

HERITAGE IMPACT STATEMENT

Cooma District Hospital, 2A Bent Street, Cooma



April 2024



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HERITAGE IMPACT STATEMENT FOR COOMA DISTRICT HOSPITAL, 2A BENT STREET, COOMA

1.0 INTRODUCTION

1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for proposed works at the Cooma District Hospital, 2A Bent Street, Cooma.

The proposal involves the addition of key worker accommodation to the site, on the Bombala Street frontage.

Details of the development proposal have been prepared by Kearney Architecture.

The subject site is listed as an item of local heritage significance on Schedule 5 of the *Cooma-Monaro Local Environmental Plan (LEP) 2013* as 'Cooma District Hospital', item no. 143. It is also in the vicinity of a number of other listed items, identified in Section 4.0 of this report.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Cooma-Monaro LEP 2013* and the requirements of the *Cooma-Monaro Shire Development Control Plan (DCP)*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 UPDATED REPORT

A previous version of this report was prepared in June 2023 to accompany the REF application. Following the rejection of the REF, the proposal has been revised with new drawings prepared by Kearney Architecture.

Sections 6.0 and 7.0 of this report have been updated to reflect the current scheme.

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.4 SITE LOCATION

The site is located at 2A Bent Street, Cooma, a regional town located in southern New South Wales, at the intersection of the Monaro Highway and the Snowy Mountains Highway. The Monaro Highway becomes Bombala Street when it meets the southern outskirts of the town.

The Cooma District Hospital occupies the block bounded by Bombala Street to the east, Bent Street to the west, Victoria Street to the north, and Campbell Street to the south. It is identified as Lot 2 DP1161366 by the NSW Land Registry Services (LRS).

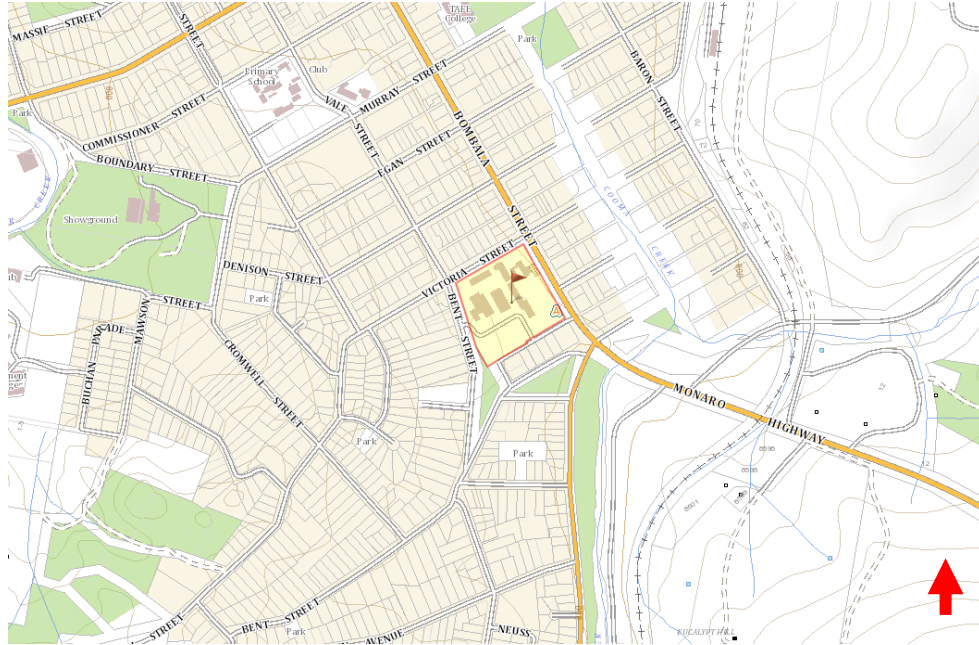


Figure 1: Street map with the subject site outlined in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Aerial map with the subject site outlined in red (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject site is listed as an item of local heritage significance on Schedule 5 of the *Cooma-Monaro Local Environmental Plan (LEP) 2013* as 'Cooma District Hospital', item no. 143. It is also in the vicinity of a number of other listed items, identified in Section 4.0 of this report.

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, roadways and distance, and do not warrant assessment as part of this report.

1.6 AUTHORSHIP

This report was prepared by Sophie Bock, Associate, using research and a history written by Dr Martina Muller, Historian.

1.7 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.8 COPYRIGHT

Copyright of this report remains with the author, NBRS. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

2.1 EARLY DEVELOPMENT OF COOMA

The Cooma-Monaro region is the traditional country of the Ngarigo people and their neighbours, the Walgalgu in the northwest, Ngunnawal in northeastern parts, and Bidjawal in the south.¹ The Ngarigo have a long and rich connection with the area which contains numerous significant sites, including the Coolamatong (Lambie Gorge) in Cooma, which is a Declared Aboriginal Place under the National Parks and Wildlife Act 1974.

White exploration of the area began in 1823, when Captain Mark Currie, Major John Ovens, Charles Throsby, Joseph Wild and an Aboriginal man set off from Moss Vale to explore the area south of Lake George, later known as the Monaro, likely following established Aboriginal tracks.² Crossing the Numeralla River, they probably reached the vicinity of the Bunyan area, but were soon forced to return.

Within a few years of this, squatters and shepherds occupied the Monaro, which is evidenced by John Lhotsky's 1834 account of his *Journey from Sydney to the Australian Alps*.³ By 1834, there was a station at Kuma (Cooma), managed by Mr Bath for Cooper and Levy. The station was later acquired by James Kirwan.

John Lambie, the Crown Lands Commissioner for Maneroo from 1837, constructed a residence and office on the south side of Lambie Street, claiming 512 hectares of the Kuma run as his property, known as Mr Lambie's Paddock.⁴

Kirwan established an inn some hundreds of metres from Lambie's place, on the junction of Cooma and Back Creeks and on the road to Kiandra, near the first Kuma hut. It was not until 1849 that surveyor Townsend laid out his plan for the Village of Cooma.

By that time, clusters of buildings had formed around Lambie's place (including a house, office and lock-up) and Kirwan's inn (including a store, blacksmith's shop, stable, wool store and stockyards). Two constables' huts were located between those two settlements, on Lambie Street.⁵

Blocks of land were sold from 1850 and development increased from "Lambie Street over the hill along Sharp Street and down around what is now Centennial Park. Several more slab and bark stores were built there and another hotel, called the Graziers Inn."⁶

After the discovery of gold in Kiandra in 1859, more buildings were added, and after the decline of the goldfields within a few years, people returned to Cooma to work, resulting in Cooma to become the commercial centre for the Monaro in the second half of the 19th Century.

¹ Suzannah Plowman, 'Cooma-Monaro Shire NSW Thematic History 1823-1945', September 2007, 6; 'Aboriginal Heritage in the Snowy Monaro Region', accessed 1 November 2022, <https://www.snowymonaro.nsw.gov.au/Community/Aboriginal-Communities>.

² Plowman, 'Cooma-Monaro Shire 1823-1945', 8.

³ Plowman, 10.

⁴ Plowman, 16.

⁵ Plowman, 16.

⁶ Plowman, 19.



Figure 3: Detail from Plan for the Village of Cooma at Monaro, 1873, with the older development located on Lambie Street on the left, and the more recent subdivision on the right. The approximate location of the hospital site is circled red (Source: National Library of Australia, nla.obj-230052502)⁷

2.2 PLANNING FOR THE COOMA HOSPITAL (1858)

On 25 September 1858, the Goulburn Herald reported that “steps are being taken by two or three gentlemen to establish a benevolent society and hospital in the township. There is certainly a need for such an institution, as the nearest hospital is at Queanbeyan, which is of course too far from here to be available in most instances. The fines for drunkenness and other charges, at Cooma and Bombala, with the addition of pound fees, would be quite sufficient for its support. It is a move in the right direction, and we cordially wish it the success it deserves.”⁸

This report followed a public meeting held on 20 September 1858, where a decision had been made to appoint a committee, consisting of various local people, including Rev Thomas Druitt, J. J. Ryall (Hon. Secretary) and J. Hain (Hon. Treasurer), as well as the medical officer at Cooma, Dr. J. W. C. Merryweather.⁹ The meeting was recorded in the first Minute Book of the Cooma Hospital.

⁷ ‘Plan for the Village of Cooma at Monaro in the County of Beresford [Cartographic Material] : Permanent Common’, National Library of Australia, accessed 1 November 2022, <https://nla.gov.au/nla.obj-230052502>.

⁸ ‘Country News’, *Goulburn Herald and County of Argyle Advertiser*, 25 September 1858, 3, <http://nla.gov.au/nla.news-article118245068>.

⁹ Eric Martin and Associates, ‘Statement of Heritage Impact for Proposed Redevelopment of Cooma Hospital’, 13 March 2018, 7; ‘Advertising’, *Goulburn Herald and County of Argyle Advertiser*, 9 October 1858, 3, <http://nla.gov.au/nla.news-article118247501>.

The government subsequently sanctioned the institution and allowed it to “collect all fines for drunkenness and some other offences, from Bombala to Cooma”.¹⁰ In January 1859, at their first annual meeting held at the Cooma court-house, the Benevolent Society appointed a matron and “arrangements were made for renting a building and other matters.”¹¹

The first building that served as a hospital for Cooma is said to have been “a hut in Lambie Street large enough to accommodate two patients and run by an ‘old woman’” named Kitty Birmingham, with the premises rented for five shillings a week from James Hain, the honorary treasurer of the Benevolent Society”.¹²

Its attending medical officer was John Winsor Collins Merryweather (1822-1891) who was the only doctor in the large district at the time.¹³ Born and educated in England, he had arrived in Sydney as a surgeon superintendent with his wife in 1854 and after registering with the NSW Medical Board in 1856, he had been appointed as the Government Medical Officer at Cooma that same year.¹⁴ The Medical Directory for NSW and Queensland noted him at Cooma Benevolent Asylum in 1860 while the Medical Directory (UK) summarised his position as Honorary Medical Officer, Cooma Benevolent Asylum, 1858-1864. This suggests that the hospital was initially known as Benevolent Asylum.

2.3 CONSTRUCTION OF COOMA HOSPITAL (1861 / 1867)

In August 1860, the members of the Cooma Hospital and Benevolent Asylum Society notified the public that they were about to erect a stone building for the reception of patients.¹⁵ This was to be the forerunner for a large, two-storey building the society planned to construct the following year, on a four-acre site granted by the government.

The large double storey building did not eventuate, but according to a heritage report for the Cooma District Hospital prepared by Eric Martin and Associates in 2018, a small stone building is said to have been constructed on the Bombala Street site in 1861, with small windows and thick walls, and potentially a thatched roof.¹⁶ The only sources cited in the report are from newspapers dated 1972 and 1980, so this information has to be taken with some caution. According to the 2018 report, the hospital was immediately considered as too small and local builder J. Mawson is said to have been employed to construct a larger building, incorporating at least some portions of the earlier stone building. No sources were provided to support this claim.

In 1911, the *Manaro Mercury* reported that “a hospital was established in a slab and bark hut near the Lord Raglan hotel, where it remained until 1867, when Judge Simpson opened the present one.”¹⁷

A four-acre site for the Benevolent Asylum, bounded by Vale, Victoria, Albert and Bombala Streets, was officially dedicated on 2 July 1863 (Figure 4).

¹⁰ ‘Country News’, *Goulburn Herald and County of Argyle Advertiser*, 20 November 1858, 3, <http://nla.gov.au/nla.news-article118246874>.

¹¹ ‘Cooma’, *Goulburn Herald and County of Argyle Advertiser*, 26 January 1859, 3, <http://nla.gov.au/nla.news-article118247735>.

¹² Eric Martin and Associates, ‘SHI 2018’, 6; this is corroborated by ‘Address to Mr. R. Dawson’, *Manaro Mercury, and Cooma and Bombala Advertiser*, 8 October 1887, 2, <http://nla.gov.au/nla.news-article119242983>.

¹³ ‘Manaroo’, *Sydney Morning Herald*, 17 January 1857, 7, <http://nla.gov.au/nla.news-article12991471>.

¹⁴ ‘John Winsor Collins Merryweather’, Australian Medical Pioneers Index, accessed 28 October 2022, <http://www.medicalpioneers.com/cgi-bin/index.cgi?detail=1&id=647>.

¹⁵ ‘Cooma’, *Empire*, 11 August 1860, 3, <http://nla.gov.au/nla.news-article60414769>.

¹⁶ Eric Martin and Associates, ‘SHI 2018’, 6–7.

¹⁷ ‘A History of Cooma’, *Manaro Mercury, and Cooma and Bombala Advertiser*, 24 November 1911, 2, <http://nla.gov.au/nla.news-article119112730>.



Figure 4: Detail from Plan for the Village of Cooma at Monaro, 1873, showing the site dedicated for the Benevolent Asylum on 2 July 1863. This was the future hospital site (Source: National Library of Australia, nla.obj-230052502)¹⁸

There is firm evidence that in 1865, the government granted £300 in aid of the erection of a Benevolent Asylum and Hospital at Cooma, under the condition that the amount was matched by private contributions.¹⁹ The final building was later said to have cost £550.²⁰

The date of 1867 is inscribed on the parapet of the original building, and a letter written by Archdeacon Druitt from 'The Parsonage' at Cooma to the treasurer of the Cooma Hospital, Alexander Montague, on 27 September 1867, shows that the new hospital was completed in 1867:

"As the new hospital is nearly complete I think it must be time to forward to you my promised contribution of 5/5/- towards the funds. ... It strikes me the best way of opening the new building will be by calling a meeting of all the subscribers, when the rules and regulations should be definitely settled and ordered to be printed, and a House Committee should be appointed with a proper secretary, etc., etc. ... Perhaps Monday, 21st October, would be a good day, of which timely notice could be given."²¹

In 1868, one year after the new hospital had been completed, subscriptions towards the hospital funds were still collected, at £5 per person.²² In February 1869, the "Rules and Regulations of the Cooma Hospital" were published "in accordance with a Resolution passed at the Annual Meeting of the Subscribers held on Monday, February 8, 1869."²³

According to the first paragraph of the Rules and Regulations, the object of the institution was "the relief of the sick poor, and to afford medical assistance in cases of accident, together with religious instruction and consolation in their distress; and that it be called the Cooma Hospital".²⁴

An annual general meeting was to be held in January, and the institution was to be under the management of a Treasurer, Secretary, and Committee, chosen at the annual general

¹⁸ 'Plan for the Village of Cooma at Monaro in the County of Beresford [Cartographic Material]'.

¹⁹ 'No. X. An Act to appropriate and apply out of the Consolidated Revenue Fund of New South Wales Certain Sums to Make Good the Supplies Granted for the Service of the Year 1865 and for the Year 1864 and Previous Years. [Assented to, 21st June, 1865.], *New South Wales Government Gazette*, 23 June 1865, 1403, <http://nla.gov.au/nla.news-article225852203>.

²⁰ 'A Tour to the South', *Australian Town and Country Journal*, 20 January 1872, 10, <http://nla.gov.au/nla.news-article70492300>.

According to the 2018 report by Eric Martin and Associates, the hospital was said to have cost £1,450, half of which was supplied by the government and the other half by private subscriptions, however, no sources to support this claim were provided, see Eric Martin and Associates, 'SHI 2018', 6.

²¹ 'Cooma Hospital', Monaro Pioneers, accessed 27 October 2022, <http://www.monaropioneers.com/hospital.htm>.

²² 'Water Police Court - Monday', *Empire*, 28 April 1868, 2, <http://nla.gov.au/nla.news-article60852708>.

²³ 'Advertising', *Manaro Mercury, and Cooma and Bombala Advertiser*, 19 February 1869, 2, <http://nla.gov.au/nla.news-article113961044>.

²⁴ 'Advertising'.

meeting to be held each January. Monthly meetings were to be held, at which the purchase of all supplies and payments of all accounts were to be authorised.

Admission to the hospital was upon payment of £3, “together with security for such further sum as may be required”, and patients also had to pay three shillings per day for expenses. Those wanting to be admitted also needed to procure a certificate from the Medical Officer, to prove that they were “a fit case for treatment.”²⁵ An exception was made for accidents, when people could be admitted without these entry requirements.

The medical officer was to be certified by the Medical Board of NSW as a duly qualified Medical Practitioner, and the officer was to visit the hospital daily, “if possible and when necessary”, keeping a record of all cases.²⁶

In 1864, Dr. Merryweather had moved to Woolloomooloo, and had been replaced by Dr. Lewis Gordon Davidson (c1841-1897) as the new Medical Officer.²⁷ Having completed his studies in Aberdeen (Scotland) in 1861, Davidson married Rose Emma Wilson in Cooma in 1865, and worked in the town until 1872, moving to Goulburn the following year.²⁸



Figure 5: Photograph likely showing the hospital as completed in 1867, containing two wards (Source: Eric Martin and Associates, *Statement of Heritage Impact for Proposed Redevelopment of Cooma Hospital*, 13 March 2018, 8, Figure 4, original held by CMHS)

2.3.1 CONSTRUCTION OF SOUTH-EAST WING (1878-79)

By early 1871 the hospital was out of debt, but the financial situation was dire and the annual report for 1870 (the fourth annual report for the hospital) noted that subscriptions from the district had fallen off and there was no support from the government.²⁹ The situation was

²⁵ 'Advertising'.

²⁶ 'Advertising'.

²⁷ 'Advertising', *Sydney Morning Herald*, 29 July 1864, 5, <http://nla.gov.au/nla.news-article13107889>.

²⁸ 'Lewis Gordon Davidson', accessed 28 October 2022, <http://www.medicalpioneers.com/cgi-bin/index.cgi?detail=1&id=1209>.

²⁹ 'Local Intelligence', *Manaro Mercury, and Cooma and Bombala Advertiser*, 4 February 1871, 2, <http://nla.gov.au/nla.news-article113960157>.

not improved the following year, and made worse by the removal of Dr. Davidson to Goulburn, being replaced by a quick succession of medical officers.³⁰

In January 1872, the first description of the hospital building was provided in the *Australian Town and Country Journal*:

"The Cooma hospital is a good stone building, erected at a cost of £550. The wards (2) are 21 by 8, and are remarkably clean. Dr. Davidson is the medical attendant, and Mr. J. Carter is the master. There was only one patient on the day of my visit. R. Dawson, Esq., P.M. is the president; A. Montague, Esq., J.P., hon. Treasurer; Mr. Heaney is hon. Secretary; the Revs. T. Druitt, Dean O'Brien, and W. Baker, vice-president."³¹

Despite this favourable description of the building, the committee decided at its meeting of 24 June 1872 to close the hospital and it was not reopened until 12 August 1872, after the government had allocated some money to the hospital.³² The annual report for 1872 also noted that subscriptions had increased in response to the committee's appeal the year before.

The slightly improved financial situation allowed the committee to tackle some building projects. By late July 1873, Mark Rollason had fenced the hospital frontage, and the committee expressed its hope that "the funds will soon enable the committee to enclose the whole of the hospital reserve, which contains a large portion of arable land that could be converted into a garden."³³

At the July 1873 meeting, the committee also "considered the advisability of calling for tenders for the erection of a casual ward and mortuary. All were agreed as to the necessity of the additional rooms; in fact, the matter had been discussed years ago, when two or three members advanced most of the money to erect the present building, but want of funds in hand interfered with their excellent intentions. With the exercise of due care, now that funds are available, and the addition of liberal donations on the part of the public, we hope to see the mortuary and casual ward soon erected."³⁴ The ward and mortuary were to be a separate building, however, they were not built until the 1890s.³⁵

Continuing problems with a lack of public interest and public funding delayed construction of new additions considerably. The 1875 annual report for Cooma Hospital noted that, due to insufficient support from the public of the district, the planned ward had still not been erected, and instead, numerous repairs had been carried out; there had been works to the bath, and the building was white washed and painted during 1875.³⁶ That year, the total of patients admitted to hospital was 19, including 4 receiving 'out-door' relief.

In June 1878, plans to add a new wing containing three rooms on the eastern side of the building were discussed at the monthly committee meeting.³⁷ The Rev. Canon Druitt offered to have proper plans and specifications prepared for the new wing. At the same time, it was

³⁰ 'Local Intelligence', *Manaro Mercury, and Cooma and Bombala Advertiser*, 10 February 1872, 2, <http://nla.gov.au/nla.news-article114398069>.

³¹ 'A Tour to the South.'

³² 'Local Intelligence', *Manaro Mercury, and Cooma and Bombala Advertiser*, 22 January 1873, 2, <http://nla.gov.au/nla.news-article114391579>.

³³ 'Cooma Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 2 August 1873, 2, <http://nla.gov.au/nla.news-article114396476>.

³⁴ 'Cooma Hospital'.

³⁵ 'Local Intelligence', *Manaro Mercury, and Cooma and Bombala Advertiser*, 9 July 1873, 2, <http://nla.gov.au/nla.news-article114397846>.

³⁶ 'Cooma Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 5 February 1876, 3, <http://nla.gov.au/nla.news-article114525456>.

³⁷ 'Cooma Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 1 June 1878, 3, <http://nla.gov.au/nla.news-article114518761>.

decided to fence in a portion of the hospital grounds with a new paling fence. Tenders were called in late August 1878.³⁸

By late October 1878, only one tender had been sent in for the additions, namely that of J. J. Mawson who offered to construct the new wing for £670.³⁹ Mawson's tender was accepted at the October meeting, with the specifications forwarded to the Rev Mr. Soares for inspection. A note of thanks was to be sent to the Rev. Mr. Leigh for "furnishing the plans and specifications for the additions to Cooma hospital."⁴⁰

Rev. R. Leigh had actually prepared the plans and specifications himself, and there was some subsequent discussion at the next meeting in November 1878 as to whether it was appropriate to forward the specifications to Rev. Soares. Two committee members felt that "the Rev. Mr. Leigh had been slighted in the matter, and Mr. Birch said an architect would have withdrawn the specifications under similar circumstances."⁴¹ At the same meeting, tenders for repairs to the well at the hospital were discussed. In November, the government approved £300 to be granted to the Cooma Hospital.⁴²

In July 1879, the committee had invited tenders for the erection of a bedroom and washhouse, and for fencing at the hospital.⁴³ The new bedroom, likely the matron's quarters, appears to have been added to the rear of the main hospital building.

The new wing on the south-eastern side was completed in 1879 as noted in the 1879 annual report:

"The additions to the building, which include wards specially set apart for the treatment of infectious diseases, and a surgery, have been completed at a cost of £708 1s. This extra accommodation was found necessary, and your Committee congratulate the subscribers in possessing so large and complete a building, which, with the exception of £85 due for the wardsmen and matron's quarters, is entirely free from debt."⁴⁴

At the annual meeting held in early 1880, the committee specifically thanked Rev. R. Leigh for preparing the plans and supervising the construction of the new wing.⁴⁵ In 1880, the remaining £75 were paid to J. J. Mawson for the building contract, £11 19s were paid for fencing labour and £5 for steps and pointing, as reported in the 1880 annual report.⁴⁶ During the following year, in 1881, a total of 33 patients were treated.⁴⁷

³⁸ 'Advertising', *Manaro Mercury, and Cooma and Bombala Advertiser*, 31 August 1878, 2, <http://nla.gov.au/nla.news-article114515196>.

³⁹ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 2 November 1878, 3, <http://nla.gov.au/nla.news-article114518445>.

⁴⁰ 'Cooma Hospital.'

⁴¹ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 30 November 1878, 3, <http://nla.gov.au/nla.news-article114515873>.

⁴² 'The Estimates.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 9 November 1878, 3, <http://nla.gov.au/nla.news-article114518017>.

⁴³ 'Advertising', *Manaro Mercury, and Cooma and Bombala Advertiser*, 23 July 1879, 2, <http://nla.gov.au/nla.news-article114516021>.

⁴⁴ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 31 January 1880, 3, <http://nla.gov.au/nla.news-article114519957>.

⁴⁵ 'Cooma Hospital.'

⁴⁶ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 26 January 1881, 3, <http://nla.gov.au/nla.news-article115713883>.

⁴⁷ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 1 February 1882, 3, <http://nla.gov.au/nla.news-article115707509>.

2.4 MINOR ADDITIONS TO THE HOSPITAL (1883-1895)

During 1883, the committee “contracted with Mr. J. Harris to erect a furnace and tank so as to produce hot or cold baths as may be required at the shortest possible notice.”⁴⁸ The floor of the matron’s sitting room was also repaired and by January 1884, when the annual general meeting took place, an undercover walkway from the sitting room to the wards of the hospital was under construction. A force pump was added to the hot water system in 1884, enabling the supply of hot water across the whole building. Another covered walkway was added, this time from the kitchen to the wards. This suggests that the kitchen and matron’s quarters were located behind the main hospital building, in one or two separate structures, connected to the wards by walkways.⁴⁹

In August 1891, tenders were invited for “building wash house, etc.” at Cooma Hospital, with quotes to be sent to P. Mullane.⁵⁰ At the annual general meeting in January 1892, it was reported that “several improvements have been effected, chief among which was the erection of a wash house etc. at a cost of £28 15s.”⁵¹ Among the expenditure noted were costs for “wallpaper, sheeting, etc” paid to H. Stewart, and for “contract wash house, etc.” paid to Bray and Livingstone.⁵²

In June 1895, a report about Cooma Hospital contained numerous criticisms of the institution, including that it had “no infectious diseases ward, no mortuary, no swag room” and that the doctors were not paid, among “a host of other things.”⁵³ The report also noted a “want of zeal” from the clergymen and ladies of Cooma and the district.



Figure 6: Photograph of Cooma Hospital as depicted in the *Sydney Mail* of 9 October 1897, showing the 1867 portion on the right and the 1878 wing on the left (Source: *Sydney Mail*, 9 October 1897, 761)⁵⁴

⁴⁸ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 2 February 1884, 3, <http://nla.gov.au/nla.news-article115712433>.

⁴⁹ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 28 January 1885, 3, <http://nla.gov.au/nla.news-article119055990>.

⁵⁰ 'Advertising', *Manaro Mercury, and Cooma and Bombala Advertiser*, 29 August 1891, 7, <http://nla.gov.au/nla.news-article119047963>.

⁵¹ 'Hospital Annual Meeting.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 30 January 1892, 7, <http://nla.gov.au/nla.news-article119416505>.

⁵² 'Hospital Annual Meeting.'

⁵³ 'A Drastic Report.', *Queanbeyan Observer*, 25 June 1895, 3, <http://nla.gov.au/nla.news-article240006299>.

⁵⁴ 'Cooma and the Manaro', *Sydney Mail and New South Wales Advertiser*, 9 October 1897, 761, <http://nla.gov.au/nla.news-article163795789>.

2.5 CONSTRUCTION OF FEVER WARD AND MORTUARY (1898)

The report in 1895 appears to have resulted in some building improvements during the late 1890s. A special government grant of £200 was allocated to Cooma Hospital in 1896,⁵⁵ and by early June 1898, the committee had accepted the tender of Titus Plackett, of Cooma, for the erection of a female fever ward for the sum of £225.⁵⁶ The building was of masonry construction in keeping with the earlier portions of the hospital, and was to be completed within 10 weeks, however, the work did not begin until the end of October.⁵⁷

By November 1898, a new mortuary was also finished, like the fever ward to the design by George D. Cochrane (also known as Cochran), well known architect in the Monaro district.⁵⁸ Although there were some quarrels about the lavishness and expense of the mortuary, it was seen as “a most useful portion of the institution; formerly they had to keep a dead body in the same room as the patients. The mortuary was a convenience for the medical officers when they wished to make a post mortem examination.”⁵⁹

It appears that the new facilities were added to the south-east of the 1878-79 wing, as shown in the postcard included in Figure 10.

In June 1899 a special meeting was held at the Council Chambers to discuss the ongoing financial difficulties of Cooma Hospital. The credit balance at the time was £1 12s 4d, while there were outstanding payments of £86 to be made. One member observed that the hospital was “the most unpopular institution in the district”, as about 20 or 30 people in total gave their subscriptions, and several members were in favour of closing the hospital again for some time.⁶⁰

Two months later, Mr. Leoni from the King Mine at Cowra Creek wrote to say that the men employed at the mine wanted to make fortnightly subscriptions to the hospital to secure a bed in case they had an accident at the mine, and several balls were held by private persons in aid of the hospital.⁶¹ Government grants and subsidies as well as increased subscriptions kept the institution going while major changes to the hospital administration were made, and by the end of 1900, their credit had increased to £500, however, there was not enough money to fund any major improvements to the building and it was not until 1905 that further additions were made.⁶²

However, on 14 November 1903, the site was officially dedicated as a hospital and a new grant document was issued in May 1904.⁶³ The site at that time still contained 4 acres and was bounded by Victoria, Vale, Albert and Bombala Streets.

⁵⁵ 'No. XXXIII. An Act to appropriate and Apply out of the Consolidated Revenue Fund of New South Wales (...)', *New South Wales Government Gazette*, 20 November 1896, 8373, <http://nla.gov.au/nla.news-article222829846>.

⁵⁶ 'New Hospital Wards at Cooma', *Australian Town and Country Journal*, 18 October 1905, 37, <http://nla.gov.au/nla.news-article71535771>.

⁵⁷ 'Local & General News', *Manaro Mercury, and Cooma and Bombala Advertiser*, 3 June 1898, 2, <http://nla.gov.au/nla.news-article119026998>; 'Cooma Hospital Meeting', *Manaro Mercury, and Cooma and Bombala Advertiser*, 16 September 1898, 2, <http://nla.gov.au/nla.news-article119035345>.

⁵⁸ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 11 November 1898, 2, <http://nla.gov.au/nla.news-article119032032>.

⁵⁹ 'Cooma Hospital Committee'.

⁶⁰ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 30 June 1899, 2, <http://nla.gov.au/nla.news-article119031055>.

⁶¹ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 11 August 1899, 2, <http://nla.gov.au/nla.news-article119029651>.

⁶² 'The Cooma Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 16 January 1901, 2, <http://nla.gov.au/nla.news-article119038093>; Eric Martin and Associates, 'SHI 2018', 9.

⁶³ NSW LRS, CT Vol 1532 fol 187. No title search was carried out during the preparation of this report.

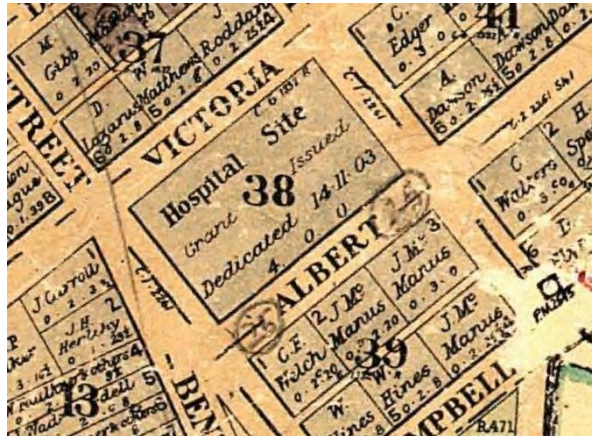


Figure 7: Map of the Parish of Cooma, County of Beresford, noting the dedication of the hospital site on 14 November 1903. Further allotments to the south of Albert Street were added to the site during the second half of the 20th Century (Source: NSW LRS, Historical Land Records Viewer, Parish Maps)

2.6 ADDITION OF 2 PRIVATE WARDS, LAUNDRY, BATHROOM & KITCHEN (1905)

On 11 October 1905, the opening of new private wards and other additions to the Cooma Hospital took place. The number of patients had increased during the previous seven years “from 39 indoor to 127 and from 17 outdoor to 190.”⁶⁴ During that time, “the hospital had been equipped with new bedsteads and bedding throughout, also surgical instruments; and now, at a cost of £700, two new private wards, improved nurses quarters, a laundry, a bathroom and a large kitchen were added. Mr. John Doney was the contractor, and Mr. G. D. Cochrane the architect. The committee also paid 50 for the furniture, and Rev. R. M. Turnbull has furnished a new private ward.”⁶⁵

The new facilities were added in the area “surrounding the matron’s quarters” to the rear of the hospital.⁶⁶ The *Manaro Mercury* of 13 October 1905 contained the following description of the new additions:

“The additions were planned with a view to the private wards being converted into nurses’ bedrooms, should such necessity arise in the future. The No. 1 private ward is 16ft long by 13ft. 6in. wide, and No. 2 of 20ft by 13ft.; while the nurse’s bedroom is 17ft. by 10ft. in. The kitchen is 17ft. square, the walls being 19ft. 3in. high. The laundry, which contains two copper boilers built in, with water laid on, and an ironing fireplace, is 13ft. by 12ft. 3in.; pantry 11ft. 3in. by 10ft. with shelving, etc., and water laid on. There is a verandah on two sides, 82 feet in length and 6ft. 6in. in width, with a small bath room leading off it for the use of the nurses, and water laid on. The water supply of the additions in tanks is of 3000 gallons, and there are ventilators in the walls and ceilings of the wards with a cowl on roof. The back area has been excavated and graded, with open drains to carry off the surface water.”⁶⁷

The private wards may have been added as an extension on the northern side of the 1867 portion (where private wards were still located by the late 1940s, see Figure 14). While the hospital still lacked a proper operating theatre, the *Australian Town and Country Journal* of 22 November 1905 reported favourably on the hospital:

⁶⁴ ‘New Hospital Wards at Cooma’.

⁶⁵ ‘New Hospital Wards at Cooma’.

⁶⁶ ‘Cooma Hospital Private Wards’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 13 October 1905, 2, <http://nla.gov.au/nla.news-article119093992>.

⁶⁷ ‘Cooma Hospital Private Wards’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 13 October 1905, 2, <http://nla.gov.au/nla.news-article119093992>.

"The District Hospital, which is now in its 46th year, serves nearly the whole of the Manaro district. The institution is situated in the town, and is equidistant from the post office and the railway station, and is connected with the leading business places, doctors' residences, chemists, hotels, and country stations by telephone. The building is of stone, lofty, and well ventilated, and contains a committee room, and three general wards, whilst attached to the main building are two fever wards, also built of stone. Additions, to the cost of nearly £700, were effected recently, the chief of these being two private wards, nurses' bedroom, and a large kitchen. And illustration of the opening ceremony was given in our issue of October 18. Or recent years, vast strides have been made in the efficiency of the institution and its equipment, and from the large district it serves, and the numbers of its patients treated, the Cooma Hospital may claim to be in the front rank of similar havens for the distressed sick."⁶⁸

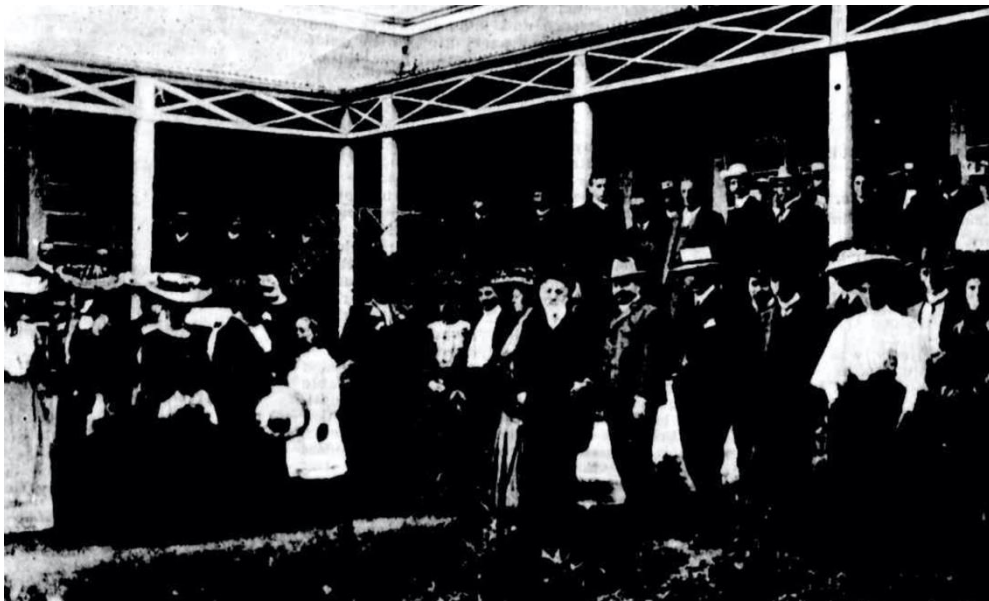


Figure 8: Photograph taken at the occasion of the opening of the new wards in October 1905 (Source: *In the Monaro District, Australian Town and Country Journal*, 22 November 1905, 37)⁶⁹

⁶⁸ 'In the Monaro District.', *Australian Town and Country Journal*, 22 November 1905, 33, <http://nla.gov.au/nla.news-article71537064>.

⁶⁹ 'New Hospital Wards at Cooma'.



Figure 9: Photograph of the Cooma Hospital Committee, 1905 (Source: *In the Monaro District*, Australian Town and Country Journal, 22 November 1905, 28)⁷⁰



Figure 10: Undated photograph of Cooma Hospital, with new additions visible on the left, set back from the front (likely female fever ward constructed in 1898) and original stone wall and timber paling fence at front. Stamp on reverse bears date of 1908 and the front wall was replaced that year (Source: State Library of NSW, Small Picture File, 'Box 34: Mitchell, Phillip O. to Moir, J.K.', PXA 2137/Box 34)

⁷⁰ 'In the Monaro District.', *Australian Town and Country Journal*, 22 November 1905, 28, <http://nla.gov.au/nla.news-article71537064>.

2.7 CONSTRUCTION OF OPERATING THEATRE AND ISOLATION BLOCK (1908-09)

While already in October 1906 the committee discussed the matter of an operating theatre, isolation ward and waiting room for outdoor patients with G. D. Cochrane, their architect,⁷¹ no further additions were made to the hospital until 1908, when increased patient admission required the addition of a new operating theatre and isolation ward, for which the government had granted £400 by early May 1908.⁷² By that time, it had been necessary to construct new fencing around the hospital grounds and construct a dwarf wall on the street, as the previous front fence (shown in Figure 6 and Figure 10) had been in a dilapidated state.

In October 1908, F. Trenchard Smith, architect, called tenders for an operation room and isolation block at the Cooma Hospital,⁷³ and on 20 October 1909, the *Goulburn Evening Post* reported that the “newly-erected operating theatre and isolation block were officially opened by Mr. Miller, M.L.A. These buildings were completed at a cost, including furnishing, of £780.”⁷⁴ The operating theatre was potentially added adjacent to the private wards constructed in 1905, as shown in a c1940s plan of the site included in Figure 14.

2.8 MINOR ALTERATIONS AND RENOVATIONS (1910S AND 1920S)

In May 1910, the committee resolved to erect a new verandah and make other improvements, as the hospital had received another government grant of £250.⁷⁵ In May 1911, the *Sydney Morning Herald* announced that the new operating theatre was to be enlarged and a new ward erected to the plans of G. D. Cochrane.⁷⁶ However, by August 1912, when the Premier of NSW made a stop at the hospital during a visit to Cooma, no works had been carried out, with the *Manaro Mercury* reporting the following:

“Mr Mitchell explained that the institution was originally a small cottage hospital, which had been added to. Some time since application was made to the Government for a grant for the purpose of building a large ward, owing to the increase in the number of patients. For the past three years the number of patients treated were: - 219, 227, and 235; there were 16 beds, and the daily average of patients was a fraction of 13. In addition, the outdoor patients treated were 169, 193, and 168 in the three years. The Board of Health officers recommended increased accommodation, and that the interior be entirely remodelled, and renovated. Last year a grant of £400 was made, but the architect’s estimate of the cost was £1200. Tenders were called for work up to £400, but the lowest was £600, or 50% above the amount allocated. Plans were submitted, but not approved of by the Board of Health. ... The original application was for £1200, for an eight bed ward, but the Board of Health said the plans did not shew sufficient space for six beds, and that would have cost over £600. The hospital expenditure was £150 a month.”⁷⁷

The Premier agreed that further accommodation was necessary, and was prepared to provide a grant, asking the Works Department to make alternative proposals for two large wards instead of the smaller wards proposed by Cochrane in 1912.⁷⁸ However, no major

⁷¹ ‘Cooma Hospital Committee’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 15 October 1906, 2, <http://nla.gov.au/nla.news-article119089051>.

⁷² ‘Cooma Hospital Saturday’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 4 May 1908, 2, <http://nla.gov.au/nla.news-article119102449>.

⁷³ ‘Building & Construction’, *Daily Telegraph*, 7 October 1908, 7, <http://nla.gov.au/nla.news-article238184272>.

⁷⁴ ‘Cooma Hospital Demonstration’, *Goulburn Evening Penny Post*, 21 October 1909, 2, <http://nla.gov.au/nla.news-article103673400>.

⁷⁵ ‘Hospitals’, *Sydney Morning Herald*, 13 May 1910, 10, <http://nla.gov.au/nla.news-article15130559>.

⁷⁶ ‘General Notes’, *Sydney Morning Herald*, 30 May 1911, 5, <http://nla.gov.au/nla.news-article15214481>.

⁷⁷ ‘The Cooma District Hospital’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 19 April 1912, 2, <http://nla.gov.au/nla.news-article119108311>.

⁷⁸ ‘Cooma Hospital Committee’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 2 August 1912, 2, <http://nla.gov.au/nla.news-article119128710>; ‘Cooma District Hospital’, *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 3 February 1913, 2, <http://nla.gov.au/nla.news-article119127297>.

works were carried out and by July 1914, the hospital funds were in a very low state and a special meeting was called to discuss how more money could be raised.⁷⁹ In August 1914, the department wrote that the work would be proceeded with as soon as the funds were available, however, at that same time Australia became involved in World War I and all plans were shelved.⁸⁰

In the meantime, some minor improvements to the isolation ward and female ward had likely been carried out at the end of 1913.⁸¹ In September 1916, a special meeting was called to discuss minor renovations to the Cooma Hospital, and the architect, G. D. Cochrane, submitted three tenders for discussion. The tender of John G. Smith, from Cooma, was accepted.⁸²

In December 1917, proposed alterations and additions to the hospital were discussed, which were to involve a septic tank and renovations to the operating theatre.⁸³ Installation of the new Montgomerie Neilson Non-Septic Tank was carried out in January 1918,⁸⁴ and by June 1918, renovations had been carried out to the operating theatre and women's ward, as well as minor repairs.⁸⁵

In October 1919, plans were made for the enlargement of the isolation area to create a new isolation block, at an estimated cost of £1375.⁸⁶ An application for funding was made to the government, which replied in January 1920 that there were no funds available.⁸⁷ In May 1920, the architect, G. D. Cochrane, reported that the alterations to the operating theatre had now been completed, and "the other renovations at the hospital were attended to."⁸⁸

⁷⁹ 'Cooma Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 27 July 1914, 3, <http://nla.gov.au/nla.news-article119123533>.

⁸⁰ 'Cooma Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 21 August 1914, 2, <http://nla.gov.au/nla.news-article119125152>.

⁸¹ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 18 August 1913, 2, <http://nla.gov.au/nla.news-article119124301>.

⁸² 'Cooma District Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 15 September 1916, 2, <http://nla.gov.au/nla.news-article119132256>.

⁸³ 'Cooma Hospital Requirements.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 3 December 1917, 2, <http://nla.gov.au/nla.news-article119065222>.

⁸⁴ 'Cooma District Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 28 January 1918, 2, <http://nla.gov.au/nla.news-article119059964>.

⁸⁵ 'Cooma District Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 17 June 1918, 2, <http://nla.gov.au/nla.news-article119066013>.

⁸⁶ 'Cooma Hospital Committee.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 13 October 1919, 2, <http://nla.gov.au/nla.news-article119065157>.

⁸⁷ 'Cooma Hospital Committee.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 9 January 1920, 2, <http://nla.gov.au/nla.news-article119074823>.

⁸⁸ 'Cooma Hospital Committee.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 14 May 1920, 2, <http://nla.gov.au/nla.news-article119072477>.



Figure 11: Photograph of Cooma Hospital, 1920, with c1908 front wall, verandah replacement (1910) and c1905 additions on the right (private wards) (Source: State Library of NSW, Small Picture File, 'Box 34: Mitchell, Phillip O. to Moir, J.K.', PXA 2137/Box 34)

By 15 September 1924, the government had forwarded plans for the proposed "covering-in of the verandah of the institution and the erection of an X-ray room. It was estimated that the cost would be £1087/5/0."⁸⁹ However, by October 1925, no works to enclose the verandahs had been carried out.⁹⁰ In March 1926, new plans were submitted for the approval of the committee and the charges for X-ray photographs was discussed.⁹¹ In May 1926, "with reference to the covering-in of the front verandah of the hospital the Improvement committee reported on the progress of the works,"⁹² and by July 1926, the supervising architect from Goulburn inspected the work, suggesting that at least part of the front verandah was enclosed at that time⁹³. By September 1926, the new X-ray plant was "in satisfactory operation."⁹⁴ This appears to have been built within the 1867 portion of the hospital (see Figure 14).

⁸⁹ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 15 September 1924, 2, <http://nla.gov.au/nla.news-article128925408>.

⁹⁰ 'Cooma District Hospital.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 9 October 1925, 2, <http://nla.gov.au/nla.news-article128925864>.

⁹¹ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 15 March 1926, 2, <http://nla.gov.au/nla.news-article118992029>.

⁹² 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 14 May 1926, 2, <http://nla.gov.au/nla.news-article118991061>.

⁹³ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 9 July 1926, 2, <http://nla.gov.au/nla.news-article118989114>.

⁹⁴ 'Cooma Hospital Committee.', *Manaro Mercury, and Cooma and Bombala Advertiser*, 10 September 1926, 2, <http://nla.gov.au/nla.news-article118988196>.



Figure 12: Detail from 1926 panorama of Cooma, showing the hospital site and its buildings at centre. The small building to the rear was likely the laundry. Next to it was a tennis court. The purpose of the building on the left, later demolished, is unclear (Source: State Library of NSW, FL8998744)⁹⁵

2.9 CONSTRUCTION OF NURSES' QUARTERS (1937) AND OTHER MINOR ADDITIONS AND ALTERATIONS (1928-1942)

On 30 May 1928, the *Sydney Morning Herald* reported that "rooms for the matron and nurses are to be built at the Cooma District Hospital."⁹⁶ By July 1928, the Works Department had accepted the tender of H. G. Allen for £750 for the provision of additional accommodation for nurses.⁹⁷ By April 1929, the government advised that the works had been completed, and although the hospital committee was not satisfied with part of the work, it paid their share, investing £600 for a new septic tank and the new nurses' quarters.⁹⁸ These rooms were likely added to the rear of the hospital, as an extension of the existing matron's quarters.

In September 1933, the government sought tenders for the erection of a new boiler house and additions and alterations to existing buildings, and separate tenders for installation of hot water and steam services and sterilizing plant.⁹⁹

In early 1937, the directors of the Cooma District Hospital "criticised the delay by the government in the building of the nurses quarters."¹⁰⁰ The hospital was severely overcrowded by then, and the nurses quarters were cramped. The planned new nurses' quarters, in a separate building, would free up the old nurses' quarters to accommodate patients. In September 1937, the tender of F. A. Goodwin, Auburn, was accepted, for the construction of the nurses' quarters, at £4350.¹⁰¹ It appears that the building was completed that year.

⁹⁵ 'Panorama of Cooma, N.S.W., 1926 / Photographer Unknown', Collection - State Library of NSW, accessed 31 October 2022, <https://collection.sl.nsw.gov.au/record/92eVgNNY>.

⁹⁶ 'Notes', *Sydney Morning Herald*, 30 May 1928, 11, <http://nla.gov.au/nla.news-article16468436>.

⁹⁷ 'Cooma District Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 30 July 1928, 2, <http://nla.gov.au/nla.news-article118985004>.

⁹⁸ 'Cooma Hospital Committee', *Manaro Mercury, and Cooma and Bombala Advertiser*, 19 April 1929, 2, <http://nla.gov.au/nla.news-article119083278>; 'Position of Cooma Hospital', *Manaro Mercury, and Cooma and Bombala Advertiser*, 19 December 1930, 2, <http://nla.gov.au/nla.news-article119083472>.

⁹⁹ 'Tenders', *Government Gazette of the State of New South Wales*, 1 September 1933, 3183, <http://nla.gov.au/nla.news-article223078881>.

¹⁰⁰ 'Cooma Hospital', *Sydney Morning Herald*, 2 February 1937, 9, <http://nla.gov.au/nla.news-article17305778>.

¹⁰¹ 'Government Contracts', *Sydney Morning Herald*, 7 September 1937, 5, <http://nla.gov.au/nla.news-article17398397>.

In September 1942, local tenders were to be called for the erection of a new laundry building, after the government had made available £260 for the hospital. This was to replace the old laundry which was described as “very primitive and most inadequate.”¹⁰²



Figure 13: 1944 aerial photograph showing the Cooma District Hospital Site. Of the buildings located at the site at that time, only the original hospital building and its 1878-79 wing on Bombala Street (Monaro Highway) (a) and the 1937 nurses' quarters on Victoria Street (b) remain standing. A tennis court was located near the south-western corner of the site (Source: Eric Martin and Associates, Statement of Heritage Impact for Proposed Redevelopment of Cooma Hospital', 13 March 2018, 10, Figure 7, original held by National Library of Australia, Bib ID 4329321)

A plan prepared in around the late 1940s shows the floor plan of the old hospital building at that time, including the various uses of rooms (Figure 14). The plan shows that the verandahs had been turned into private wards to create more space for patients. A Children's Ward was located in the kitchen and domestic quarters at the rear. These were connected with the hospital building by walkways.

¹⁰² 'Cooma Hospital Gets £260 Grant', *Braidwood Review and District Advocate*, 8 September 1942, 3, <http://nla.gov.au/nla.news-article119422089>.

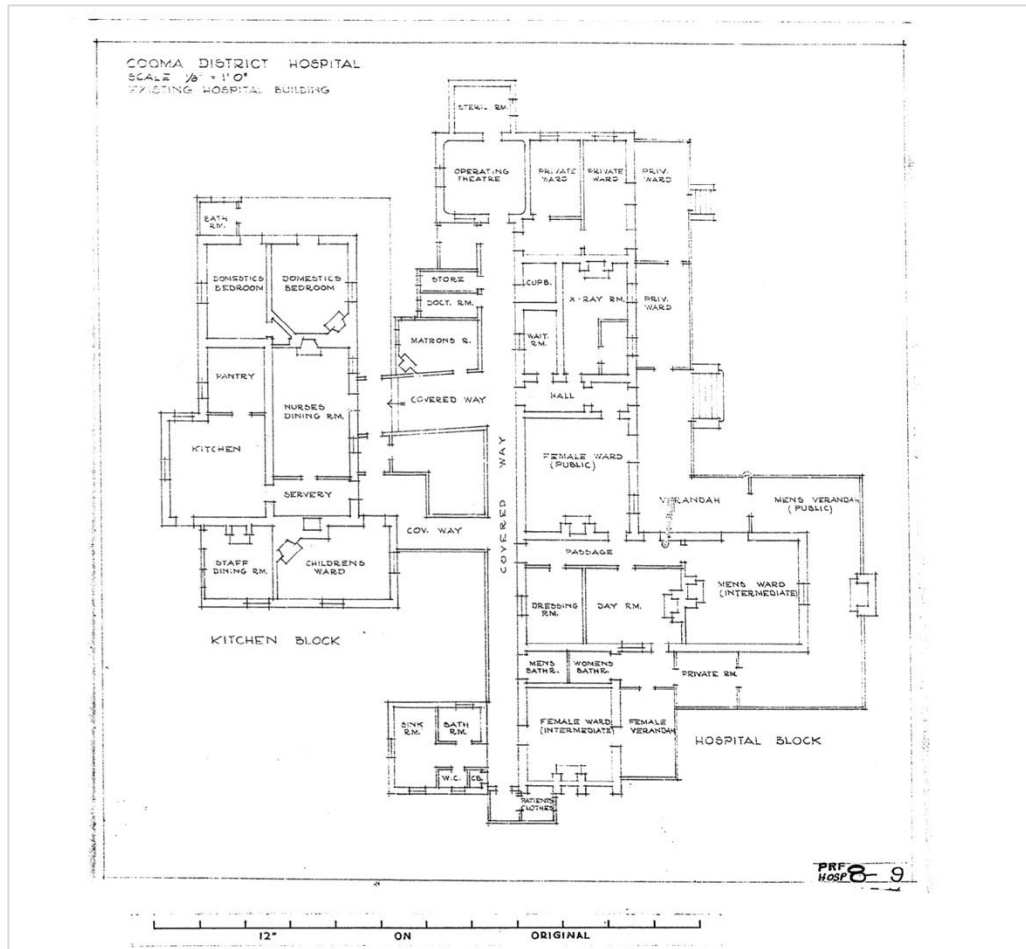


Figure 14: Undated floor plan for the Cooma Hospital, showing room configuration and uses at that time. The plan was likely prepared during the late 1940s (Source: NSW Plan Services (PWA), PRF-PH8-9, Cooma Hospital – Main Block – Floor plan)

2.10 OPENING OF MATERNITY UNIT (1952)

In February 1952, a new 17-bed maternity unit was opened.¹⁰³ There had been efforts from the late 1920s to establish a maternity hospital at the site, but it was not until 1946 that a £22,063 grant had been provided for a new maternity unit, together with money for extensions to the nurses quarters.¹⁰⁴ The tender of F. Mawson for a “new maternity block and covered way and additions to boiler house, etc., additions to nurses’ quarters and new mortuary” had been accepted shortly prior to allocation of the grant.¹⁰⁵

Due to a materials shortage, construction had been delayed, and by the time the new maternity unit was opened, the population within the health district had grown considerably, due to the Snowy Mountains Hydro-Electric Scheme.¹⁰⁶ A maternity unit had been operating from a small building located about half a mile away until then. The new unit was built in the District Hospital grounds and was connected with the existing hospital by a glassed-in covered way. The *Farmer and Settler* of 22 February 1952 reported that “the walls of the new

¹⁰³ 'Countrywomen's Interests', *Farmer and Settler*, 22 February 1952, 14, <http://nla.gov.au/nla.news-article117545591>.

¹⁰⁴ 'Cooma District Hospital.', *Manaro Mercury*, and *Cooma and Bombala Advertiser*, 19 March 1928, 2, <http://nla.gov.au/nla.news-article118987016>; '£22,963 Grant for Cooma', *Braidwood Dispatch and Mining Journal*, 11 October 1946, 4, <http://nla.gov.au/nla.news-article119261722>

¹⁰⁵ 'Tenders Accepted or Received', *Construction*, 9 October 1946, 13, <http://nla.gov.au/nla.news-article222874820>.

¹⁰⁶ 'Countrywomen's Interests'.

hospital are pastel-shaded, with gaily-colored curtains and hangings. It is delightfully cool in summer and is heated throughout in winter by the main boiler system in the hospital grounds."¹⁰⁷

Several memorial tablets were affixed to the new building, including one acknowledging the donations from the people of Numeralla in memory of Mrs. Caroline Ross (1876-1947) and donations towards the nursery from the people of Cooma district in memory of Mrs Mary Lloyd (1871-1946). Tablets commemorating the work and contributions towards the hospital of the Monaro Women's Progress Association and Country Women's Association were affixed in the entrance hall of the new unit.¹⁰⁸

The new maternity unit contained a kitchen, but food was still prepared in the main hospital kitchen. The unit contained one four-bed public ward, five two-bed wards, and three single-bed wards.¹⁰⁹ It appears that the extensions to the nurses' home were also carried out at that time, in 1952, involving an extension of the 1937 building on the western side.

The maternity unit was only one of several new buildings planned for the hospital site, as shown on a sketch site plan dated July 1950 (Figure 15). The plan shows the existing nurses' quarters laundry, tennis court and hospital block on the site, including rear kitchen block and boiler house, with additional new buildings such as the maternity block, female public & children's wards in the north-eastern corner of the site, and male ward block, servery and additional block to the south of the existing hospital. These buildings were subsequently largely built as shown during the 1950s, with additional buildings added adjacent to the nurses' quarters and elsewhere. The larger building shown in Figure 12 was demolished at that time.

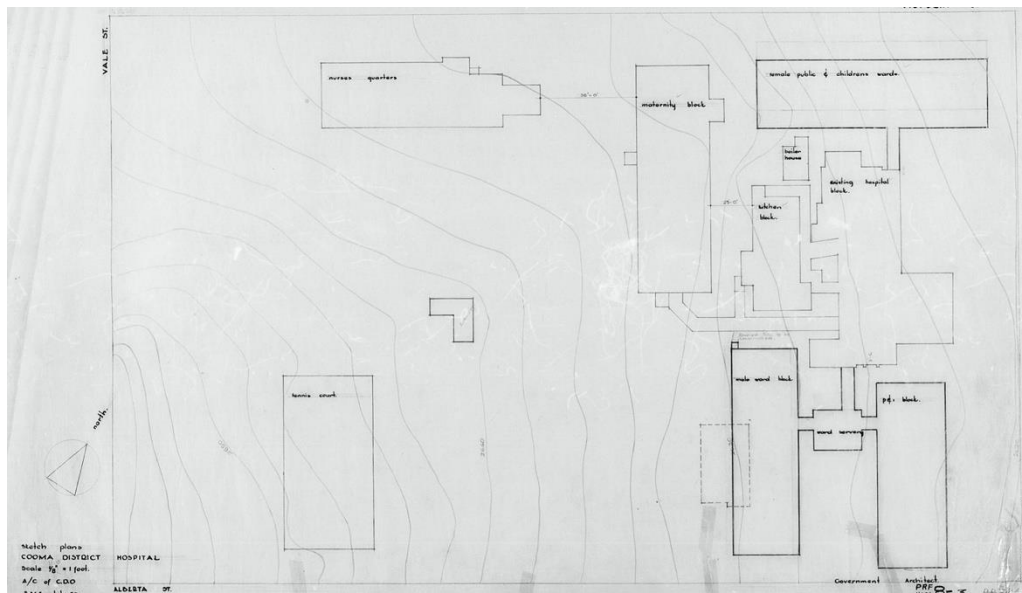


Figure 15: Sketch site plan for the Cooma Hospital, dated July 1950, showing the layout of existing and proposed new buildings at the hospital site (Source: NSW Plan Services (PWA), PRF-PH8-3, Cooma Hospital – Site plan)

¹⁰⁷ 'Countrywomen's Interests'.

¹⁰⁸ 'Countrywomen's Interests'.

¹⁰⁹ 'Countrywomen's Interests'.

2.11 CONSTRUCTION OF PREFABRICATED BUILDINGS (1952-56)

During the 1950s, due to the influx of workers as part of the Snowy Mountains Hydro-Electric Scheme, several prefabricated buildings imported from England were constructed at the hospital site, none of which remain standing today.

By February 1952, a tender for a new 104-bed District Hospital was being considered by the Hospitals Commission. These were prefabricated structures, for which the materials had been imported from Europe and the foundations had been laid by then. The total cost was covered by the government, including £244,000 spent for the new pre-fabricated units and "£37,500 for the remodelling and extension of the existing hospital and its services."¹¹⁰ Orders for the pre-fabricated buildings, including two 40-bed wards units, and two units for nurses' accommodation, had been placed in England already back in 1950.¹¹¹ Work had ceased as the government money was being diverted to "dig holes, tunnels, subways, etc" in Sydney, but had now re-started.¹¹²

The planned new additions were to include an 80-bed general ward hospital and a nurses' home with 58 beds. Included were an "x-ray department, administration buildings, out-patients' and casualty departments."¹¹³

In April 1952, it was reported that three big prefabricated units costing £281,500 were "going up at Cooma hospital."¹¹⁴ However, construction "petered out"¹¹⁵ again and it was not until 6 December 1953 that the first building, a new 28-bed male ward, was officially opened on 6 December 1953, as the second aluminium prefabricated hospital unit of that type finished in NSW (the first being a 40-bed maternity unit in Manly).¹¹⁶ Several such hospital buildings were planned to be built in other locations, including at Canterbury, Parramatta, Gilgandra, Barham, Guyra, Liverpool and Fairfield.

In January 1954, tenders were called for steam and hot waters systems at "New Prefabricated Buildings (Nurses' and Domestic's Quarters), "Prefabricated Administration Block, Operating Block and Female Ward Block" and "New Laundry Block".¹¹⁷

In February 1954, tenders "for erection and completion of Pre-fabricated Buildings (Fresh tenders to amended plans and specifications)" were called by the Department of Public Works.¹¹⁸ In August 1954, the *Sydney Morning Herald* reported that the new male bed ward had "brought the accommodation for general patients to 54 beds, and work was well ahead on prefab. and nurses' quarters."¹¹⁹

In early July 1955, the new Nurses' Home was ready for occupation. The *Farmer and Settler* reported in June 1955 that "the modern 43 bed-roomed home is one of the main units in the hospital building expansion scheme which is rapidly nearing completion."¹²⁰ The newly erected domestic block, laundry and new private and intermediate wards were also expected to be occupied within weeks, with the painters putting their finishing touches to the buildings. The nurses' home was to have dove-grey corridors with pastel green ceilings, and the rooms

¹¹⁰ 'Countrywomen's Interests'.

¹¹¹ 'Local and General', *Tumut and Adelong Times*, 8 August 1950, 2, <http://nla.gov.au/nla.news-article139314607>.

¹¹² 'Notes from the City', *Scone Advocate*, 20 March 1953, 5, <http://nla.gov.au/nla.news-article162699920>.

¹¹³ 'Countrywomen's Interests'.

¹¹⁴ 'Old Kempsey-lte?', *Macleay Argus*, 16 April 1952, 1, <http://nla.gov.au/nla.news-article234652797>.

¹¹⁵ 'Notes from the City'.

¹¹⁶ 'New Ward At Cooma', *Sydney Morning Herald*, 7 December 1953, 6, <http://nla.gov.au/nla.news-article18399937>.

¹¹⁷ 'Tenders', *Government Gazette of the State of New South Wales*, 8 January 1954, 19, <http://nla.gov.au/nla.news-article220288412>.

¹¹⁸ 'Advertising', *South Coast Times and Wollongong Argus*, 22 February 1954, 13, <http://nla.gov.au/nla.news-article142725915>.

¹¹⁹ 'Hospital Bed Cost Reduced', *Sydney Morning Herald*, 23 August 1954, 6, <http://nla.gov.au/nla.news-article18440202>.

¹²⁰ 'New Nurses Home At Cooma', *Farmer and Settler*, 24 June 1955, <http://nla.gov.au/nla.news-article123146871>.

had individual colour schemes. The home included a large study, reading room and sun room for the nurses and a large recreation room with kitchenette.

The domestic quarters were to contain laundrette, kitchenette, showers and toilets, and were painted in pastel colours to match the nurses' block. By June 1955, female patients were still housed in the old hospital building, but their ward and the private and intermediate ward were also only waiting to be painted. At the same time, the hospital administration and surgical sections were preparing to move from the old hospital buildings to their new buildings. The *Farmer and Settler* noted that "the old stone and brick hospital building will still be in use for some years yet, although it may not have the glow and color of the new buildings which have sprung up around it."¹²¹

It appears that work continued to be carried out until at least May 1956, when the hospital offered positions for pathological technicians and radiographers for "new department opening soon."¹²² According to the 2018 heritage report, the prefabricated Private and Intermediate Ward was opened in 1956, together with the Nurses' Quarters, Administration and Operation Block, and the Physiotherapy Department and specialist X-ray service.¹²³ This was followed by the opening of the new Children's Ward and Pathology Department in 1957.

A plan prepared during the 1950s for "remodelling of existing hospital buildings" (undated) shows the location and uses of the new prefabricated buildings, as well as existing buildings at the hospital (Figure 16).

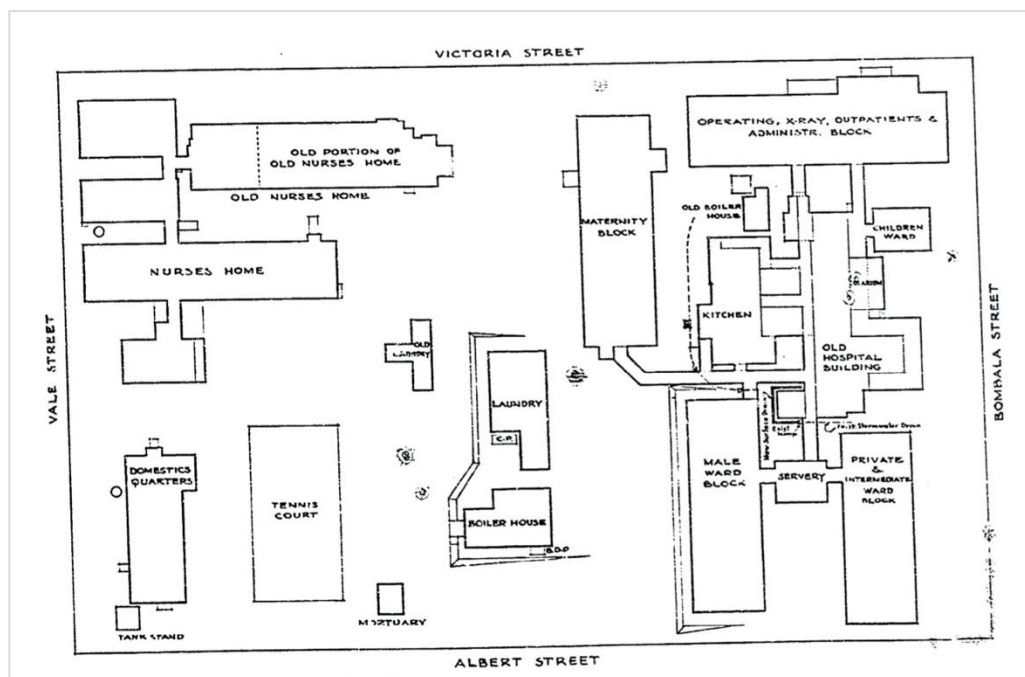


Figure 16: c1950s block plan for the Cooma Hospital, included in undated and unsigned drawing for "remodelling of existing hospital building", showing the location of existing and proposed new buildings at the hospital site. (Source: NSW Plan Services (PWA), PH52-32 – Cooma Hospital – Existing Building Remodelling – Site & Floor Plan – Elevations & Sections)

¹²¹ 'New Nurses Home At Cooma'.

¹²² 'Advertising', *Argus*, 12 May 1956, 27, <http://nla.gov.au/nla.news-article71802438>.

¹²³ Eric Martin and Associates, 'SHI 2018', 11.

2.12 ALTERATIONS TO EXISTING HOSPITAL AND NEW KITCHEN (1951, 1959)

The new children's ward was likely also a new prefabricated wing added to the north-east of the original 1860s hospital portion, forming a courtyard area in front of the hospital. Plans signed by Government Architect Cobden Parkes on 8 August 1951, for "remodelling of existing hospital buildings" note this new wing as a female ward (Figure 18). Like all planned prefabricated buildings, it was to be connected with the old hospital via a prefabricated link.

The 1951 plan proposed various alterations to the existing hospital, which largely appear to have not been carried out, apart from the new children's ward completed in 1957. Similarly, earlier plans for changes to the hospital, signed by Cobden Parkes on 7 July 1950, showing the "suggested layout of existing buildings" were only made as part of the preliminary planning stages and not carried out (Figure 17).

An alternative plan for "remodelling of existing hospital buildings", undated and unsigned, also showed proposed changes, with the new ward in front of the hospital planned to be converted to a temporary kitchen, while the old kitchen was being re-configured (Figure 19 and Figure 20). This plan also appears to have not been carried out.

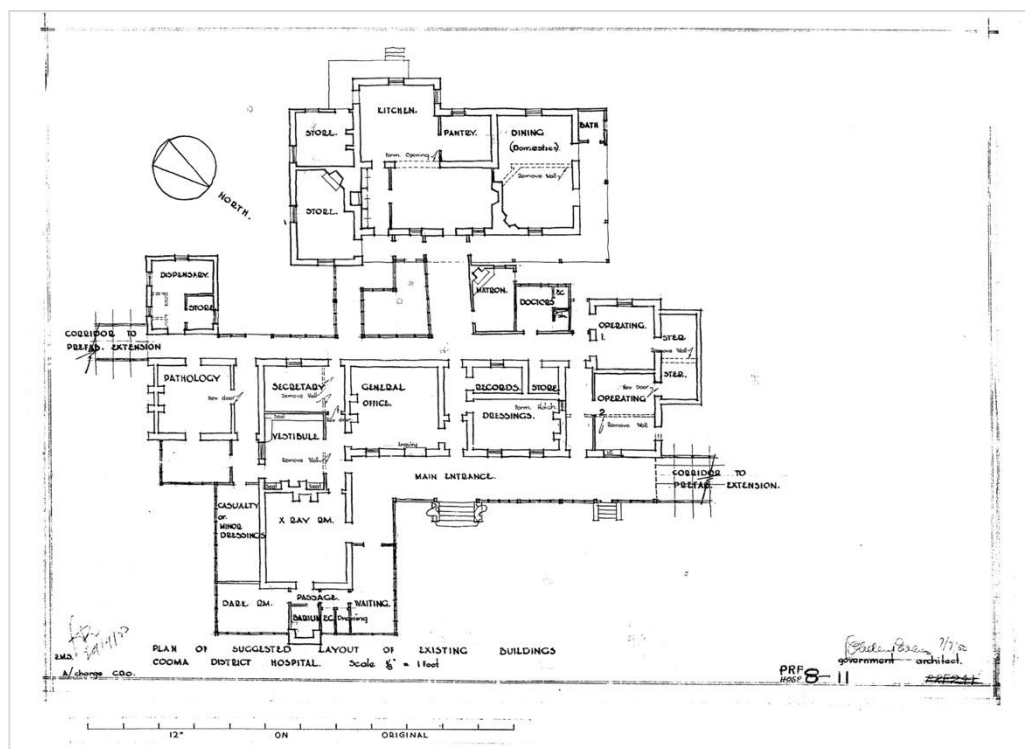


Figure 17: "Plan of suggested layout of existing buildings", signed by Government Architect Cobden Parkes on 7 July 1950, showing planned alterations to the hospital. These were likely not carried out as shown (Source: NSW Plan Services (PWA), PRF-PH8-11 – Cooma Hospital – Main Block – Plan)

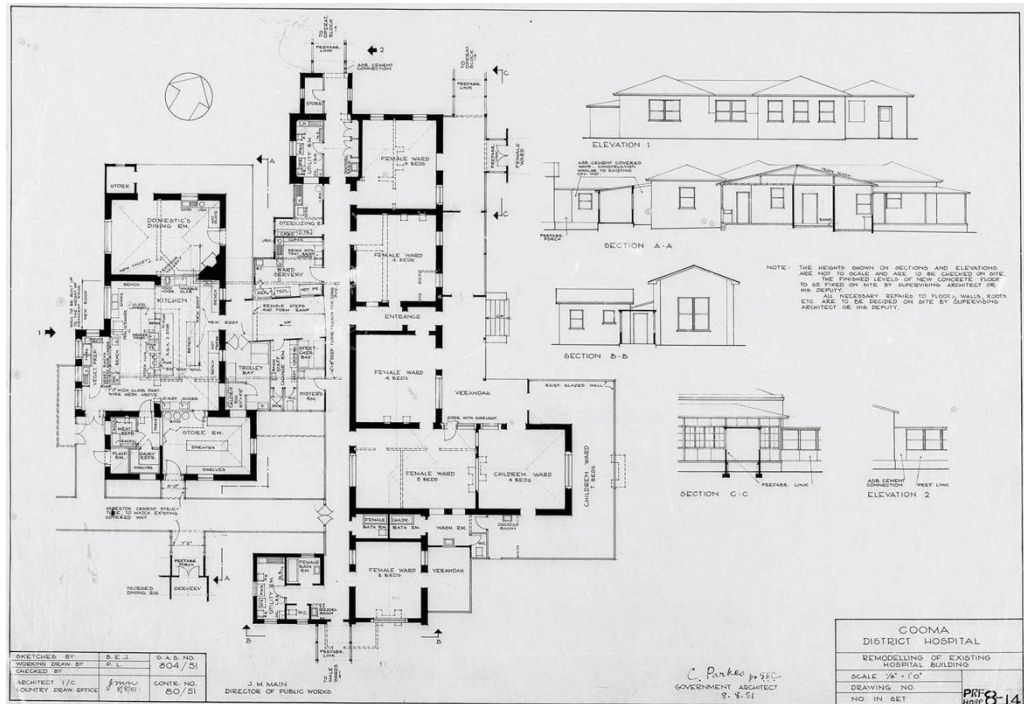


Figure 18: Plan for "remodelling of existing hospital building", signed by Government Architect Cobden Parkes on 8 August 1951, showing planned alterations to the hospital. These were likely not carried out as shown, but show the planned prefabricated links to new buildings, including the new 'female ward' in front of the old hospital building. (Source: NSW Plan Services (PWA), PRF-PH8-14 – Cooma Hospital – Existing Building Remodelling – Floor Plan – Elevations & Sections)

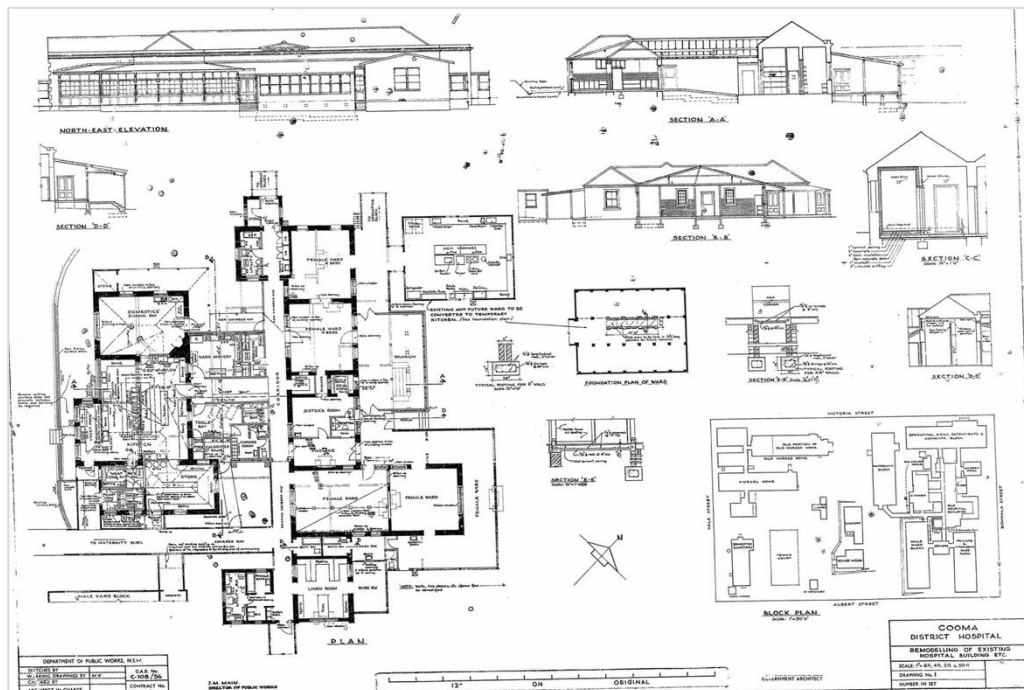


Figure 19: c1950s drawing for "remodelling of existing hospital building", undated and unsigned, showing planned alterations to the hospital. These were likely not carried out as shown. (Source: NSW Plan Services (PWA), PH52-32 – Cooma Hospital – Existing Building Remodelling – Site & Floor Plan – Elevations & Sections)

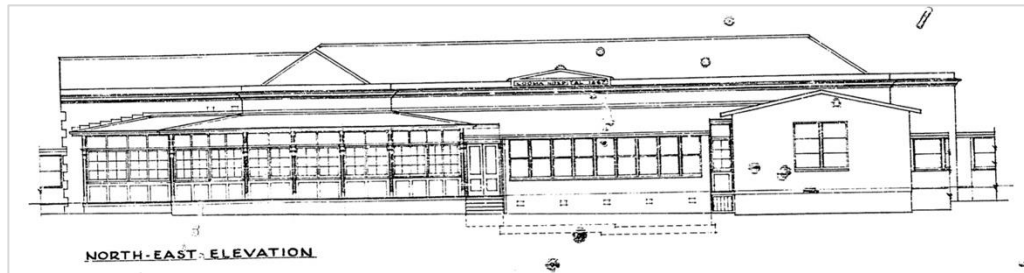


Figure 20: Detail from drawing for “remodelling of existing hospital building”, undated and unsigned, showing the enclosed north-east elevation of the building, with new ward on the right. (Source: NSW Plan Services (PWA), PH52-32 – Cooma Hospital – Existing Building Remodelling – Site & Floor Plan – Elevations & Sections)

On 24 November December 1958, new plans for “alterations and additions to the Cooma District Hospital” were signed by the new Government Architect, Edward H. Farmer (Figure 21). These were working drawings prepared by North Sydney architects, H. E. Budden Nangle & Michael, hence likely used for construction. They showed the existing children’s ward in front of the hospital, as well as existing links with prefabricated buildings.

Various original fireplaces and internal walls were to be demolished within the old hospital building at that time, and old windows and doors bricked up and new openings created and doors widened. A portion of the front verandah roof was to be demolished and replaced with a new roof, and a new ward servery, sisters’ room and utility room added to the front of the building. The old operating theatre was to be altered into a new sterilizing room, and new bathrooms were created between the old male and female wards.

In December 1958, the government sought tenders for a new kitchen and alterations to the existing hospital.¹²⁴ The new kitchen was constructed to the south-west of the old hospital building, to the south of the 1952 maternity unit, and is still located at the site.¹²⁵

As part of the project, the old service buildings to the rear of the hospital were demolished and replaced by a new, small wing extending from the hospital towards the west (later part of the Staff Education Centre) (Figure 22). The old buildings were gone by July 1960 (Figure 23).

By 1960, the residence that later became the Jack Howard Memorial Day Care and Rehabilitation Centre, to the south of Albert Street, had also been constructed (see Figure 22). This was not yet part of the hospital at that time.

¹²⁴ ‘Tenders’, *Government Gazette of the State of New South Wales*, 24 December 1958, 3978, <http://nla.gov.au/nla.news-article220267190>.

¹²⁵ Eric Martin and Associates, ‘SHI 2018’, 19.

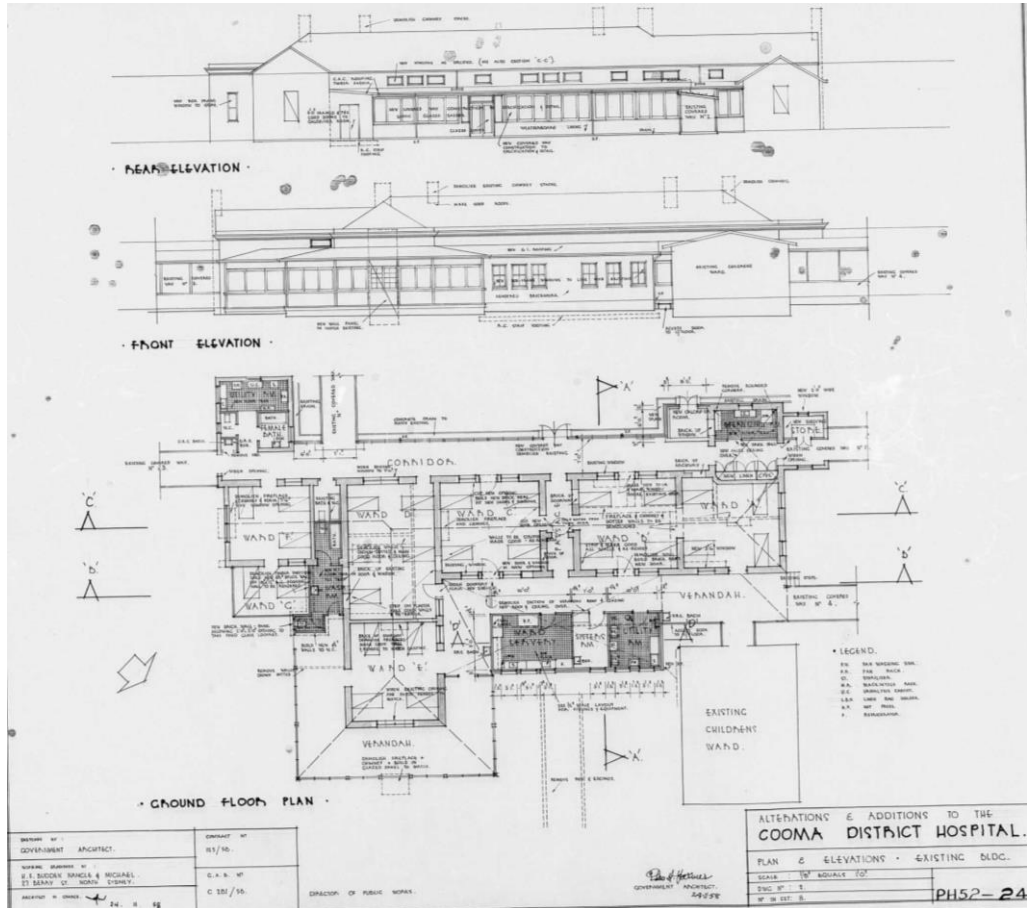


Figure 21: Detail from drawing for “Alterations & Additions to the Cooma District Hospital”, signed by Government Architect, E. H. Farmer, on 24 November 1958, showing proposed alterations, with the existing childrens ward noted in front of the building. This had been completed in 1957 (Source: NSW Plan Services (PWA), PH52-24 – Cooma Hospital – Existing Buildings – Floor Plan – Elevations)



Figure 22: 1960 aerial photograph showing the Cooma District Hospital. The site contained various prefabricated buildings imported from England at the time, all of which were subsequently demolished. Apart from the original hospital (a) and 1937 nurses' quarters (b), the site now also contained the 1952 maternity unit (c) and 1959 kitchen block (d) – these remain standing today. The old service quarters to the rear of the hospital were demolished at the time, and a new wing constructed (e, later part of Staff Education Centre) while another ward was added to the north of the 1860s hospital portion (f) (Source: Eric Martin and Associates, Statement of Heritage Impact for Proposed Redevelopment of Cooma Hospital', 13 March 2018, 12, Figure 8, original held by National Library of Australia, Bib ID 4329322)



Figure 23: 1960 - aerial photograph dated 24 July 1960 showing the Cooma District Hospital site. The old buildings behind the original hospital have been demolished by that time, and a new wing constructed (circled red). (Source: NSW Spatial Services, Historical Imagery, 535-07-076)

2.13 ALTERATIONS AND ADDITIONS (1960-1980)

After the hospital had been recognised as a training school for general nurses in 1959, a new Nurses Training School Building was constructed and opened by the Minister for Health on 13 October 1962.¹²⁶ The building was constructed at a cost of \$6,010, partly funded by the Hospital Commission and the Snowy Mountains Authority.

¹²⁶ Where not otherwise noted, the following information has been summarised from Eric Martin and Associates, 12–13.

The X-ray plant was modernised in 1968. On 14 April 1975, a Community Health Centre officially commenced operations on Vale Street. By 1977 at the latest, a building had been constructed on the corner of Albert and Bombala Streets (Figure 24). This may potentially have been the Nurses Training School built in 1962.

While agitation for a new hospital had begun in 1965 and extensions had been planned since 1972, with preliminary plans prepared in 1974-75 by Bob Rolfe, architect, a Master Development Plan for Cooma Hospital was prepared in 1976. This proposed the redevelopment of the hospital in five stages, to allow for the hospital's ongoing operation.

During the 1978-79 annual reporting year, the NSW Public Works Department noted that refurbishment of the kitchen at Cooma Hospital was carried out.¹²⁷ By 1979, a residence on the south side of Albert Street had been acquired by the hospital and was opened as the Jack Howard Memorial Day Care and Rehabilitation Centre, remodelled for that purpose at a cost of \$43,400. At the same time, the Community Health Centre was accommodated at the hospital, and a new mobile X-ray unit was installed.



Figure 24: 1977 - aerial photograph dated 6 January 1977, showing the Cooma District Hospital site. A new building is located on the corner of Bombala and Albert Streets which today forms part of the Ambulance Station (circled red). (Source: NSW Spatial Services, Historical Imagery, 2429-04-052)

2.14 FIRST STAGE OF COOMA HOSPITAL REDEVELOPMENT (1980-1981)

In March 1978, the government announced a \$8 million redevelopment of Cooma Hospital, involving progressive demolition of existing hospital buildings and replacement with new buildings, including a 60-bed ward block.¹²⁸

In early 1980, the Health Commission of NSW sought the services of “a competent Clerk of Works for the Cooma District Hospital Stage 1 Development Project, which involves

¹²⁷ NSW Public Works Department Annual Report, 1978-79, https://media.opengov.nsw.gov.au/pairtree_root/d8/ce/46/09/1e/25/2c/d3/03/be/3f/9b/48/8e/79/f7/obj/document.pdf

¹²⁸ Cooma Hospital, Sydney Morning Herald Archive, 15 March 1978, 10.

construction of a new 60-bed ward block and separate services block with a project budget in excess of \$3,000,000".¹²⁹

Stage 1, involving the Ward Block and Services Building, was designed by Melbourne architects, Yuncken Freeman Pty Ltd, and built by Hughes Bros Pty Ltd.¹³⁰ Plans prepared by the architects in 1976 and 1979 for Stage 1 are held by the University of Melbourne Archives, which also hold a number of photographs.¹³¹

Founded in 1933 and dissolved in 1992, Yuncken Freeman were a prominent architectural practice that designed various hospital buildings and were involved in significant buildings including "the Sidney Myer Music Bowl (Reynolds Award 1959), AON Centre (Victorian Architecture Medal 1967), Treasury Place (RAIA Victorian Bronze Medal for Excellence 1970), Eagle House (RAIA Award of Merit 1972), BHP House (RVIA Victorian Architects Award (1975) and the Master Plan for Latrobe University as well as number of significant projects in Melbourne, Canberra and abroad."¹³²

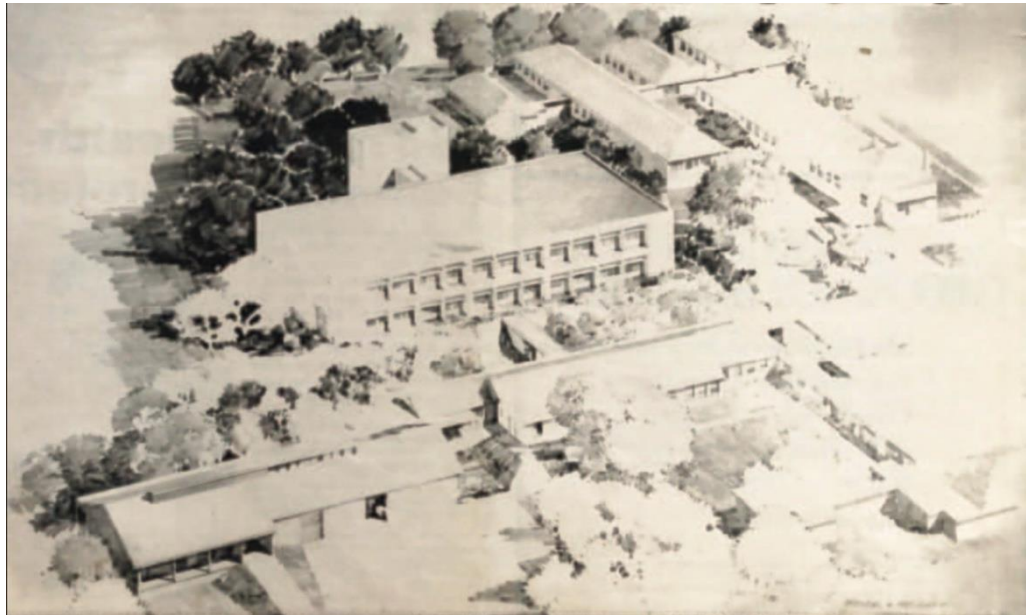


Figure 25: Sketch drawing showing the proposed new Ward Block (at centre) and Service Wing (bottom left). A covered way connects the new ward with the existing kitchen block, while the existing nurses' quarters is visible at top right, still surrounded by various prefabricated buildings (Source: Eric Martin and Associates, Statement of Heritage Impact for Proposed Redevelopment of Cooma Hospital', 13 March 2018, 14, Figure 9, original held by CMHS)

¹²⁹ Advertising, Sydney Morning Herald Archive, 16 February 1980, 70.

¹³⁰ Eric Martin and Associates, 'SHI 2018', 13.

¹³¹ University of Melbourne Archives, '2018.0077 Records of Yuncken Freeman Architects Pty Ltd and Predecessors: Projects by Job Number', accessed 1 November 2022, <http://gallery.its.unimelb.edu.au/imu/imu.php?request=multimedia&irn=130153>.

¹³² University of Melbourne Archives.



Figure 26: August 1981 – photograph showing the first stage of the hospital redevelopment, the Ward Building designed by Yuncken Freeman architects (Source: State Library of NSW, FL2526246)¹³³



Figure 27: Undated photograph showing the first stage of the hospital redevelopment, the Ward Building designed by Yuncken Freeman architects (Source: University of Melbourne Archives, Yuncken Freeman Architects – Photographs, 2018.0115.02165)¹³⁴



Figure 28: Undated photograph showing the first stage of the hospital redevelopment, the Ward Building designed by Yuncken Freeman architects (Source: University of Melbourne Archives, Yuncken Freeman Architects – Photographs, 2018.0115.02167)¹³⁵

¹³³ 'Cooma Hospital, 14-21 August 1981', Collection - State Library of NSW, accessed 31 October 2022, <https://collection.sl.nsw.gov.au/record/9NaD8MgY>.

¹³⁴ 'Cooma Hospital - Yuncken Freeman Architects - Kiraly, Attila - YFA Job No. 7524', University of Melbourne Archives, accessed 1 November 2022, <https://gallery.its.unimelb.edu.au/umblumaic/imu.php?request=display&port=45208&id=2f59&flag=start&offset=0&count=1&view=details&irm=308723>.

¹³⁵ 'Cooma Hospital - Yuncken Freeman Architects - Kiraly, Attila - YFA Job No 7524', University of Melbourne Archives, accessed 1 November 2022, <https://gallery.its.unimelb.edu.au/umblumaic/imu.php?request=display&port=45208&id=a55b&flag=start&offset=0&count=1&view=details&irm=308725>.



Figure 29: Undated photograph showing the first stage of the hospital redevelopment, the Ward Building designed by Yuncken Freeman architects, on the right, with the new Service Wing at centre background. A new addition connected the new ward with the 1959 kitchen block on the left (Source: University of Melbourne Archives, Yuncken Freeman Architects – Photographs, 2018.0115.02169)¹³⁶



Figure 30: Undated photograph taken as part of the first stage of the hospital redevelopment, designed by Yuncken Freeman architects, showing building interiors (Source: University of Melbourne Archives, Yuncken Freeman Architects – Photographs, 2018.0115.02170)¹³⁷

2.15 SECOND STATE OF COOMA HOSPITAL REDEVELOPMENT (C1984-1987)

In early 1985, Sydney architects McConnel Smith & Johnson advertised the position of a clerk of works for Stage 2 of the development, for works comprising a new 2-storey building

¹³⁶ 'Cooma Hospital - Yuncken Freeman Architects - Kiraly, Attila - YFA Job No 7524', University of Melbourne Archives, accessed 1 November 2022, <https://gallery.its.unimelb.edu.au/umblumaic/imu.php?request=display&port=45208&id=ca41&flag=start&offset=0&count=1&view=details&irn=308727>.

¹³⁷ 'Cooma Hospital - Yuncken Freeman Architects - YFA Job No 7524', University of Melbourne Archives, accessed 1 November 2022, <https://gallery.its.unimelb.edu.au/umblumaic/imu.php?request=display&port=45208&id=4797&flag=start&offset=0&count=1&view=details&irn=308728>.

of 2,000 sqm, alterations to existing buildings, and site works.¹³⁸ By that time, further demolition of prefabricated buildings and construction of the new main block had already begun, as shown in an aerial photograph dated 11 January 1985 (Figure 31). By 1985, an extension had also been added to the c1959 wing to the rear of the original hospital building, forming an L-shape.

Like Yuncken Freeman who designed Stage 1, McConnell Smith & Johnson was a prominent architectural practice experienced in large scale projects. Founded in 1955, the company had designed many substantial Sydney buildings such as the Metropolitan Water, Sewerage and Drainage Board building (1965), the Law School at the University of Sydney (1969), the Commonwealth State Law Courts (1977) and the company had opened a Canberra office in the early 1970s.¹³⁹ During the 1970s, hospitals and heritage restoration became two of the firm's leading specialisations, and until its recent merger with Conrad Gargett, the company continued to be one of Sydney's major architectural practices.



Figure 31: 1985 - aerial photograph dated 11 January 1985, showing the Cooma District Hospital site. A new extension has been added to the c1959 wing behind the original hospital buildings (circled red), while construction of the new Main Block on Bent Street has started, adjacent to the Main Ward constructed as part of Stage 1. (Source: NSW Spatial Services, Historical Imagery, 3425-04-006)

In August 1986, the *Sydney Morning Herald* contained an advertisement for the position of two nurses, which noted that "Cooma Hospital is just completing a redevelopment program and has new, well equipped operating theatre, suite, casualty department, general wards and rehabilitation department. The maternity unit is currently being renovated."¹⁴⁰ The hospital was now described as a 66-bed hospital for a population of 20,000 residents and a referral

¹³⁸ 'Advertising', *Canberra Times*, 2 February 1985, 29, <http://nla.gov.au/nla.news-article122481612>.

¹³⁹ Philip Goad, 'McConnel, Smith & Johnson', in *The Encyclopedia of Australian Architecture* (Melbourne: Cambridge University Press, 2012), 436-438.

¹⁴⁰ Advertising, *Sydney Morning Herald* Archive, 23 August 1986, 78.

centre for two smaller hospitals. By July 1988, the hospital redevelopment was noted as completed.¹⁴¹

During the late 1980s and 1990s, demolition of old buildings, including the 1950s prefabricated buildings, was ongoing. This included removal of the former children's ward, added to the original hospital building during the 1950s, and subsequent reinstatement of the old verandah by removing the later additions and enclosures.

In 1990, Cooma District Hospital received a \$147,000 grant over two years to expand Accident and Emergency Services, Palliative Care and Geriatric Assessment Services.¹⁴² Further minor alterations and additions were carried out during that time and in subsequent years, including opening of a new oncology unit in 2007 and a new dialysis unit in 2009. The latter was added to the north-east of the kitchen block. A new ambulance station was also added in the south-eastern corner of the site.

In 2017, South NSW Local Health District and Health Infrastructure announced the redevelopment of Cooma Hospital at an estimated cost of a \$10,000,000, involving upgrades to the Emergency Department and Maternity Unit, as well as upgrades of Inpatients Services, Ambulatory Services and Radiology.¹⁴³ The new emergency department was officially opened in mid-2022.¹⁴⁴



Figure 32: Cooma Hospital as photographed by Brendan Bell, 1994. The old verandah has been reinstated, and all enclosures and the 1950s children's ward have been removed (Source: National Library of Australia, nla.gov.au/nla.obj-141500718)¹⁴⁵

¹⁴¹ Advertising, Sydney Morning Herald Archive, 21 July 1988, 33.

¹⁴² Eric Martin and Associates, 'SHI 2018', 16.

¹⁴³ *Ibid.*

¹⁴⁴ Health Infrastructure NSW, 'Cooma Hospital Emergency Department Officially Open' (Health Infrastructure NSW, 29 July 2022), <https://www.hinfra.health.nsw.gov.au/news/latest/latest/cooma-hospital-emergency-department-officially-open>.

¹⁴⁵ 'Old Cooma Hospital Founded 1858 [Picture]', Trove, accessed 31 October 2022, <https://nla.gov.au/nla.obj-141500718>.



Figure 33: 1996 - aerial photograph dated 22 April 1996, showing the Cooma District Hospital site after the staged redevelopment, with new landscaping, parking and various older buildings demolished. (Source: NSW Spatial Services, Historical Imagery, 4306-04-169)

3.0 HERITAGE MANAGEMENT FRAMEWORK

3.1 HERITAGE STATUS

The subject site is listed as an item of local heritage significance on Schedule 5 of the *Cooma-Monaro Local Environmental Plan (LEP) 2013* as 'Cooma District Hospital', item no. I43.

The site is also in the vicinity of a number of other listed items, including items:

- I44 – Cottage (stone), 108 Bombala Street
- I158 – House, 149 Vale Street
- I159 – Flats (granite), 25, 27, 29 and 31 Victoria Street
- I160 – Cottage (brick), 50 Victoria Street

Other heritage listed items in the vicinity of the subject site are visually and physically separated from the site by intervening development, roadways and distance, and do not warrant assessment as part of this report.

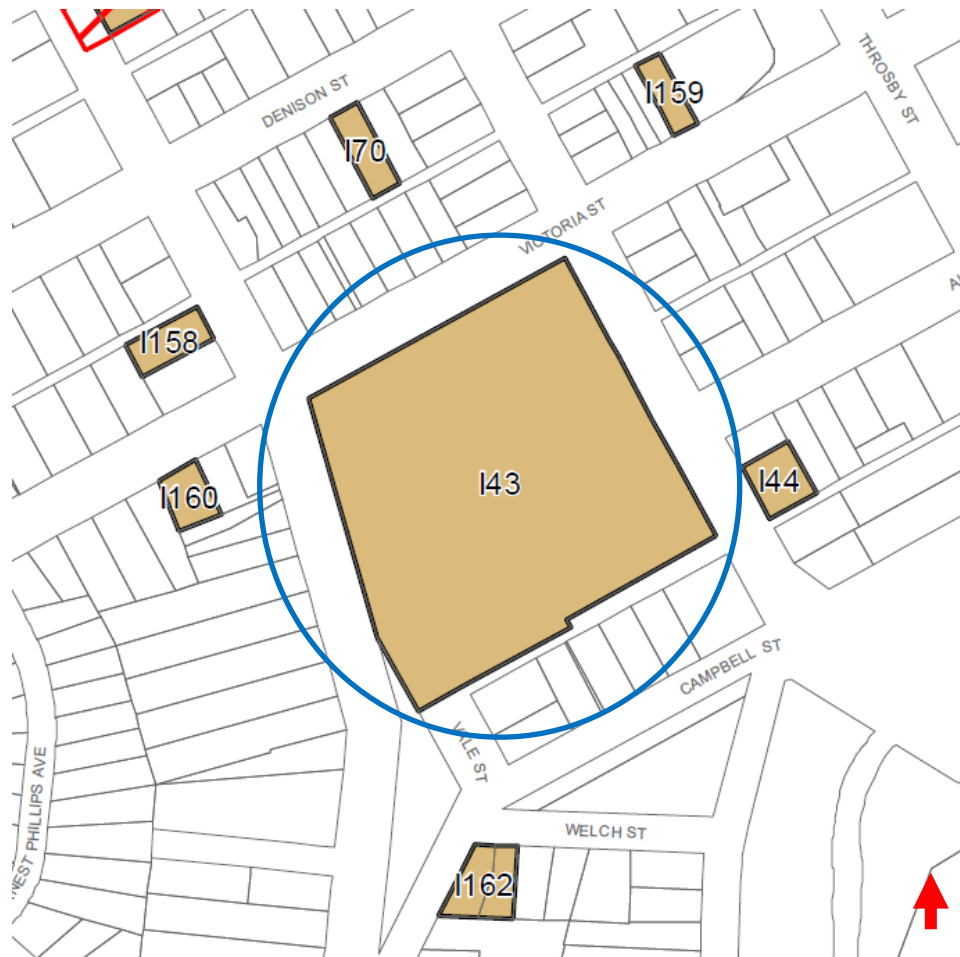


Figure 34: Excerpt from the Cooma-Monaro LEP 2013 heritage map. Heritage items are shown brown. The subject site is circled blue. (Source: Cooma-Monaro LEP 2013, Heritage Map HER_013C)

3.2 SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for 'Cooma District Hospital' at 2A Bent Street, Cooma is sourced from the NSW State Heritage Inventory, Heritage Item ID 1410234:

Cooma Hospital is historically associated with the consolidation and early development of Cooma, most notably in the provision of health services. A benevolent asylum had been established in Lambie Street in about 1948 but it only catered for two patients and by 1858 people had started demanding a proper hospital for the area, the closest one being at Queanbeyan. A small hospital was built in Bombala Street and by 1867, such was the demand that it had been extended and become "quite a handsome one for Cooma in those days (made of stone)". The building, which retains a high degree of external integrity is historically and aesthetically significant. A report was prepared by Swaeger Brooks and Partners for the Department of Health S170 register.

Based on the new research carried out during preparation of this report, the heritage significance of the site has been re-assessed in Section 5.1 and an updated Statement of Significance included in Section 5.2 of this report.

3.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statement of Significance for 'Cottage (stone)' at 108 Bombala Street, Cooma is sourced from the NSW State Heritage Inventory, Heritage Item ID 1410297:

An early stone cottage with a high degree of aesthetic value. The building also has strong streetscape presence, which is enhanced by its location close to Cooma's entry on the Nimmitabel side.



Figure 35: 108 Bombala Street, Cooma (Source: NSW State Heritage Inventory)

The following Statement of Significance for 'House' at 149 Vale Street, Cooma is sourced from the NSW State Heritage Inventory, Heritage Item ID 1410360:

Aesthetic and historic value as an attractive late-Victorian cottage. A very good example of "Italianate" architecture as practised in Cooma. Commanding street presence. The building has very high integrity. Significant attributes include face-brick work, decorative renderings to bay-window and corners, timber windows and doors, decorative timber barge boards and finial, corrugated iron roofing and rendered chimneys.



Figure 36: 149 Vale Street, Cooma
(Source: NSW State Heritage Inventory)

The following Statement of Significance for 'Flats (granite)' at 25, 27, 29 and 31 Victoria Street, Cooma is sourced from the NSW State Heritage Inventory, Heritage Item ID 1410361:

An important collection of granite flats. Granite buildings of this form are relatively rare. This set of buildings demonstrates the range of early residences constructed in Cooma.



Figure 37: 25, 27, 29 and 31 Victoria Street, Cooma (Source: NSW State Heritage Inventory)

The following Statement of Significance for 'Cottage (brick)' at 50 Victoria Street, Cooma is sourced from the NSW State Heritage Inventory, Heritage Item ID 1410295:

The bricks used in this cottage are specific to Cooma, having been manufactured locally. They are of an unusual dimension and were also used in some Lambie Street early cottages. Significant attributes include the use of corrugated roofing, surviving chimney on roof, exposed brickwork and decorative rendered fascias to the windows and doors, plus surviving timber windows and doors. The cottage is historically and architecturally significant and contributes to the rich collection of historic buildings in Cooma.



Figure 38: 50 Victoria Street, Cooma (Source: NSW State Heritage Inventory)

4.0 PHYSICAL EVIDENCE

4.1 SITE CONTEXT

The site is located at 2A Bent Street, Cooma, a regional town located in southern New South Wales, at the intersection of the Monaro Highway and the Snowy Mountains Highway. Cooma is the largest town in the Snowy Mountains region. The hospital is located to the south of the town centre, where Sharp Street, continuous with the Snowy Mountains Highway, forms the main commercial thoroughfare of the town.

The Cooma District Hospital occupies the block bounded by Bombala Street to the east, Bent Street to the west, Victoria Street to the north, and Campbell Street to the south. Bombala Street becomes the Monaro Highway one block south of the hospital.

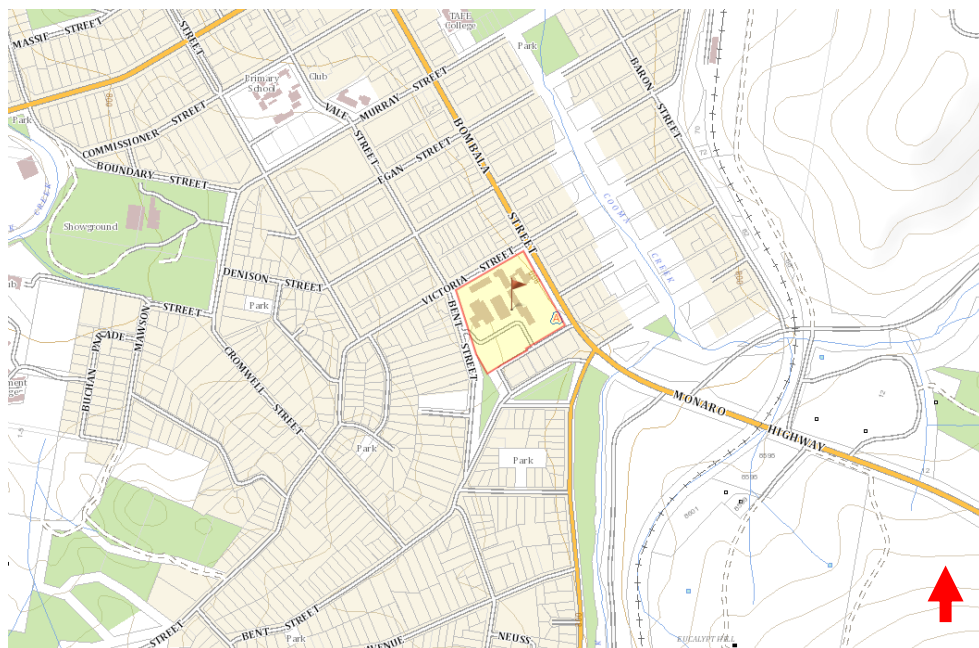


Figure 39: Street map with the subject site outlined in red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 40: Aerial map with the subject site outlined in red (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

The area surrounding the hospital is a residential area of Cooma generally characterised by houses dating from the twentieth century onwards, interspersed with several earlier houses constructed in the second half of the 19th century. Residential buildings surrounding the hospital are generally detached single-storey buildings constructed in masonry with traditional pitched, hipped and gabled rooves, many in corrugated iron. There are some two-storey exceptions and some mid- and late-twentieth century houses with skillion rooves.

4.2 DESCRIPTION OF THE SITE

The site comprises the original hospital building, which has undergone several phases of alterations and additions, buildings dating from the mid-twentieth century, and more recent late-twentieth century buildings including the Main Block and Ward Block.

The Cooma District Hospital comprises several hospital buildings constructed in various phases following the dedication of the site in 1863. These include the original hospital building (constructed in 1867 with additional wings dating from the 1870s through to the 1900s), several blocks to its west, an ambulance station in the southern part of the site and the main block, maternity block and water block in the western part of the site, accessed from Bent Street.

The early hospital building is located in the northern part of the site, close to the corner of Bombala and Victoria Streets. Its original main façade, fronting Bombala Street, is extant behind the later verandah.



Figure 41: Photograph likely showing the hospital as completed in 1867, containing two wards (Source: Eric Martin and Associates, Statement of Heritage Impact for Proposed Redevelopment of Cooma Hospital', 13 March 2018, 8, Figure 4, original held by CMHS)

Part of the building shown in the above photograph is most likely extant today, albeit with substantial alterations and additions which have changed its appearance considerably. Externally, these alterations include the removal of the chimneys, construction of additional wings to the north and south, extension of the roof over these additional wings, rendering of the façade and the addition of a verandah.

The building is shown in light red in the diagram below, which explains the series of additions carried out the 1870s and early 1900s.



Figure 43: Photograph of Cooma Hospital, 1920, with c1908 front wall, verandah replacement (1910) and c1905 additions on the right (private wards) (Source: State Library of NSW, Small Picture File, 'Box 34: Mitchell, Phillip O. to Moir, J.K.', PXA 2137/Box 34)



Figure 44: View of the eastern boundary of the Cooma District Hospital, showing part of the stone retaining wall in front of the early hospital building (Source: CWPM)

The space to the south of the early hospital building contains several well established trees along its southern edge bordering the driveway to the services block, as well as smaller trees in the centre. Behind these trees is a raised platform formed by a stone retaining wall. This is the site of two earlier pre-fabricated buildings constructed in the 1950s which have since been removed. These are circled red in the plan below.

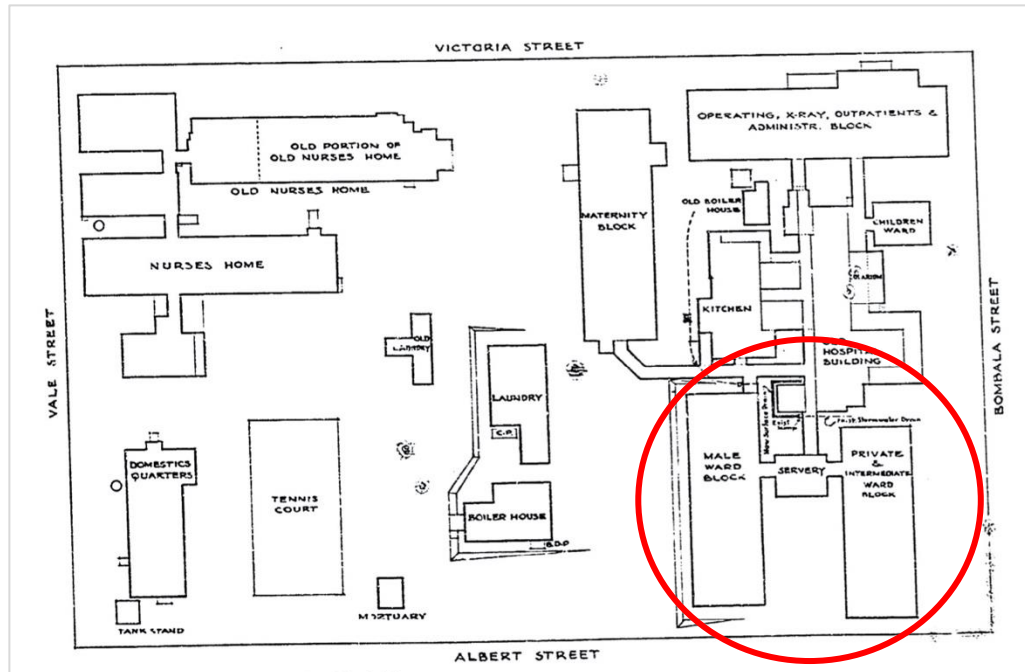


Figure 45: c1950s block plan for the Cooma Hospital, included in undated and unsigned drawing for "remodelling of existing hospital building", showing the location of existing and proposed new buildings at the hospital site. (Source: NSW Plan Services (PWA), PH52-32 – Cooma Hospital – Existing Building Remodelling – Site & Floor Plan – Elevations & Sections)

To the west of the early hospital building are several buildings aligned parallel to Bombala Street, including the ambulatory care building, the renal unit, the kitchen block and the services block. The staff accommodation building is on the north-west side of the site, fronting Victoria Street. It is a single-storey brick building with a hipped roof clad in terracotta tiles.

The larger hospital buildings are located in the western part of the site and were constructed in the 1980s. These include the ward block, located in the centre of the site, and the main building and emergency department, accessed from the front entrance on Bent Street. The ward block was constructed in 1981 to a design by prominent architects Yuncken Freeman. It is a two-storey building constructed in concrete and clad in pre-fabricated concrete panels with large, rectilinear recessed window bays.

The main block is located to the west of the ward block and forms the primary entrance to the hospital, accessed via vehicular and pedestrian entrances from Bent Street. It was completed in 1986 and was designed in the post-modern style by McConnell Smith & Johnson. Additions to this building were completed as recently as 2020 as part of a redevelopment project for the hospital which included a new Emergency Department.



Figure 46: View of the site from the corner of Victoria and Bent Streets, facing south-east. This view shows the entrance to the



Figure 47: View of the hospital from Bent Street, showing its main entrance (Source: Google Streetview)

hospital on Bent Street, seen on the right (Source: Google Streetview)



Figure 48: View of the hospital from Bent Street, facing north (Source: Google Streetview)



Figure 49: View of the Services Block in the south-east portion of the hospital site, facing east (Source: Google Streetview)



Figure 50: Eastern corner of the hospital site, viewed from Bombala Street (Source: Google Streetview)



Figure 51: The hospital's ambulance station, showing its frontage to Bombala Street (Source: Google Streetview)



Figure 52: View of the site from Bombala Street, facing north-west towards the original hospital building, which is largely obscured by trees in this view. This image shows the proposed location of the key worker accommodation, noting that several of these trees will be removed. (Source: Google Streetview)



Figure 53: Early hospital building facing Bombala Street (Source: Google Streetview)



Figure 54: View facing north, showing the early hospital building on the left and Bombala Street on the right (Source: CWPM)



Figure 55: View of the early hospital building showing its front façade and setting on Bombala Street (Source: CWPM)



Figure 56: View of the early hospital building facing south down Bombala Street (Source: CWPM)



Figure 57: View west from Bombala Street towards the ambulatory care building (Source: CWPM)



Figure 58: View from Victoria Street showing the ambulatory care building in the foreground and the early hospital building on the left, obscured by trees (Source: Google Streetview)

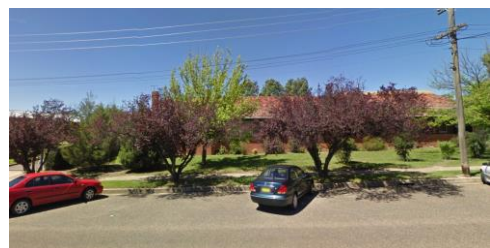


Figure 59: View of the staff accommodation building from Victoria Street (Source: Google Streetview)

4.3 NEARBY HERITAGE ITEMS

The hospital occupies the majority of the block bounded by Victoria Street, Vale Street, Bombala Street and Campbell Street. The surrounding area is of a residential character, generally comprising single-storey houses. The closest heritage items are all residential buildings demonstrating the historical development of this residential area of Cooma, south of the town centre.

The closest heritage item to the Cooma District Hospital is Item I44 at 108 Bombala Street, a cottage opposite the eastern corner of the hospital site. The cottage is constructed in stone with a pitched corrugated iron roof. This is the only heritage item in the vicinity which has a close visual relationship to the hospital in sharing a streetscape with it.



Figure 60: View of Bombala Street facing north, showing the Cooma District Hospital on the left, indicated by the red arrow, and the heritage item at 108 Bombala Street on the right, indicated by the yellow arrow. The approximate location of the proposed worker accommodation is circled in green. (Source: Google Streetview)

Item I158 is a house at 149 Vale Street, close to the north-west corner of the intersection of Victoria and Vale Streets. The hospital is located on the south-east corner of this intersection, with the existing staff accommodation fronting Victoria Street.



Figure 61: View south down Vale Street, showing the heritage item at 149 Vale Street at right, indicated by the yellow arrow, and the Cooma District Hospital further along Vale Street, indicated by the red arrow (Source: Google Streetview)

Item I159 is a row of single-storey flats on the northern side of Victoria Street. The northern corner of the hospital site is visible from this part of Victoria Street, although several lots on Victoria Street separate this group from the hospital. The group has a prominent pitched roof in corrugated iron with a skillion verandah along its front façade.



Figure 62: View west along Victoria Street showing heritage item I159 on the northern side of the street, indicated by the yellow arrow. The hospital is seen in the distance, indicated by the red arrow (Source: Google Streetview)

Item I160 is a brick cottage at 50 Vale Street, to the west of the hospital. It has a pitched corrugated iron roof with a brick chimney, and a verandah on the front façade.



Figure 63: View of Victoria Street facing east, showing the heritage item at 50 Victoria Street indicated by the yellow arrow. The Cooma District Hospital is indicated by the red arrow (Source: Google Streetview)

5.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

5.1 ASSESSMENT AGAINST SIGNIFICANCE CRITERIA

An assessment of how the subject site relates to the criteria established by Heritage NSW¹⁴⁶ is provided below. It takes into account the historical context and physical evidence of the subject site, which have been presented in the preceding sections of this report.

Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (State significance); OR An item is important in the course, or pattern, of the local area's cultural or natural history (local significance).

Cooma District Hospital is historically significant as an early hospital in Cooma. The site was dedicated in 1863 and the first building was completed in 1867. This building, located on the Bombala Street frontage, remains today surrounded by additions to the north and south and a verandah to the east.

The original hospital building and its early additions demonstrate the history of medical practices and the historical experience of staff and patients in an early regional NSW hospital.

The hospital has seen numerous phases of development since its dedication in 1863, many of which have reflected a response to the growing population of Cooma and the region. Cooma became the commercial centre for the Monaro in the second half of the 19th century, at which time the nearest hospital was in Queanbeyan, some 105 kilometres away. The first building that served as a hospital for Cooma is said to have been a hut in Lambie Street large enough to accommodate two patients. This was superseded by the original hospital building constructed on Bombala Street in 1867.

The hospital expanded in the 1890s and early 1900s, driven by the development of industry in the Monaro and partly by the health problems of its mining community and the potential for accidents in the course of their work. Fifty years later, the influx of workers as part of the Snowy Mountains Hydro Electric Scheme prompted the construction of several pre-fabricated buildings serving as wards and accommodation at the Cooma hospital. Although these buildings do not remain today, the continuous development of the site in response to the needs of the local and regional community remains an important part of its history and its cultural significance. Later buildings constructed in the second half of the twentieth century, including the Main Block and the Ward Block, also reflect this aspect of the site's significance.

Criterion (b) 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 (State significance); OR An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of the local area (local significance).

Research for this report has not identified any strong or special association of the site with a specific group of people of any specific individual of historical importance.

Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance); OR An item is

¹⁴⁶ NSW Heritage Office, *Assessing Heritage Significance*, NSW Heritage Manual 2, 2001

important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area (local significance).

The early hospital building at the Cooma District Hospital is of aesthetic significance for its architectural qualities and its contribution to the streetscape.

The original 1867 building is an interesting example of an early hospital building designed in a residential style, purpose-built in contrast to many 'cottage hospitals' which emerged in the mid-1800s and were existing residential buildings converted into hospitals in response to changes in the practice of medicine. This building is extant today, although surrounded by early additions which have considerably altered its appearance and diminished its integrity. These additions, however, are aesthetically significant in themselves for their architectural qualities and continuation of the late Victorian residential style for the hospital.

The architectural character of the early hospital building is an important aspect of the site's significance, exemplified by its materiality, the design of the verandah, hipped corrugated iron roof and the proportions of its door and window openings. Its domestic scale is significant in representing a contrast to other larger, more institutional hospital buildings constructed in that era.

Criterion (d) An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons (State significance); OR An item has strong or special association with a particular community or cultural group in the area for social, cultural or spiritual reasons (local significance).

The history of the Cooma District Hospital and its longstanding association with hospital staff and patients suggest that the local community may have strong connections to the site. Specific research into the social significance of the site, however, has not been carried out for the purposes of this report and would need to be investigated and substantiated should assessment of this criteria be required.

Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (State significance); OR An item has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).

Historical research carried out for the purposes of this report has not revealed any further potential for it to contribute to an understanding of Cooma's cultural history, beyond that which is evident in its existing built form and documented historical sources. An archaeological review and assessment of the site may, however, reveal this potential.

Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (State significance); OR An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (local significance).

The Cooma District Hospital is rare in Cooma as an early surviving hospital building and one of the earliest public buildings in the town.

Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (State significance); OR An item is important in demonstrating the principal characteristics of a class of the area's cultural or natural places; or cultural or natural environments. (local significance).

The early hospital building at the Cooma District Hospital is important in demonstrating the principal characteristics of a late-1800s/early-1900s hospital building. The hospital is necessarily a building typology which has evolved throughout history in response to the changing needs and expectations of society and advancements in technology and the practice of medicine. The early hospital building at Cooma is a representative example of this typology, having partially retained the fabric of its original small-scale building as well as its early additions.

5.2 STATEMENT OF SIGNIFICANCE

Cooma District Hospital is historically significant as an early hospital in Cooma. The original hospital building, constructed in 1867, and its early additions remain on the site today and demonstrate the history of medical practices and the historical experience of staff and patients in an early regional NSW hospital. The hospital has seen numerous phases of development since its dedication in 1863, many of which have reflected a response to the needs of the growing population of Cooma and the region.

The early hospital building at the Cooma District Hospital is of aesthetic significance for its architectural qualities and its contribution to the streetscape. The 1867 building is an example of a purpose-built early hospital building designed in a residential style. Its early additions aesthetically significant for their architectural qualities and continuation of the late Victorian residential style for the hospital. Its domestic scale is significant in representing a contrast to other larger, more institutional hospital buildings constructed in that era.

The early hospital building on the site is rare in Cooma as an early surviving hospital building and one of the earliest public buildings in the town. It is a good example of the hospital building typology demonstrating the ways in which this typology evolved from the mid-1800s onwards.

5.3 GRADING OF SIGNIFICANCE

Different components of a site make a different relative contribution to the site's overall significance. Where individual components have lost their integrity, or their condition has deteriorated, they may no longer make a positive contribution to the heritage value of a site. The following section provides a graded assessment of significance for various elements so that the relative significance of spaces and elements can be understood for their contribution to the overall cultural significance of the subject site. These gradings are based on the gradings included in the Heritage Office's (now NSW Heritage Division) guideline *Assessing Heritage Significance* (2001). An explanation of the gradings used in the assessment are set out below.

EXCEPTIONAL - Rare or outstanding fabric.

These spaces and or elements are of exceptional cultural significance for historic, aesthetic, scientific or social values. They include rare or outstanding building fabric and retain an exceptional degree of integrity or intactness from their original construction or later significant period. They play a crucial role in the overall significance of the place.

HIGH - High degree of original fabric.

These spaces and or elements are of High cultural significance. This may include fabric from the original construction of the building which has now been altered, or significant fabric

from later alterations. The integrity of these elements may have been compromised by modification, however their contribution to the overall significance of the site remains strong.

MODERATE - Altered or modified elements.

These spaces and or elements are of medium cultural significance but are of lesser cultural significance in the overall significance of the place. They may have been compromised by later, less significant modifications. They play an important role in supporting the overall significance of the place.

LITTLE - Alterations that detract from the item's heritage significance.

These spaces and or elements are of low cultural significance. This may include fabric associated with recent or less significant alterations and additions. They play a minor role in the overall significance of the place.

INTRUSIVE – Alterations that are damaging to the item's heritage significance.

These spaces and or elements are intrusive to the cultural significance of the site. They include unsympathetic alterations and additions where new elements have adversely affected significant fabric or the overall legibility of the site's cultural significance. These spaces and or elements are damaging to the site's cultural significance.

5.3.1 SIGNIFICANCE GRADINGS

The following diagram indicates the relative significance of buildings and spaces of the site and is to be understood in conjunction with the Grading Table and explanations of the grading categories in this section.



Figure 64: Diagram of the Cooma District Hospital showing the relative gradings of significance for buildings and spaces on the site (Source: NBRS, based on Sixmaps aerial)

Grading	Building / Space	Comment
Exceptional	1867 portion of the early hospital building Diagram reference: 1	Historical significance as the original building on the site with extant fabric and some evidence of original form. Aesthetic significance as part of the early hospital building, although altered from the original.
High	Early hospital building including additions of new wings and verandahs made in the late 1800s and early 1900 Diagram reference: 2	Historical significance as the early hospital building on the site, demonstrating the early expansion of the original building.

		Aesthetic significance for its architectural qualities and contribution to the streetscape
	Stone retaining wall Diagram reference: 3	Historical significance as a remnant feature of the early setting to the hospital building.
	1934 Nurse's quarters Diagram reference: 4	Historical significance in demonstrating the historical development of the hospital, and the accommodation of nurses on the hospital site which was common for hospitals in the first half of the twentieth century. Aesthetic significance for its architectural qualities as a good example of a 1930s hospital building with residential scale and features.
Moderate	Northern portion of the site – external spaces, excluding recent surfaces and plantings. Diagram reference: 8	Moderate historical significance as the early portion of the hospital site, north of Albert Street which is no longer extant. This grading applies to the overall space within this portion of the lot boundary and is for reasons of historical development. Assessment of specific landscape components including trees and other vegetation is outside the scope of this report.
	Alignment of roads/driveways in the location of the former Albert Street. Diagram reference: 15	Moderate historical significance in providing evidence of the former location of Albert Street, which historically defined the southern boundary of the site. This grading applies to the alignment and location of the roads/driveways and is a result of their potential to demonstrate the historical location of Albert Street. It does not apply to surface materials.
	1952 Maternity Block Diagram reference: 6	Moderate historical significance in demonstrating the 1950s phase of development of the site.
	1959 Kitchen Block Diagram reference 7:	
	House and garage in the southern part of the site Diagram reference: 11	Moderate historical significance in demonstrating the residential surrounds of the original hospital site and the expansion of the site south. This house was located south of the original boundary of the hospital, being south of Albert Street, and is now included in the hospital grounds.

	Main Block and Emergency Department Diagram reference: 10	Moderate historical significance in demonstrating the continued use of the site as a hospital and its continual adaptation, throughout the twentieth century and into the twenty-first century, in response to the needs of the community.
	Ward Block Diagram reference: 9	Moderate historical significance in demonstrating the continued use of the site as a hospital and its continual adaptation, throughout the twentieth century in response to the needs of the community. Moderate aesthetic significance as a building designed in the late Brutalist style by well known architects.
Little	Southern portion of the site Diagram reference: 12	This part of the site is not original to the hospital and does not contain significance external spaces. This grading applies to the overall space within this portion of the lot boundary. Assessment of specific landscape components including trees and other vegetation is outside the scope of this report.
	Services block Diagram reference: 13	These buildings date from the late twentieth century and do not have sufficient historical or aesthetic significance to warrant a higher grading.
	Ambulance Station buildings Diagram reference: 14	They are located south of the former Albert Street and are not in the original part of the hospital site.

5.4 CURTILAGE

The NSW Heritage Office (now NSW Heritage Division) defined Heritage Curtilage as *“the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either: land which is integral to the heritage significance of items of the built heritage; or a precinct which includes buildings, works, relics, trees or places and their setting.”*¹⁴⁷

The following types of heritage curtilage are defined in the NSW Heritage Office's (now NSW Heritage Division) publication *'Heritage Curtilages'* (1996):

Lot Boundary Heritage Curtilage

The most common type of heritage curtilage comprises the boundary of the property containing the heritage item, or items. The property may also contain associated buildings, gardens and other significant features, including walls, fences, driveways or tennis courts, which may contribute to the heritage significance of the property.

¹⁴⁷ NSW Heritage Office, *Heritage Curtilages*, 1996

Reduced Heritage Curtilage

This type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of an item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs.

Expanded Heritage Curtilage

There may be circumstances where the heritage curtilage may need to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item.

Composite Heritage Curtilage

This type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

The heritage curtilage of the subject site is a Lot Boundary Curtilage, as identified by the black outline in the following aerial.



Figure 65: Aerial view of the Cooma District Hospital showing the significant curtilage (the Lot Boundary Curtilage) in black (Source: Sixmaps with NBRS overlay)

6.0 THE PROPOSAL

The proposed development is aimed at providing key worker accommodation and includes the following:

- Addition of a two-storey building comprising 12 living units and shared community space;
- Removal of eight trees; and
- Addition of landscaping including new garden fence, new trees, shrubs, ground covers and a new concrete path.

The proposal has been prepared by Kearney Architecture. The landscape plan has been prepared by Andrew Gold Landscape Architecture.

6.1 DOCUMENTATION EVALUATED

The following drawings, prepared by Kearney Architecture, were reviewed as part of the preparation of this report:

Drawing number	Drawing title	Issue	Date
A001	Location Plan	G	06.03.24
A004	Site Plan	H	06.03.24
A005	Site Plan Level 1	G	06.03.24
A008	Site Roof Plan	A	06.03.24
A011	Site Elevations – Sheet 1	E	06.03.24
A012	Site Elevations – Sheet 2	E	06.03.24
A013	Sections – Sheet 1	B	06.03.24
A014	Sections – Sheet 2	B	06.03.24
A015	Sections – Sheet 3	B	06.03.24

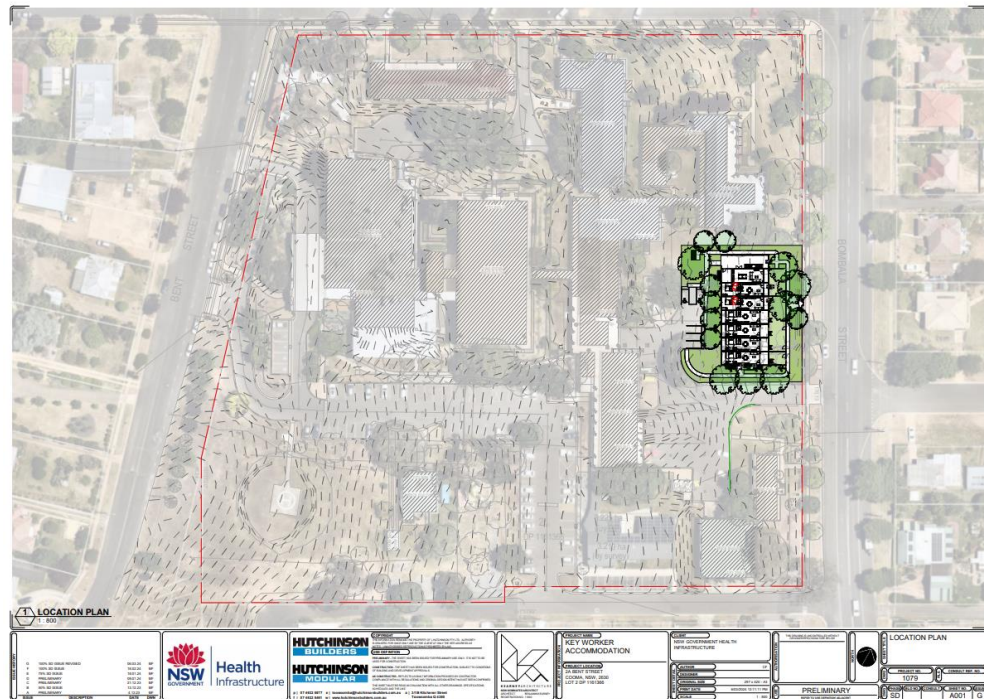


Figure 66: Location plan (Source: Kearney Architecture)

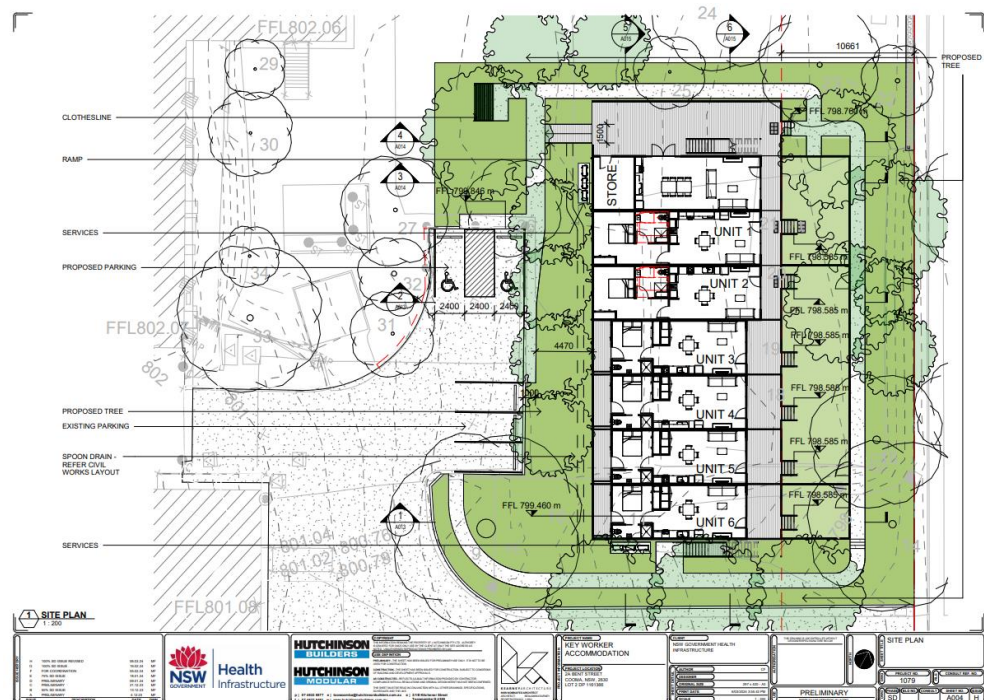


Figure 67: Site plan (Source: Kearney Architecture)

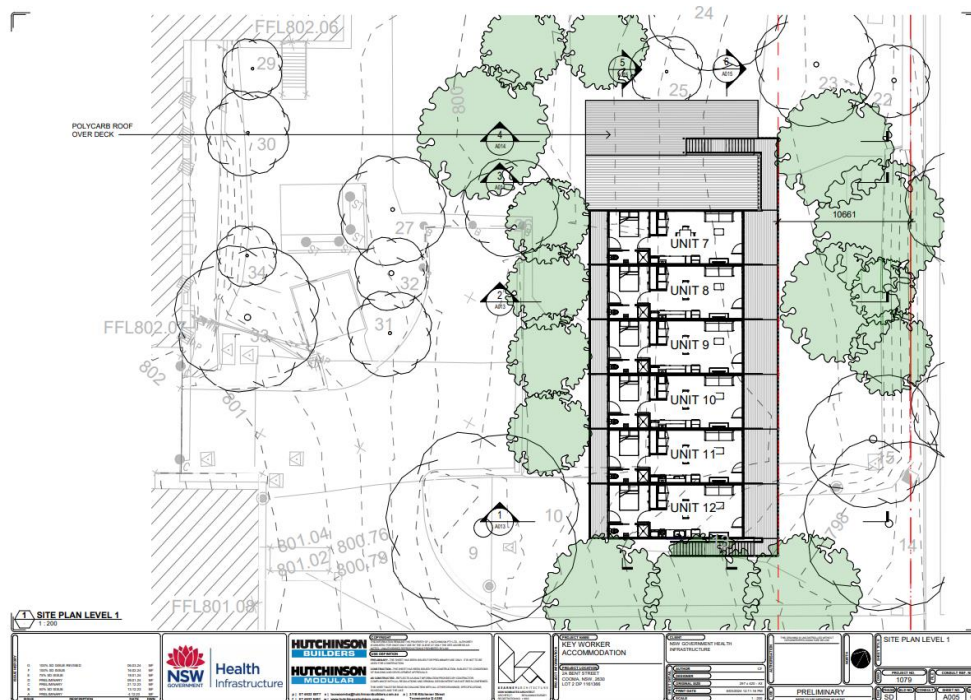


Figure 68: Site plan level 1 (Source: Kearney Architecture)

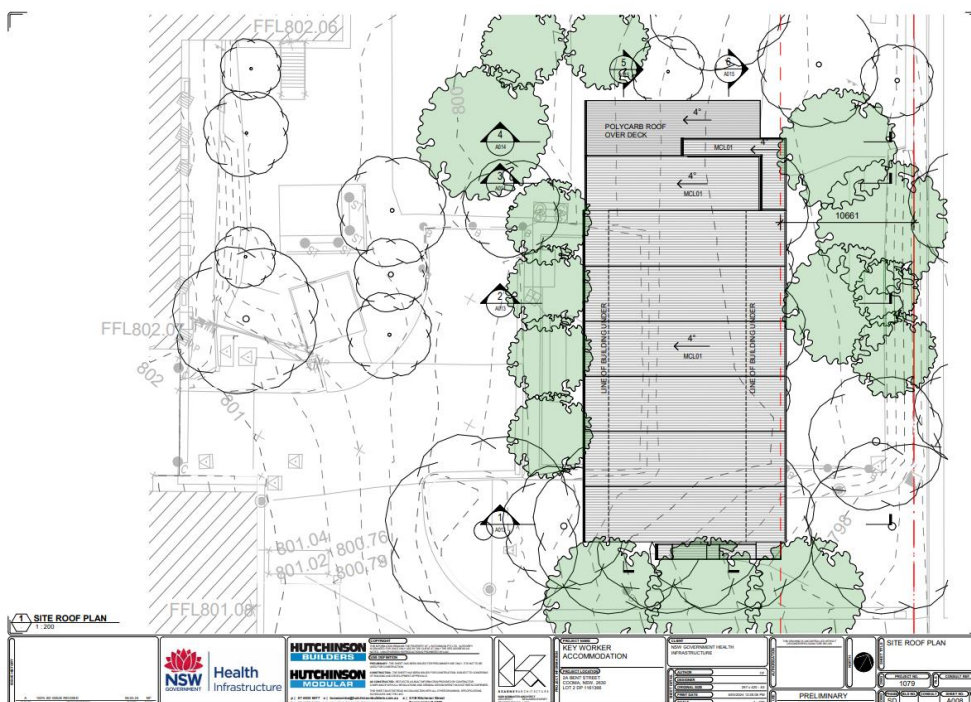


Figure 69: Site roof plan (Source: Kearney Architecture)

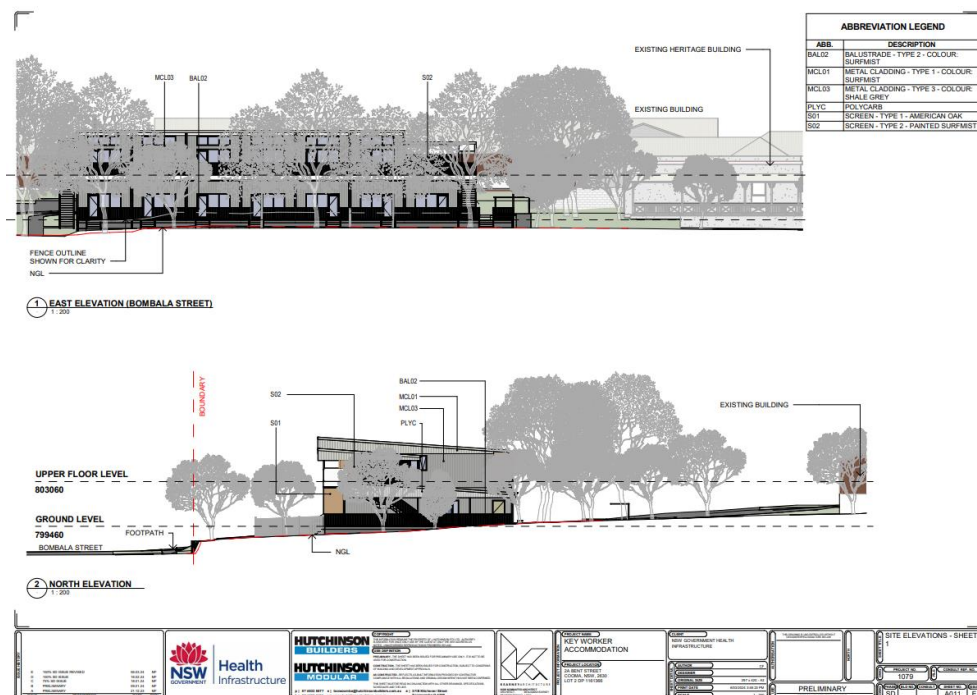


Figure 70: Site Elevations – Sheet 1 (Source: Kearney Architecture)

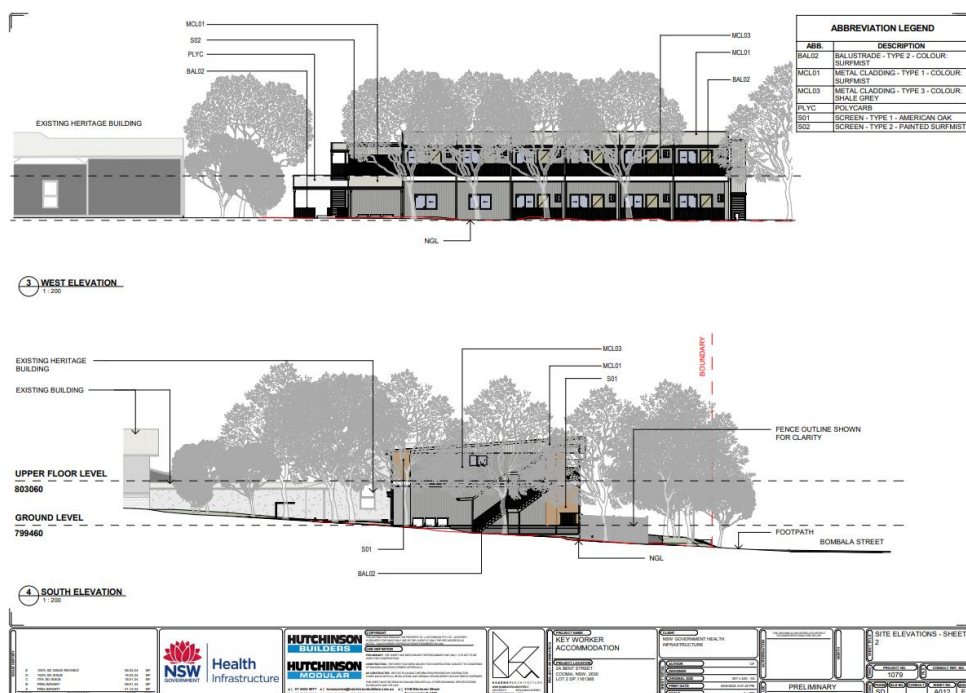


Figure 71: Site Elevations – Sheet 2 (Source: Kearney Architecture)

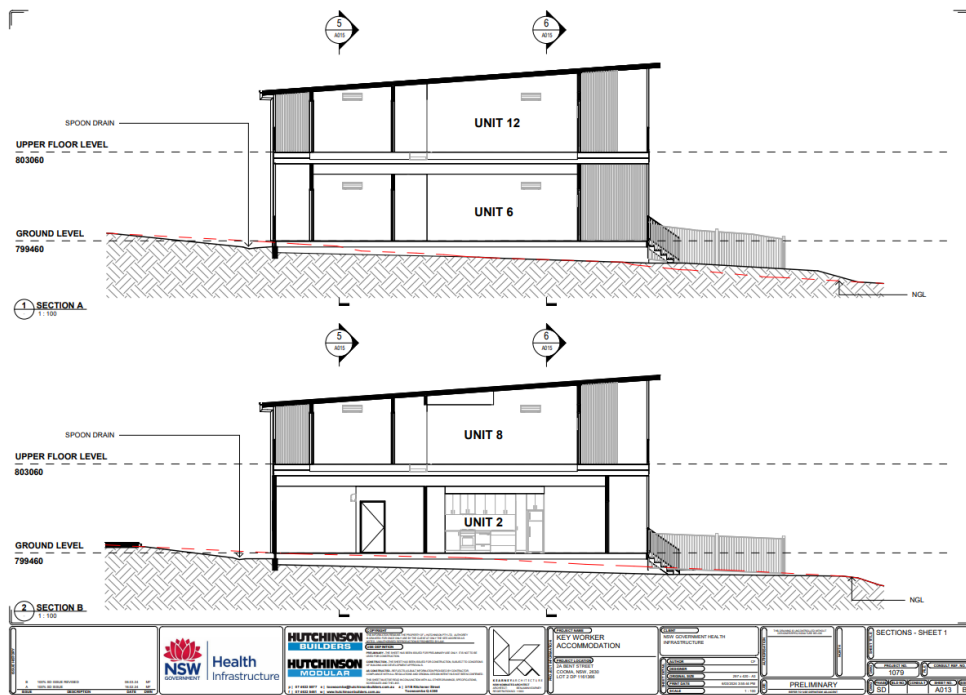


Figure 72: Sections – Sheet 1 (Source: Kearney Architecture)

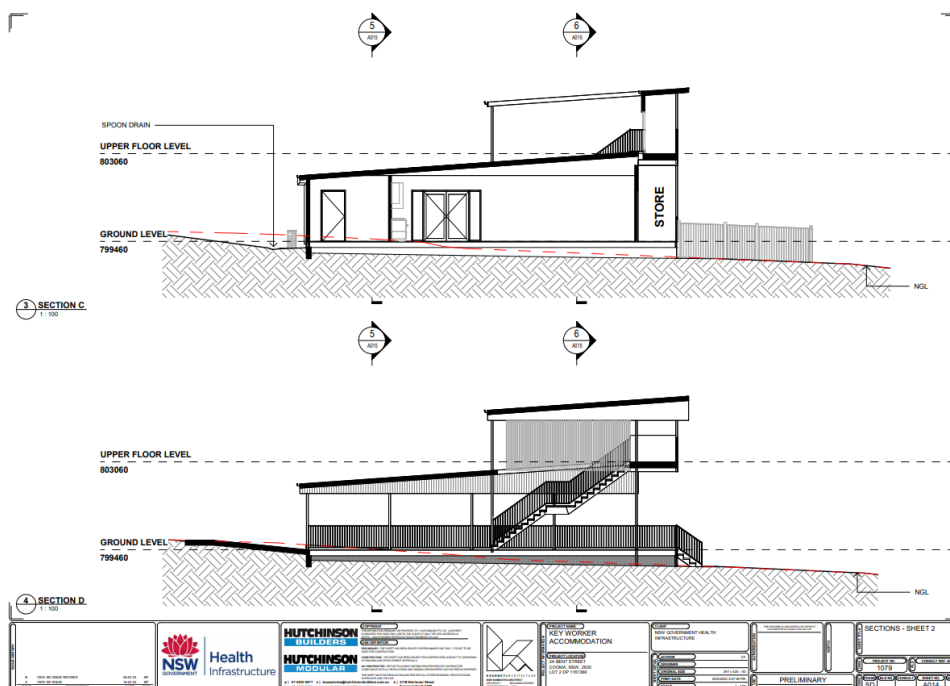


Figure 73: Sections – Sheet 2 (Source: Kearney Architecture)



Figure 74: Sections – Sheet 3 (Source: Kearney Architecture)

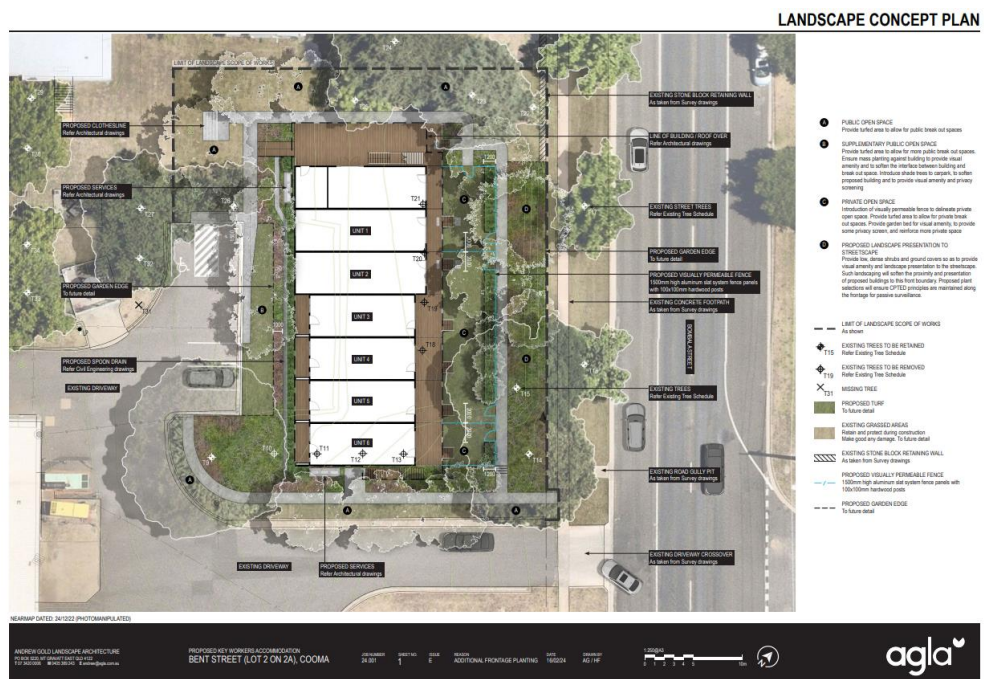


Figure 75: Landscape concept plan (Source: AGLA)

7.0 ASSESSMENT OF HERITAGE IMPACT

7.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Cooma-Monaro Local Environmental Plan (LEP) 2013*, the *Cooma-Monaro Shire Development Control Plan (DCP)* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

7.2 SUMMARY

The heritage impact of the proposed development is not minor or inconsequential. It is, however, an acceptable impact as the cultural significance of the Cooma District Hospital will be retained.

7.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

7.3.1 MAJOR ADDITIONS

- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Can the additional area be located within an existing structure? If not, why not?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*

Comment:

The proposal includes the addition of a new accommodation building on the Cooma District Hospital site, to provide living units for staff. The proposed location for this building is on the Bombala Street side of the site, to the south of the original hospital building.



Figure 76: View of the site from Bombala Street, facing north-west towards the original hospital building, which is largely obscured by trees in this view. This image shows the proposed location of the key worker accommodation. Eight of the trees in this location will be removed. (Source: Google Streetview)

The building comprises six living units on the ground floor and six on the first floor. Each living unit comprises a bedroom, bathroom and laundry facilities and a living and dining area, as well as a balcony on the eastern side overlooking Bombala Street. The units are connected by a deck/walkway adjacent to the proposed footpath, on the eastern side of the building. The walkway leads to an outdoor entertainment area at the northern end of the building, from which an indoor entertainment area can also be accessed.

The development of the proposal included consideration of another option for the location of the building, which would have seen the building located on the corner of Victoria and Bombala Streets. This would have blocked an important view of the early hospital building which allows visibility of its original portion and early verandah and additions from the public domain. The architectural character of the building is most appreciable from this view, and the addition of a building in this location was not preferred from a heritage perspective.



Figure 77: View of the early hospital building from the corner of Bombala and Victoria Streets. This view would have been blocked by the accommodation building had this option for its location been pursued (Source: Google Streetview)

The proposed location of the accommodation building is therefore preferable to this option and is a positive heritage outcome in that regard.

The proposed building will partially obscure views towards the early hospital building from the south-east, up Bombala Street. The southern façade of the existing building will be blocked by the new two-storey structure. The primary façade of the early hospital building, however, fronts Bombala Street and will continue to be visible. Its contribution to the streetscape will be retained.

The proposed accommodation building is sited in line with the verandah of the existing building so as to retain the setback from the street along the Bombala Street frontage.

The new building has been designed in a contemporary style with a skillion roof. Metal cladding and screens are proposed for the exterior of the building. The proposed materials are contemporary and are not intended to draw on the existing materiality or character of the early hospital building. The contemporary form and materiality of the building will ensure that it is readily distinguishable from the historic building on the site and legible as a new structure.

The new building is separated from the early hospital building. It is not connected to the existing building and will not have any physical impact on original or early fabric. There are no works proposed to the existing building. Its form and architectural character will be retained, as will all significant fabric.

The early hospital building is currently the most prominent building on the Bombala Street frontage of the site, as it is located forward of the other hospital buildings and is surrounded by what is mainly a landscaped, rather than built, setting. Its residential character and single-storey scale is also in keeping with its broader residential surrounds. The proposed accommodation building comprises two storeys and as a result will be considerably taller than the early hospital building. It will be a dominant part of the streetscape and will constitute a substantial alteration to the setting of the heritage building.



Figure 78: Elevation showing the new building in the context of the original hospital building on Bombala Street (Source: Kearney Architecture)

The new building has been designed so that the outdoor communal space and the single-storey indoor communal space are both located at its northern end, close to the early hospital. This allows the two-storey component of the new building to be distanced from the early hospital building by the single-storey components.

The proposed additional staff accommodation will support the ongoing use of the Cooma District Hospital. Development of the hospital site has been a continuous part of its history and, in each case, has been required in response to the needs of the local community. Previous phases of development have seen other buildings constructed in the proposed location; these, like the building currently proposed, have accommodated hospital staff.

Given the above, the proposal is acceptable from a heritage perspective. It will have a positive heritage impact in supporting the continuation of the historic use of the site, and will have an acceptable impact in retaining the early hospital building without alteration to its physical fabric. Views to the north and east facades of the early hospital building will be retained, as will its contribution to the streetscape.

7.3.2 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Comment:

The closest heritage item to the Cooma District Hospital is Item I44 at 108 Bombala Street, a cottage opposite the eastern corner of the hospital site. This is the only heritage item in the vicinity which has a close visual relationship to the hospital in sharing a streetscape with it.



Figure 79: View of Bombala Street facing north, showing the Cooma District Hospital on the left, indicated by the red arrow, and the heritage item at 108 Bombala Street on the right, indicated by the yellow arrow. The approximate location of the proposed worker accommodation is circled in green. (Source: Google Streetview)

The proposed development represents a departure from the established single-storey residential character of the surroundings and will constitute a change to the Bombala Street streetscape. It will be understood as a contemporary addition to the area through its use of a contemporary architectural form and materials. Its surrounding buildings, including the

early hospital building and residential buildings on the opposite side of the street, including no. 108, will continue to be understood as earlier, historic structures within the streetscape.

Views towards 108 Bombala Street will be retained and it will continue to contribute to the character of the area as a historic building. Its heritage significance will be retained and will remain legible.

Other nearby heritage items are sufficiently distanced from this part of the hospital site so as to ensure that their setting and surrounds are not affected by the proposed development. They do not have a visual relationship to this part of the hospital site.

The heritage significance of the items in the vicinity of the Cooma District Hospital will be retained.

7.3.3 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

- *How has the impact of the new work on the heritage significance of the existing landscape been minimised?*
- *Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?*
- *Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?*
- *Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?*
- *How does the work impact on views to, and from, adjacent heritage items?*

Comment:

The proposed landscape works include a new concrete path around the building, new trees, shrubs and other plantings and a new fence.

The fence is described as a visually permeable fence 1500mm high comprising an aluminium slat system. A visually permeable fence is appropriate in order to minimise the visual impact of a solid element on this streetscape. The new shrubs and trees along the Bombala Street side of the site will also assist with softening the appearance of the fence and reducing its visual impact.

Street trees on the Bombala Street frontage will be retained (marked as T16 and T17 on the landscape drawings). Eight trees on the site will be removed to accommodate the new building. Sixteen trees in the vicinity of the new building will be retained. The proposal includes 163.8m² of additional tree canopy, shown in blue in the below diagram prepared by AGLA:



Figure 80: Proposed tree canopy diagram (Source: AGLA)

The retained trees and the proposed new trees will assist in screening the new building and retaining the tree-lined character of this part of Bombala Street. The proposed landscaping of this site is therefore acceptable and is an important aspect of the proposal from a heritage perspective.

7.4 HERITAGE OBJECTIVES OF THE COOMA-MONARO LEP 2013

The proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- The heritage significance of the Cooma District Hospital will be retained.
- The heritage significance of items in the vicinity of the Cooma District Hospital will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Cooma-Monaro LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Cooma-Monaro;
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views

7.5 HERITAGE GUIDELINES OF THE COOMA-MONARO SHIRE DEVELOPMENT CONTROL PLAN 2014

The *Cooma-Monaro Shire DCP 2014* supports the *Cooma-Monaro LEP 2013* by providing additional objectives and development standards for the protection of heritage items and conservation areas. The following table provides commentary on the proposal in relation to

the relevant controls contained in the DCP.

Section 6.5.7 Development in relation to heritage items and heritage conservation areas	Comment on the proposal
<i>Development shall have regard to the prevailing heritage fabric and character of a place.</i>	The proposal will not affect significant fabric. The historic character of the early hospital building will remain legible and appreciable from the public domain.
<i>Development, whether secondary buildings on the heritage site, or infill development on vacant land, shall be sympathetic with surrounding heritage items.</i>	Aspects of the proposed design which are sympathetic to the heritage item include: <ul style="list-style-type: none"> • The location single-storey portion of the new building closest to the early hospital building; • The retention of the setback from Bombala Street; • The proposed tree canopy and planting of new trees and shrubs around the new building.
<i>The scale and bulk of any new development must not detract from heritage items and the precinct generally.</i>	The scale and bulk of the new accommodation building will detract from the existing built quality of the surroundings, which are generally characterised by smaller scale buildings. This is an adverse heritage impact which is acceptable given the accommodation needs of the hospital which, if met, will support the continuation of the historic use of the site.
<i>The siting of any new development in an urban context shall have regard to the streetscape where there are heritage items.</i>	
<i>New development is not to obstruct important views or vistas to heritage buildings and places of historic and aesthetic significance.</i>	The proposed location of the accommodation building has been selected in preference to the corner of Bombala and Victoria Streets, so as to better preserve views towards the early hospital building.

8.0 CONCLUSION

The heritage impact of the proposed development is not minor or inconsequential. It is, however, an acceptable impact as the cultural significance of the Cooma District Hospital will be retained.

The proposed development of staff accommodation at the Cooma District Hospital will have an acceptable impact on the heritage significance of the item and the heritage items in the vicinity of the site.

The proposed development is consistent with the heritage objectives of the *Cooma-Monaro LEP 2013* and the Cooma-Monaro Shire *DCP 2014*.



Sophie Bock
Principal
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