



PROPOSAL

For the Renovation and Use of

THE OLD BEGA HOSPITAL

By Bega Community Contact & Resource Group  
March 1985





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## 1. O U T L I N E

- \*\*\* The Bega Community Contact and Resource Group (BCCRG) proposes that the former Bega Hospital, now under the control of the Department of Agriculture, be leased out, renovated and put to appropriate use, under the supervision of a live-in caretaker/manager.
- \*\*\* Detailed investigations show that the buildings a) are in good structural condition, and renovation is feasible; b) are of significant local social and historical interest, there having been a tradition of community use and service, both of the Hospital buildings and of the surrounding lands, formerly a Common; c) can be used in their existing form, with only minor alterations to improve services.
- \*\*\* The uses proposed for the renovated buildings are: a) Cultural: small-scale music, drama and related, practice, workshop and performance; b) Interest-groups: clubs and societies meeting-rooms; c) Multi-functional: regular or periodic seminars, study groups and classes; d) Craft and Produce: Market and distribution centre. These uses have definite value for Bega and district. Local initiative is greatly hampered by lack of appropriate venues and facilities.
- \*\*\* The project is expected to attract funding for basic renovation from Bicentennial Authority and Heritage Council sources, as well as from local fund-raising efforts, and would be administered by the BCCRG for this stage. Subsequent operation is expected to be self-supporting, through activities generated.

## OUTLINE

\*\*\* The cooperation of the Department of Agriculture is sought, in making the buildings available for a period which would justify embarking on a project of major significance for Bega and district. Close liaison would be developed with the Department, to resolve details of site planning and useage, so as not to interfere with the operation of the Dairy Demonstration Farm, which presently surrounds and includes the Hospital buildings.

\*\*\* The work required has been costed, for the preferred combination of access and use. Some alternatives are suggested, to provide for existing uses, and as options for demarcation of Community and Agriculture use.

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Acknowledgements

The assistance of the following people and organisations in the preparation of this report is gratefully acknowledged:

- \*\*\* Department of Agriculture, Bega -Mr. Harry Kemp
- \*\*\* Bega Historical Society - Miss L. Smith et al.
- \*\*\* Government Architect's Office - Mr. Doug Anderson
- \*\*\* Mr. John Cafe (Electrical consultant)
- \*\*\* Mr. Alan Ray (Costing)
- \*\*\* Mr. John Purser (Photography)



## 2. BACKGROUND

### a) Hospital Buildings, location and history

The old Bega Hospital consists of a group of buildings of varying age and size, occupying about  $\frac{3}{4}$  ha. of land, being part of the Department of Agriculture's Dairy Demonstration Farm, about 2 km. South of Bega on the Princes' Highway.

The original hospital, built in 1888 by John Malcolm, a prominent local builder, comprised four brick central rooms, with male and female wards on either side of weatherboard, facing North and protected by verandahs. The weatherboard wings were replaced in 1904 and 1909 by brick construction, giving substantially the present form of the main building. The total complex comprised: main building, operating theatre connected by a walkway; laundry; nurses quarters; morgue (demolished); isolation building (demolished); and several minor outbuildings and extensions (some demolished).

The hospital usage continued until c. 1957. Subsequently, the nurses quarters was used as a hostel for local schoolboys for several years. The buildings are located on Portion 249, parish of Bega, which was originally part of the Bega Common, dedicated 21-11-1894. This land was gazetted for agricultural use on 3-12-1971. (R78134 for Agricultural School and Experimental farm)



## BACKGROUND

b) Bega Community Contact and Resource Group, and local Context

The BCCRG is a constituted unincorporated body which was established in July 1984 in Bega, with the specific objective, inter alia, of providing appropriate venues and facilities for various local community activities.

Membership is open to the public on application and payment of subscription. Management is by an elected Committee of Management, representing a cross-section of local organisations and interests. The BCCRG has established a Community Centre, with a staff of four - two full time and two part time - engaged in several projects, of which the Old Hospital is one. Continuity of funding has been assured by the Department of Youth and Community Services, and this will be supplemented by local fundraising and sponsorship.

The BCC staff and management committee initially identified the Old Hospital as an underutilised group of buildings, of some local historical interest, and which was in need of renovation and repair, with potential direct use with a minimum of alteration. The BCCRG has been in contact with many local organisations who have expressed concern and dismay at the lack of appropriate venues to support their activities. On the amalgamation of local municipal and shire councils, to form the Bega Valley Shire Council, the Town Hall was taken over for use as a library, thus compounding a pre-existing lack of facilities. Local initiatives in small-scale cultural and interest-group oriented activities have been severely hampered as a result.

The proposal for the Old Hospital will go a long way towards overcoming this lack. The variety of spaces, and the combination of opportunities presented will, if anything, be more valuable than the single large space of the former Town Hall.





WEST WING - STORAGE ↑



NURSES QUARTERS →



## EXISTING USES.

## 3. EXISTING USES &amp; CONSTRAINTS

There are two main categories of existing use of the main hospital building, and an examination of these indicates that planning for final useage will have to be flexible.

Firstly, the Agriculture Department's functions of office and research work, in two rear rooms, will remain, unless alternative accommodation is developed. Other parts of the main building are used for storage of equipment and supplies, and for washing work clothes.

An integral part of this proposal is that the former Nurses' Quarters be included in the total renovation project, and the preferred option for the use of the building is to provide the Department with a basic serviced building, with very attractive features, which could house all existing office functions in its eight main rooms. This would also rationalise access and security provision for community uses of the main building.

Other users of the main building, viz. Bega College of TAFE and Rural Youth, are broadly consistent with the community uses proposed for the main building, and would be incorporated into the scheme if these organisations wish. The completed project will provide extra benefits for these users, but interim accommosation will be needed while work is in progress. This could be provided by the renovation of the Nurses' Quarters, as Stage I.

Secondly, the Agriculture Department's Demonstration Farm is a use which will completely surround the completed project. Security and privacy will be provided for, through separate access to the project, full fencing, and a live-in caretaker for supervision and maintenance.

#### 4. PROPOSED USES

In the course of investigating possible uses for the Old Hospital, many organisations and individuals were consulted. (See under Support) This investigation has not, however, been exhaustive, nor does it preclude the possibility of the project generating its own support, or of a natural process of growth and change of use.

The uses listed here arose directly out of: i) close inspection, measurement and assessment of the significant hospital buildings, their spatial quality, condition and character, their siting and proximity to Bega and location within the Shire; ii) derived potential uses, versus expressed interests of local groups and individuals, following meetings, inspections and discussions on site.

A meeting with the Regional Director of Agriculture, Dr. Don McDonald, and other Department officers, was held on site on 27 November, 1984, at which a draft proposal was presented. As a result of this meeting, it was decided that the BCC staff would proceed with the development of a detailed proposal for use of the building(s), including the resolution of problem areas of existing uses, site access and security, together with required building works, sources of funding and administration.

This resultant proposal concentrates on the Main Building, but also includes the former Nurses Quarters, built in 1928, in an overall concept of renovation and use which would receive support by the community-at-large.

The location of the Hospital buildings, about 2 km. from the centre of Bega, could be an advantage for the uses proposed, offering a pleasant rural setting free from street noise, while being still in close proximity to the town. Disturbance of near neighbours will also be eliminated. A proposal for a local bus service will, if implemented, enable access for those without private transport



PROPOSED USES

4. PROPOSED USES

Summary of options

	Stage	Building	Use
<u>PREFERRED*</u>	I	Nurses Quarters	Temporary: TAPE, Rural Youth Ag. Department  Perm: Ag. Department & all office function.
	II	Main Building, incl. former Op. Theatre.	Cultural Clubs, societies, Educat. Producer's, Craft Market
<u>2nd OPTION</u>	I	Main Building, incl. Op. Th.	Cultural, Conventions and Study Groups Clubs, societies, Educ. Producer's Market etc.
	II	Nurses Quarters	Live-in Accommodation for Study Groups, Seminars and Workshops

\* This option costed, subject to limitations stated. See Under



EAST WING-MAIN BUILDG

### Main Building

#### A) Cultural Group (Eastern End, 1909 Const.)

It is proposed to reserve this section for small-scale music, drama, dance and related productions, exhibitions, workshops and rehearsals. The key space is a room of 6.7 x 11.1 metres, by 4.5 metres high. This section would be self-contained, with additional facilities such as storage, amenities, catering and administration. Interested individuals have inspected the main space and have stated that it would be excellent for the purpose. Maximum audience/participants would be 100 - 120.

It is envisaged also that the caretaker could be a resident artist/craftsperson, who would make an additional contribution to this part of the operation.

This section would have to comply with the provisions of the Theatres and Public Halls Act, relating to toilet/washing facilities, fire rating and emergency exits, for which allowance is made in costing.

Renovation would be to useable standard; however, some additional installation relating to performances and related use would be the subject of further fundraising or application.



PREFERRED USES



EAST WING - FRONT  
ADMINISTRATION



MAIN ROOM - EAST WING  
MUSIC, DRAMA, DANCE

B) Clubs and Societies, Educational (Central Section, 1888) can

This useage includes the original building, of approximately 14 x 18 metres, and comprising 7 smaller rooms, some with fireplaces. Organisations with similar interests could share space. Occupation would be on a rental basis, with returns going to maintenance (See under Funding).

The following users would be included:

- \*Photographic Club (provides own equipment)  
in former X-ray room
- \*Forestry, Catchment Protection, Environmental  
organisations
- \*Rural Studies: existing TAFE course, and Ag. Dept  
office function if retained.
- \*Music and Drama Societies -off East verandah.
- \*Art and Literary Groups - adjoin performance  
space.

Each user would have to be a bona fide organisation or group. Each would have separate keyed access, sharing facilities and amenities at Eastern end. Separate electrical metering would be provided to the Central Section.



PREFERRED USES



CENTRAL SECTION  
NORTH ELEVATION



CENTRAL DETAIL

### Main Building

#### C) Producer's and Craft Market, Bulk Foods Centre.

It is estimated that there are at least 30 local small crop producers within a 40 km. radius of Bega, who would benefit from the establishment of a market outlet. This function should be handed over to an experienced operator to run. One such person has indicated interest in the project. A bulk food buying group is in the process of formation, and this will have 30 - 50 members.

The Western end of the Main Building lends itself ideally to this function, with rear roller door access, and 6 x 9 metre room opening onto a 3 metre wide verandah, thence to front access and lawn. The location just outside Bega is good for this purpose. Indoor or outdoor use will be possible. The market is expected to attract additional tourist trade.

### WESTERN END - PROPOSED MARKET





PREFERRED USES



WEST WING ~



MAIN ROOM

The producer's market is intended mainly for innovative lines, with the renovation work to include basic washing, storage and grading areas. There is potential for the development of this aspect, with cool and cold storage, and road link with processing facilities in Eden, and as back-loading in connection with bulk foods purchase.

Landscaping treatment is proposed especially to enhance these uses. An attractive outdoors setting would include paving adjacent to the building and on hard use areas, lawns, shade trees, picnic tables benches and barbecues. A display of old farm equipment would also be appropriate.

## PROPOSED ACCESS

## 4. PROPOSED ACCESS

PREFERRED\*Separate access to main building around existing fenceline, comprising constructed roadbase and gravel surface 5 metres wide, including drainage and culverts. Stockproof fencing to isolate road reserve from farm.

Main building, or main and nurses quarters, boundary fenced to provide secure delineation of farm-community uses

2nd. OPTION Upgrade existing gravel access through farm, by bitumen sealing and draining. This would reduce the amount taken from grazing by the road reserve, and eliminate a major fencing cost, but would result in some disruption to the farm operation by through traffic, and would present the risk of gates being left open. However, dust hazard to the dairy would be reduced.

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\* This option costed, subject to variation

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## 5. PROPOSED TENURE

The mode of tenure proposed for the Hospital buildings forming this project, together with surrounding land of about 2 ha., is leasehold, at a nominal rental from the Department of Agriculture

The completion of this project, of renovating the buildings and putting them to good use, will be of substantial benefit to the Department, in real terms, and through improvement in public image. A long-term lease, with option of renewal, is therefore reasonable. A minimum of five years is proposed. This arrangement would allow the potential of the scheme to be realised, while allowing for unforeseen changes in demand or viability.

## ADMINISTRATION

### 6. ADMINISTRATION

The Bega Community Centre staff is undertaking this project in the public interest, using its own resources, but will be as soon as practicable, handing over responsibility for administration to a management committee or body specific to the Old Hospital.

Thus, the administration of the project separates into two stages: firstly, initiation and development of the proposal and completion of renovation work, to be administered by Bega Community Contact and Resource Centre, under its Committee of Management, and with consultation and liaison as necessary with any other bodies: secondly, continuing operation of the completed project, by a representative Committee, probably starting mid-1986.

Note: Individual liability of the members of any administrative body would need to be limited by incorporation under one of several relevant Acts. This would be done under the initial setting up of the project by the Community Centre



## 7. FUNDING

As with Administration (a.v.), funding may be separated into two stages: firstly initial stages up to and including building renovations; secondly, requirements for a continuing operation.

Initial funding is to be sought from three sources:

1. The Bicentennial Authority. The Bega Valley Shire Bicentennial Committee has indicated that they support this project. The nature of the buildings, their construction date, and the uses proposed, suggest that favourable consideration might be expected. Funding is made available only to local community groups or to local councils: State Government departments are not eligible. Amount sought through combination of State and National programmes: \$100,000.00
2. The NSW Heritage Council, for restoration of significant buildings. Funding through properly constituted body or organisation, on a "Dollar for Dollar" basis. Amount sought: \$50,000.00
3. Local fundraising, including approach to Bega Valley Shire Council, for financial or "in kind" support for the community facilities component of the project. Total: \$10,000.00

## FUNDING

Continuing funding will be sought from several sources, the primary aim being to have the project support itself, through return from activities and events, and from rental charged to clubs and societies. This primary funding will be directed to cover running costs including building maintenance, servicing, public liability insurance and licensing and office and administrative. This assumes that lessing will be nominal. This return anticipated to be \$10,000 P.A.

A secondary source will be sponsoring bodies such as the Australia Council and the Cultural Affairs Division, NSW Premier's Department, for specific purposes, events or items of equipment. This funding would specifically develop further the functions of the basic functional building as renovated. Examples would be stackable seating, additional lighting and equipment for drama and music performance, and for a specific area such as photography according to increased demand.



## 8. REQUIRED BUILDING WORKS

This proposal is based on the fact that the main hospital building and the nurses Quarters are in relatively good condition. It is notable that as recently as 1969, the buildings were in "spotless" condition (P. Ubrihein former farm manager) Structurally there are some minor defects. The major work involved will be renovative cleaning, painting, glazing; replacing roof plumbing (but not roof cladding) and upgrading services, plumbing, drainage and electrical.

The uses proposed can be virtually accommodated within the existing building structure. Some new work is involved in conversion for caretaker's quarters, and in upgrading toilet facilities and otherwise satisfying provisions of the Theatres and Public Halls Act.

The treatment to be adopted is of "sympathetic Renovation" with the original appearance of the buildings to be preserved. Emphasis will be on putting to use, rather than on restoring to original specifications.

Landscaping work is an important component, which is intended to complement the main building and to unify the whole group.



BRICK EROSION - FRONT



SILL & WINDOW FRAME - REAR

BUILDING WORK



GABLE - EAST END



GABLE - CENTRAL



GUTTERING, D'PIPE



MORTAR WASHING



BUILDING WORK



EAST END FLOOR



& CEILING



TYPICAL DOOR.



NURSES QU'TERS  
SIMILAR CONDIT-  
ION TO M. BUILDG.

## COST

### 8. COST

The building work and landscaping has been costed by taking out approximate quantities and applying trade rates for labour and materials, based on Cordells current prices, with some local adjustment. This form of costing is considered to be adequate for the purpose of this submission; however an accurate costing will be required when the project is approved.

It should also be noted that work of this kind is difficult to cost accurately, and a generous contingency percentage has been allowed to cover the unforeseen!

It is anticipated that some donations of materials and volunteering of services will be made, and these would be accepted subject to quality and insurance/licensing requirements respectively. The main areas of voluntary work are tree-planting and landscaping, and basic cleaning and clearing rubbish, for which allowance has been made in the costing.

The total cost for the project at March 1985 figures is \$158,239 (Say \$160,000)

Of this, \$135,170 relates to the main building + landscaping, access, etc, with a provisional \$23,069 for the nurses quarters.

(See Appendix A for breakdown of these figures)



## 9. S U P P O R T

Support for this proposal is evident in two ways: firstly, as a general approval of the renovation of a significant Bega building group, or of the kinds of uses proposed, or for both of these aspects; secondly, as a specific interest in the project, either as a consultant or participant in building work, or as a user of the renovated building(s).

General: the following have indicated support, either verbally or in writing:

- \* Bega Historical Society
- \* Bega Lions Club
- \* Bicentennial Committee - Bega Valley Shire
- \* Department of Youth & Community Services -W'gong
- \* Far South Coast Arts Council
- \* National Trust of Australia (NSW)
- \* Prof. & Mrs Robin Gollen - Bermagui
- \* Spectrum Theatre - Merimbula

An officer of Bega Valley Shire Council has indicated that this project could gain the approval and support of Council, subject to a fully documented proposal being presented.

Specific interest is indicated by:

Bega Fresh Foods Coop.	John Cafe - Electrical Contr.
Bega Musical Society	John Henshaw - Builder
Bega College of TAFE	Alan Ray - Draftsman
Bournda Field Studies Centre	Ross Hall - TAFE teacher
Far South Coast Environ-	John Stewart - Theatre Dir.
ment Group	John Purser - Photographer
Spectrum Theatre	Bob Rudd - Horticulturist
Steiner School Group	
South Coast Men of Trees	

## SUPPORT

P.O. Box 24,  
Bermagui South. 2547.  
17 February 1985.

Dear Mr Jermyn,

Bega is not blessed with many old and distinguished buildings. The old hospital, however, is one which we believe should be preserved.

The idea that it should house the Community Centre and become one of the focuses of community life would bring together life in the past and the present, giving the building a renewed usefulness equivalent to that of its past.

Therefore we support the preservation of the building and its use as a Community Centre.

Yours truly,

Anne Gollan.  
Robin Gollan



# A P P E N D I X "A"

## Costing for Building Work - including Landscaping & Admin.

(See PROPOSED USES : Summary of Options - P. )

All items include removal old & replace/make good where appropriate.

### A) Main Building

	ITEM	QUANT.	L+M RATE	TOTAL
1. <u>Roof</u>	Structure		allow.....	1000
	Cladding, incl. minor repair, prep.& paint x2	1200 sqm	\$4.30	5160
	Guttering 120mm.	154 m.	\$15.00	2310
	Downpipe 75mm.	60m.	\$13.00	780
	Flashing: Chim.	7 No.	\$60.00	420
	" Vent's	4 No.	\$40.00	160
	Eaves lining 100 x 25mm ogn. +paint	160m.	\$10.00	1600
	Fascias 225 x 51 do.	160m.	\$13.50	2160
2. <u>Ext. Walls</u>	Face s'stock brk. & rendered plinth		allow....	2000
	Windows: RFC lintel	2 No.	\$200.00	400
	Do., frames, sills, d/h sash ave 1000x 2000,+glaze & paint	14 No.	\$150.00	2100
	Do., clean & paint	72 No.	\$34.00	2450
	Gable Ends, stucco & timber: clean, repair, prep. & paint(20 sqm.)	6 No	\$200.00	1200
3. <u>Internal</u>	Ceilings:struct.		allow	500
	Do. lath & plaster	4 sqm.	\$50.00	200
	Do. clean, Prep. & paint	725 sqm.	\$3.00	2175
	New brk. commons	22.5 sqm.	\$40.00	900
	Walls: render	50 sqm.	\$10.00	500
	Do., prep& paint	1575 sqm.	\$3.00	4725
	Skirtings	20 m.	\$7.50	150
	Doors:repair, paint refit hardware	18 No.	\$55.00	990
	replace, incl frame, archit.	4 No.	\$500.00	2000

## APPENDIX "A": COST

ITEM	QUANT.	L+M RATE	TOTAL\$
Doors: new incl frame & archit. 150 x 38mm ogn.	1 No	\$500.00	500
Fireplace & Chy. clean, repair, render or exp. finish	7 No	\$200.00	1400
Do. replace mantelpiece	2 No	\$150.00	300
Floors: struct. 75 x 19	20 sqm.	\$7.00	140
T & G cyp.	20 sqm.	\$17.00	340
sand & pol	145 sqm.	\$10.00	1450
carpet, u/l	80 sqm.	\$30.00	2400
indus. lino	156 sqm.	\$20.00	3320
4. <u>Services</u>			
Supply instal & connect WC 2 No (F) 1 No (M); S/s Ur.1 No, Bsn 2 No, incl prov. for Disabled. Wall & Fl. tiling 42 sqm total(E. End)		complete	4500
Similar, but prov. for children (W. End)		do.	4500
Storm-water connect		allow	500
Sewer: upgrade line		allow	5000
Plumbing: Upgrade exist. H&C supply		allow	500
Do. new H&C supply kit., bsn 2 No. (East)		allow	500
Do. Bsn, Shr, Trough (West End)		allow	800
Electrical: Repair/ replace exist. wrg. from mains to outlets Connect new outlets light & power t'out. Incl. internal ftgs. Emerg. Exit, 3 No Sep. Metring 3 No New HWS West End.		estimate	12000



ITEM	QUANT.	L+M RATE	TOTALS
5. <u>Public Hall Req.</u> Upgrading fire rating and access, incl panic bolts & sep. kitchen exit.		allow	2000
6. <u>Fittings</u> Built-in cupboards 2400 x 2700 x 600	5 cum.	386	2000
7. <u>Special Provision</u> Concrete produce loading, 14 sqm, drain + settling tk.		allow	500
drainage, holding & disposal of phot. Chem.		allow	1000
<u>Main Building.....Total</u>			<u>78340</u>
B) <u>Caretaker</u>			
1. <u>Roof</u> Cladding: prep. & paint x2	60 sqm	\$3.00	180
Guttering	40 m.	\$15.00	600
Downpipe	6 m.	\$13.00	80
Fascia, incl.fin.	40 m.	\$13.50	540
Eaves, do.	40 m.	\$10.00	400
2. <u>Struct. &amp; External</u> Internal walls stud frame, pl. board or tile finish -ave.	36 sqm.	\$42.00	1500
Doors, external solid core, frame rebated 150x38 ogn. 2 No.		\$250.00	500
Windows: clean, repair & paint	6 No.	\$50.00	300
3 <u>Services</u> New const. on ex. slab: Bathroom: shr, bsn, wc, ldry tubs, tiled fl.		\$complete	2500
Do., kitchenette w. sink, bench 2400x600x900, cook top & oven, tiled		Do.	2000

# APPENDIX "A": COST

ITEM	QUANT.	L+M RATE	TOTAL\$
Connect 100mm line to exist. Sewage		allow	1500
Plumbing: new supp. to kit., bath, WC incl. chase walls and make good.		allow	1200
Electrical: supply off near pole, conn. + meter box. Run new supply incl. chasing 10m.; light fittings 6 No. GPO 4 No. and P.C. sum for HWS.		allow	5000
4. <u>Finishes</u> : Paint external prep and two coats	20 sqm	\$5.00	100
Do. internal	72 sqm	\$3.00	220
Render, cem.: rep. and new, tile fin.	16 sqm	\$25.00	400
Ceiling: prep & paint, 2 coats	80 sqm	\$3.00	240
Windows, doors detail	8 No.	\$30.00	240
<u>Caretaker...Total</u>			<u>17,500</u>
C) <u>Landscaping</u>			
Fencing: 5 strand stockproof, w.2No. Gates	700m.		
Roadway 5 m. wide on fill incl drain and parking area 30 x 15m	300m.	prelim. quote	6000
Paving: "unipave" or similar	300sqm.	\$28.00	8400
Edge treatment	170m.	\$4.50	770
Tree & shrub plant.		allow	200
Turfing/seeding		allow	500
<u>Landscaping...Total</u>			<u>15,840</u>
D) <u>Administration</u>			
Salary 26 wks @ 20 hrs/wk	520hr.	\$10.00	5200
Phone, post, stat. & incidental		allow	600
<u>Administration...Total</u>			<u>5,800</u>



# APPENDIX "A": COST

## Summary of Costs

Main Building.....	\$78,370*
Caretaker.....	\$17,500
Landscaping.....	\$15,870
Administration.....	\$5,800
TOTAL.....	\$117,540
Contingency: Add 15%	17,630
	<u>\$135,170</u>

Including Nurses Quarters	
@ equivalent rate of	
\$87.37/sqm. x 235.2 sqm	
	= \$20,060
Contingency: Add 15%	3,009
	<u>\$23,069</u>
	<u>\$158,239</u>
Say.....	<u>\$160,000</u>

\*Over 918 sqm. = \$85.37/sqm



THE NATIONAL TRUST OF AUSTRALIA *(New South Wales)*  
OBSERVATORY HILL, SYDNEY, GPO BOX 518, SYDNEY NSW 2001  
Telephone (02) 27 5374 Telex AA74260

Mr Richard Jermyn  
Co-ordinator  
Bega Community Centre  
PO Box 678  
BEGA NSW 2550

BD/01  
5th March, 1985

Dear Mr Jermyn,

Old Bega Hospital

Thank you for arranging the site inspection of the Old Bega Hospital on the 8th February. Brendan Donohoe and myself were both impressed by the building complex and the proposals put forward for its future use by your committee. The complex appears to be relatively intact and more importantly for your purposes, structurally sound, which should alleviate the often heavy financial burden associated with the re-cycling of similar buildings for similar purposes.

I am happy to say that the Trust would wholeheartedly support efforts by your committee to use the building for community purposes as they would undoubtedly be more sympathetic to the existing fabric of the building than its present use as a storage area for the Department of Agriculture Demonstration Farm.

Enclosed is information detailing the requirements of the Historic Buildings Committee for it to consider a building for CLASSIFICATION. Should you wish to forward such information about the Old Bega Hospital, the Trust would be happy to consider it for CLASSIFICATION.

I would like to take this opportunity to wish you every success in the Bega Community Centre venture as it would not only provide a much needed community facility but also re-vitalize a most significant local building.

Yours sincerely,

A handwritten signature in dark ink, appearing to be "P. C. James", written over a horizontal line.

P. C. JAMES  
Executive Director

Enclosure



APPENDIX "B" LETTERS

New South Wales Government



Department of Youth and Community Services

Telephone: (042) 28 1644

Illawarra Regional Office

P.O. Box 1438

WOLLONGONG N.S.W. 2500



Mr. R. Jermyr,  
Bega Community Contact  
and Resource Centre,  
BEGA, N.S.W. 2550

Dear Dick,

I write regarding your proposal to utilise the old Bega Hospital as a base for a range of community activities.

From our discussions, I understand you propose to use the premises as a venue for:

- (i) Craft and Producer's market
- (ii) Meeting rooms for interest groups, clubs and other societies.
- (iii) Operating musical drama workshops and performances and exhibitions.

The old Bega Hospital lends itself to such proposed uses without needing to undertake major structural alterations. It would also go a long way towards offsetting the current lack of community facilities in the Bega area.

I support your proposal on the grounds that the premises are managed by a committee with effective representation from all sectors of the community.

Yours sincerely,

*P. Button* 5/3/85

P. Button  
Community Programme Officer  
ILLAWARRA REGION



Bega Valley Shire  
Bicentennial Community  
Committee

P.O. Box 21,  
Bemboka, N.S.W. 2550.

Mr. R. Jermayn  
Bega Community Contact & Resource Group  
PO Box 678  
BEGA 2550 NSW

5th February 1985

Dear Mr. Jermayn

Your correspondence and submissions concerning the future use of the Old Bega Hospital.

This Committee resolved that it supported, in principal, your submission,, as set out in your proposal.

Official endorsement by this Committee would be conditional on ownership, or occupancy, first being obtained.

Thank you for your proposal

Yours faithfully,

*Olive Robinson*

Mrs. Olive Robinson  
Hon. Sec. B.V. Shire Bicent. Comm. Committee

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Trade-mark application pending



APPENDIX "B": LETTERS

BEGA RUDOLF STEINER EDUCATION GROUP

# "The Park", Brogo, NSW 2550

21 March 1985

The Co-ordinator,  
Community Contact and Resource Centre,  
Carp Street, Bega, NSW 2550

Dear Sir,

I am writing to you to enquire about the possibility of our group using some space in the Old Bega Hospital Building should it become available.

Our group is planning to open a primary school. In our first year of operation we will have a kindergarten, and will add a class each year after that. At present the group conducts "Beehive", a weekly session for pre-school children.

At this stage we are looking for somewhere to accommodate the school for the first three years. During this period it is expected that our requirements would be satisfied by the use of the following areas within the building:

- (1) The room at the western end of the building
- (2) The 1904 room
- (3) The verandah between the above rooms
- (4) Occasional use of the room with the roller door
- (5) Toilets
- (6) 2 small rooms for storage and teachers' preparation

Note that we would not require exclusive use of all of these areas. Some of them may be suitable for other uses in non-school time, such as evening classes and holiday activities.

Yours sincerely

*Averil E Fink*

Averil E Fink

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