



Old Bega Hospital (R.180050) Reserve Trust

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The Hon John Barilaro MP
Minister for Regional Development
Level 17
52 Martin Place
SYDNEY NSW 2000

Dear Minister

Repair of the Old Bega Hospital

We wrote to you in September 2016 seeking an extension and relaxation of the conditions of your grant under the Regional Assistance Fund for repair of the Old Bega Hospital. You replied on 4 November 2016 (reference IM16/26429), advising that the offer of grant could be extended, but further consideration would be needed regarding our request for a relaxation of the conditions.

We have been giving further thought to how to proceed.

We are about to engage an architect, using a \$100,000 grant from the Heritage Near Me program of the NSW Office of Environment and Heritage. The architect will develop plans sufficient to get development approval for a long term plan for the entire building and the site. The architect will ensure plans can be implemented in stages, with each stage a coherent, functional part of the whole. We will call the first stage - getting on a roof and getting the entire building safe, secure and approved for use - stage zero.

Our thinking is that we should take a very different approach from that envisaged in the estimate for a total cost of building work of \$2.24m. What we have in mind is to complete the roof using modern trusses, but not construct a ceiling. We will glaze broken windows or board them up. We will run modern sheet flooring across all rooms and hang lights and power outlets from the rafters. But there will be no plastering, no internal doors, no painting, no heating, no cooling. We will consult with Council to determine other minimum requirements to make the entire space usable - perhaps exit signs, fire extinguishers and the like.

Basically, we will create a space that is usable throughout by the public, but not yet complete. Potential space which the community can use safely, pop-up spaces, spaces for exhibitions, classes. And let people think about how to use it better, get engaged in the creative process, come up with concrete proposals and designs.

As clarity about longer term uses emerges, users and the Trust will jointly develop detailed business plans, and find the funds to fit out the building and restore its heritage features and finishings. We will let the Old Hospital evolve as a community centre rather than thrust an expensive and perhaps not entirely appropriate design upon it.

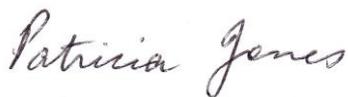
So at this point, we are seeking relaxation of the conditions of your grant offer to allow us to put the whole of the \$500,000 towards completion of stage zero. We will ask the architect to specify stage zero as a separate stage, and get it priced. We anticipate that it will cost more than \$500,000, but a lot less than \$2.24m. We will seek the additional funding required from all available sources, including the Commonwealth and the community. We anticipate success in that endeavour once we have clear plans, development approval, and a firm, achievable, budget.

The architecture and development approval process will not be finalised until mid 2018. So we can foreshadow that a further extension of your offer of grant will be required if it is not to lapse, and we seek an extension accordingly.

We are aware that Crown Lands has obtained a report from Public Works Advisory on the feasibility of repairing and restoring the building. We have not seen that report and do not know what Crown Lands is planning at this stage, or whether they will be able to part fund the work. We hope they will. We have been advised that Crown Lands will fund a \$30,000 project to resheet and insulate the roof of the Nurses' Quarters, one of the outbuildings that survived the 2004 fire and is still in use by the community. We have just completed a project to renovate existing toilets and install a fully approved disabled toilet.

We hope this staging proposal is a sensible approach that will satisfy the need to ensure that investment in the building produces usable results, that it is within the scope of realistic funding expectations, that is part of a bigger plan, and meets with your approval.

Yours sincerely



Patricia Jones
Chair

cc

The Hon Andrew Constance MP, Member for Bega
The Hon Paul Toole MP, Minister for Lands and Forests
The Hon Mike Kelly MP, Member for Eden Monaro
Cr Kristy McBain, Mayor, Bega Valley Shire Council

'It is romanticism and optimism which are responsible for the conservation of our built heritage.
We need more people like Adam and Nicola' - Kevin McCloud