterioration	12	Undertake remedial action
Doors	Damages	12	Undertake remedial action
Glazing	Broken panes	6	Repair
Paint	Peeling paint	12	Repaint
Gutters/Down pipes	Leaf litter	6	Clean out
	Leaks	12	Repair
Drains	Check that drains are clear	6	Clear drainage channels
Landscape/Gardens	Overgrown lawn	Biweekly	Mow
	Weeds and overgrown plants	3	Weed/Prune
	Fallen trees/branches	After strong winds or every 6 months	Remove Contact arborist
Fences	Broken wires and leaning posts	12	Repair
Road	Potholes and other hazards	12	Undertake remedial action

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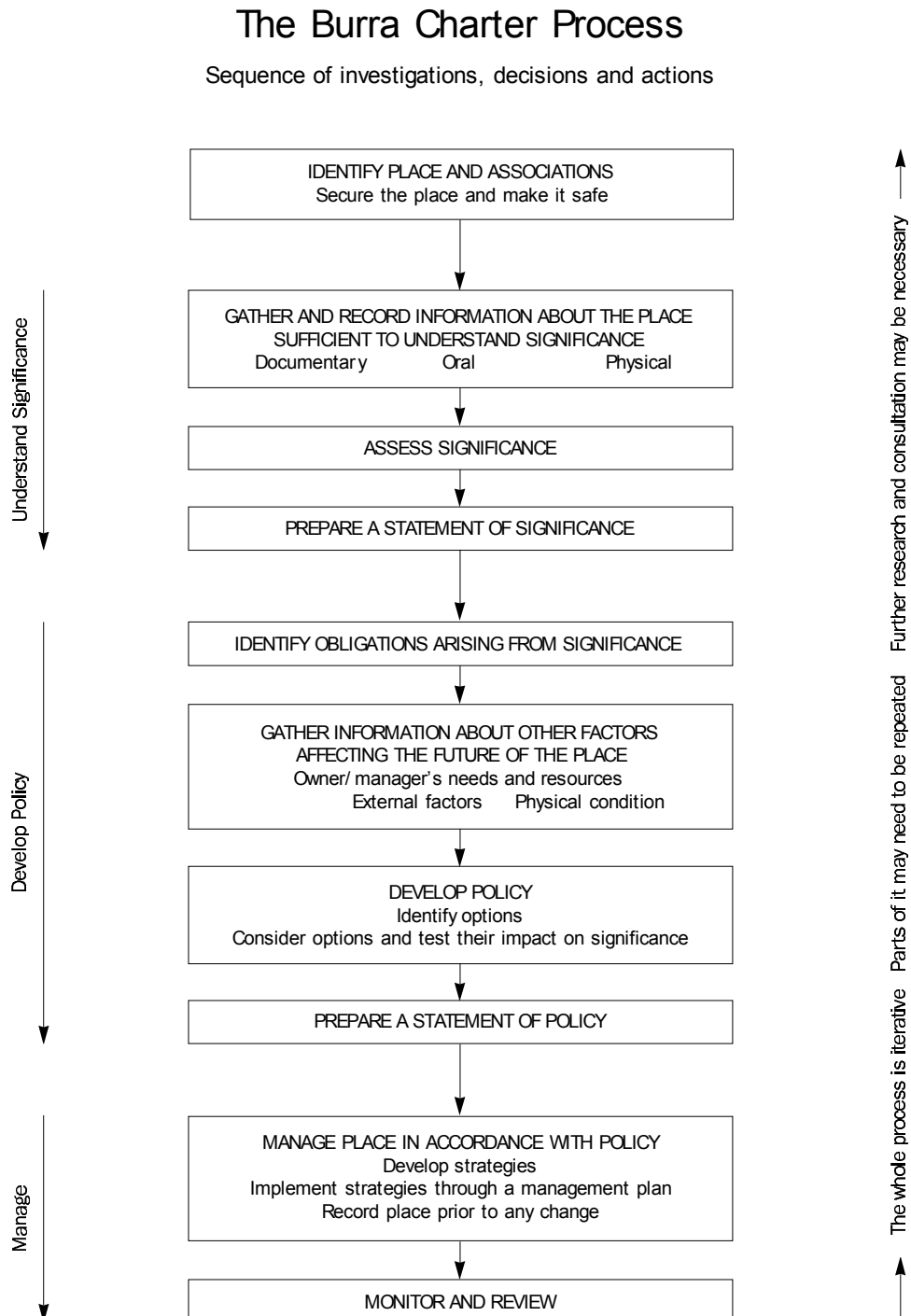
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APPENDICES

Appendix A: Burra Charter Process



Appendix B: Table Of Identified Risks To Main Building

Risks to the Old Bega Hospital: Main Building		
STRUCTURE ELEMENT	RISK	PHOTO
Roof	The majority of the roof is non-existent	
Exterior Brickwork	Possible rising damp in places as mortar joints are breaking down	
Windows	Some windows are non-existent	
	Broken glazing in north facing verandahs	
Chimneys	Possible structural instability of at least one chimney	

Gutters	Broken guttering on south-western roof.	
Interior	Significant weathering to remaining interior elements	
	Nesting birds	
	Weeds	
	Front door and room doors are non-existent	

Paint	Peeling in places and discolouration due to fire	
Landscape/Gardens	Northern gardens are overgrown and plants are encroaching into verandah spaces	